

UNITED STATES OF AMERICA
State of Louisiana



Box McKeithen
SECRETARY OF STATE

As Secretary of State, of the State of Louisiana, I do hereby Certify that
a copy of the Articles of Incorporation of

ROSEDALE HOMES ASSOCIATION, INC.

Domiciled at SHREVEPORT, LOUISIANA,

Was filed and recorded in this Office on July 02, 1997,

And all fees having been paid as required by law, the corporation is authorized to transact business in this State, subject to the restrictions imposed by law, including the provisions of R.S. Title 12, Chapter 2.

Got Copy At CourtHouse
ON 2/26/15 \$3⁵⁰

FILED AND RECORDED
BOSSIER PARISH, LA
97 JUL 2 AM 9 45
Dan L. Carraway
CLERK & EX - OFFICIO
RECORDER

*In testimony whereof, I have hereunto set
my hand and caused the Seal of my Office
to be affixed at the City of Baton Rouge on,*

July 2, 1997

Box McKeithen

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Secretary of State

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ARTICLES OF INCORPORATION
OF
ROSEDALE HOMES ASSOCIATION, INC.

 Fox McKeithen
 Secretary of State
Dated: III 02 1997 

BE IT KNOWN, that before me, the undersigned authority, a Notary Public, in and for the Parish of Caddo, State of Louisiana, duly commissioned and qualified and therein residing, and in the presence of the undersigned competent witnesses, and in compliance with the requirements of LSA R.S. 12:201-269, the undersigned major domiciliaries and residents of Caddo Parish, Louisiana, having a permanent mailing address of 8660 Fern Avenue, Suite 110, Shreveport, 71105, have this day voluntarily associated themselves together for the purposes of forming a corporation not for profit do hereby certify:

ARTICLE I

The name of the corporation is Rosedale Homes Association, Inc., hereafter called the "Association."

ARTICLE II

The principal office of the Association is located at 8660 Fern Avenue, Suite 110, Shreveport, Louisiana 71105.

ARTICLE III

Randel J. Mason, whose address is 8660 Fern Avenue, Suite 110, Shreveport, Louisiana 71105, is hereby appointed the initial registered agent of this Association.

ARTICLE IV

PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purpose for which it is formed is to provide for maintenance, preservation and architectural control of the residence lots and common area within that certain tract of land described as:

Rosedale Place, Unit No. 1, Being a subdivision located in Lots 4 & 5 of Big Bee Bend Plantation as recorded in Book 36, Page 150 of the Records of Bossier Parish, Louisiana and located in the South 1/2 of Section 33, Township 19 North, Range 13 West, Bossier Parish, Louisiana, and being a Planned Unit Development.

to promote the health, safety and welfare of the residents within the above described property and any additions thereto as may hereafter be brought within the jurisdiction of this association for this purpose to:

(a) exercise all of the powers and privileges and to perform all of the duties and obligations of the association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, (hereinafter called the "Declaration"), applicable to the property and recorded or to be recorded in the Office of the Clerk of Court of Bossier Parish, Louisiana, as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

(b) fix, levy, collect and enforce payment by any lawful means; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of charges levied or imposed against the property of the association;

(c) acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the association;

(d) borrow money, and with the assent of two-thirds (2/3) of each class of members, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purpose and subject to such conditions as may be agreed upon by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of each class of members, agreeing to such dedication, sale or transfer;

(f) participate in mergers and consolidations with other nonprofit corporations organized for the same purpose or annex additional residential property and Common Area, provided that, unless otherwise stipulated in the Declaration, any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of each class of members;

(g) have and exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Louisiana by law may now or hereafter have or exercise.

ARTICLE V

MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest

merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any lot which is subject to assessment by the Association.

ARTICLE VI

VOTING RIGHTS

The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners, with the exception of the Declarant. Class A Members shall be entitled to one Vote for each Lot in which they hold the interest required for Membership. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

CLASS B. The Class B members shall be the Declarant (as defined in the Declaration), and shall be entitled to three (3) votes for each lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

- (a) when Class A votes are equal to or greater than Class b votes, or
- (b) December 31, 2015.

ARTICLE VII

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a board of six (6) directors, who need not be members of the Association. The number of directors may be changed by amendment of the By-Laws of the Association. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

NAME	ADDRESS
Randel J. Mason	8660 Fern Avenue, Shreveport, LA
B. Bruce Simon	P. O. Box 5578, Shreveport, LA
Steven N. Simon	P. O. Box 5369, Shreveport, LA
Alexis Marie Rosenblath	P. O. Box 5502, Shreveport, LA
Aaron Selber, Jr.	333 Texas St., Shreveport, LA
Henry C. Rosenblath, Jr.	P.O. Box 5502, Shreveport, LA
**MUNICIPAL ADDRESS FOR ALL DIRECTORS:	8660 Fern Avenue Shreveport, LA 71105

At the first annual meeting the members shall elect two directors for a term of one year, two directors for a term of two years, and two directors for a term of three years; and at each annual meeting thereafter the members shall elect two directors for a term of three years.

ARTICLE VIII

DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for the purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE IX

INDEMNIFICATION OF OFFICERS AND DIRECTORS

The Association shall indemnify every director or officer, his heirs, executors, administrators and representatives against all loss, costs and expenses, including attorney fees, reasonably incurred by him in connection with any action, suit or proceeding to which he may be made a party by reason of his being or having been a director or officer of the Association, except as to matters as to which he shall be finally adjudged in such action, suit or proceeding to be liable for gross negligence or will misconduct.

ARTICLE X

DURATION

The corporation shall exist perpetually.

ARTICLE XI

AMENDMENTS

Amendment of these Articles shall require the assent of two-thirds of the entire membership.

ARTICLE XII
FHA/VA APPROVAL

As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: annexation of additional property other than that permitted in the Covenants, Conditions and Restrictions, mergers and consolidations, mortgaging of Common Area, dissolution and amendment of these Articles.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Louisiana, we, the undersigned, constituting the incorporators of this association, have executed these Articles of Incorporation this the 30th day of June, 1997.

WITNESSES:

Mary Ann

Margaret Carr

RANDY MASON, INC., 8660 Fern Ave.
Shreveport, LA 71

By: Randel J. Mason
RANDEL J. MASON

BRUCE SIMON COMPANY, INC. 8660 Fern
Shreveport, L
71105

By: B. Bruce Simon
B. BRUCE SIMON

Randall K. Cash
NOTARY PUBLIC

AGENT'S AFFIDAVIT AND ACKNOWLEDGEMENT OF ACCEPTANCE

I hereby acknowledge and accept the appointment of registered agent for and on behalf of the above named corporation.

Registered agent(s) signature(s):

Randel J. Mason

RANDEL J. MASON

Sworn to and subscribed before me this 13th day of JULY, 1997.

Pamela K. Cash

Notary PAMELA K. CASH