



R. Kyle Ardoin
SECRETARY OF STATE

As Secretary of State, of the State of Louisiana, I do hereby Certify that

the attached document(s) of

COUNTRY COTTAGE ESTATES HOMEOWNERS' ASSOCIATION, INC.

are true and correct and are filed in the Louisiana Secretary of State's Office.

35509490N	ORIGF	7/1/2003	7 page (s)
40193071	CHOFF	4/27/2010	1 page (s)
41872662	CHOFF	4/29/2015	1 page (s)
42269531	CHOFF	5/16/2016	1 page (s)
42528478	12236	1/23/2017	2 page (s)
43080157	18 AR	6/1/2018	2 page (s)

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 26, 2018

Secretary of State

WEB 35509490N



Certificate ID: 10977874#BR93

To validate this certificate, visit the following web site, go to **Business Services, Search for Louisiana Business Filings, Validate a Certificate**, then follow the instructions displayed.

www.sos.la.gov

ARTICLES OF INCORPORATION
STATE OF LOUISIANA

UNITED STATES OF AMERICA

OF
COUNTRY COTTAGES ESTATES HOMEOWNERS' ASSOCIATION, INC.
A Louisiana Nonprofit Organization

BE IT KNOWN, that on this 25th day of June 2003, before me, the undersigned Notary Public in and for the Parish and State aforesaid, personally came and appeared the undersigned party whose signature is subscribed who declares, in the presence of the undersigned competent witnesses that availing himself of the provisions of the Louisiana Nonprofit Corporation Law, LSA-R.S. 12:301, et. Seq., he does hereby organize a nonprofit corporation under and in accordance with these Articles of Incorporation as follows:

ARTICLE I

The name of this Corporation is Country Cottage Estates Homeowners' Association, Inc., a Louisiana Nonprofit Corporation.

ARTICLE II

This Corporation is organized for and to carry on the following purposes:

- a. To receive, process and exercise all of the rights established in favor of a homeowners' association formed in accordance with (i) that certain Declaration of Covenants, Conditions & Restrictions for Country Cottage Estates, executed by Country Cottage Estates LLC, and recorded in the conveyance records of in the Parish of St. Charles, (ii) any other building restrictions executed by Country Cottage Estates, L.L.C., affecting any future phases of Country Cottage Estates, City of Montz, Parish of St. Charles, State of Louisiana, and (iii) any other building restrictions affecting Country Cottage Estates, affecting immovable property owned by it, which the Board of Directors of this Corporation agrees to manage and maintain (with the building restrictions affecting Country Cottage Estates, any future phase of Country Cottage Estate or any other property subject to buildings managed by this Corporation, collectively referred to as the "Declaration").
- b. To exercise its powers and duties in order to assure and maintain a uniform quality of building improvements in Country Cottage Estates or any other property governed by this Corporation and to afford joint protection to all parties present and future who purchase and own property therein subject to the Declaration;
- c. To care for the property in Country Cottage Estates or any other property governed by this Corporation and to take any action necessary or desirable in the judgment of the Board of Directors of this Corporation to keep said property in neat and in good order;

- d. To pay taxes and assessments, if any, which may be levied by any governmental authority upon any property of this Corporation, or which may be held in trust for this Corporation;
- e. To enforce Covenants existing and created for the benefit of the property in Country Cottage Estates or any other property governed by this Corporation and to pay all expenses incidental thereto, to enforce the decision and rulings of this Corporation and to pay all of the expenses in connection therewith;
- f. To provide for the maintenance and upkeep of undedicated common property (i.e. not falling within any one owner's property line) and landscaped and paved areas within Country Cottage Estates or any other property governed by this Corporation, and if such is reasonably deemed not to have been properly performed by an individual owner, to provide exterior maintenance and repairs of the improvements constructed upon said property as well as landscaping and gardening services for the individual lots in Country Cottage Estates or any other property governed by this Corporation at owner's expense;
- g. To do any and all other lawful things and acts which this Corporation at any time, from time to time shall in its discretion, reasonably deem to be in the best interest of the property in Country Cottage Estates or any other property governed by this Corporation and to pay all costs and expenses in connection therewith;
- h. To fix, levy and collect the rate per Lot (as hereinafter defined) of the annual charges and assessments to which each Lot in Country Cottage Estates or any other property governed by this Corporation shall be assessed, together with such interest and costs of collection as may be incurred, and to administer the maintenance fund in which said charge or assessment shall be deposited. Such charges or assessments shall become a lien on each Lot as soon as due and payable and also shall become a personal obligation of the person who was the owner of such Lot at the time when the assessment fell due. No part of the net earnings of the Corporation shall inure to the benefit of any member or individual;
- i. To acquire by gift, purchase or otherwise and own, hold, lease, maintain, operate, convey, sell, transfer, mortgage or otherwise encumber, dedicate for public use or otherwise dispose of property, real, personal or mixed;
- j. To use the monies collected by this Corporation from charges or assessments and other sums received by this Corporation for the payment and discharge of all property costs, expenses and obligations, including costs of public liability insurance, incurred by this Corporation in carrying out any or all of the purposes for which this Corporation is formed;
- k. To borrow monies for the business of this Corporation from any bank, financial institution, corporation, personal entity and from time to time make, execute and issue promissory notes and other negotiable or non-negotiable instruments, continuing guarantees or evidence of indebtedness, and in order to secure such loan, to mortgage, pledge and/or grant security interests in any assets of this Corporation, with such security devices to contact a confession of judgment and the usual and customary Louisiana security clauses, all to be

on such terms and conditions and to contain such rates of interest and repayment terms as the Board of Directors may deem necessary;

- l. To do any and all lawful things which may be advisable, proper, authorized or permitted to be done by this Corporation, under and by virtue of any condition, covenant, restriction, reservation, charge or assessment affecting the property in Country Cottage Estates, or any portion thereof, or any other property governed by this Corporation and to do an perform any and all acts which may be either necessary for or incidental to the exercise of any of the foregoing powers, or for the peace, health, comfort, safety or general welfare of the owners of the property in Country Cottage Estates, or any portion thereof, or any other property governed by this Corporation and to have and exercise all the powers conferred by the laws of Louisiana upon a nonprofit corporation; and
- m. To do any other act and power as conferred by the laws of Louisiana upon nonprofit corporation as may be approved by the Board of Directors of this Corporation.

ARTICLE III

The Corporation shall have a perpetual duration.

ARTICLE IV

The location of its registered office is:

312 Williams Blvd, Kenner, Louisiana 70062.

ARTICLE V

The Corporation's registered agent for service of process shall be:

Wayne F. Wandell, 312 Williams Blvd., Kenner, Louisiana 70062

ARTICLE VI

This Corporation shall be organized on a non-stock basis. There shall be two classes of membership of the Corporation; which are specifically defined and identified in the Declaration of Covenants and Restrictions for Country Cottage Estates Subdivision recorded in the public records of St. Charles Parish, Louisiana.

ARTICLE VII

The management of this Corporation shall be vested in a Board of Directors which shall consist of three (3) natural persons. The Class A membership shall appoint one (1) director and the Class B membership shall appoint two (2) directors. Upon termination of the Class B membership, the Class A membership shall appoint the three (3) directors to the Board of Directors. Directors need not be members. The Board of Directors shall serve one (1) year terms, but may serve successive terms. The Board of Directors shall elect a President and a Secretary/Treasurer from the Board's membership annually to serve until the next board shall be duly elected as herein provided. The first Board of Directors of this Corporation and its first officers shall be those persons stated in Article XII and XIII hereof, and they shall serve until the first annual meeting to be held as set out herein.

ARTICLE VIII

Each Class A member shall be assessed yearly dues in the amount of \$100.00 for each lot owned, subject to such increases and/or decreases by this Corporation as provided in the Declarations provided.

Annually, the Board of Directors shall adopt a budget to operate this Corporation, and this Corporation shall never adopt a budget which provides for expenditures in excess of annual dues or dues adopted for specific capital projects.

This Corporation has the right to impose and file in the mortgage records of the Parish of St. Charles, a privilege against any Lot in accordance with LSA-R.S. 9:11:45, as security for the failure of the member who owns said Lot to pay, after applicable notice and demand, (i) any dues charges or expenses imposed upon such member by the Corporation, or (ii) any expenses, including but not limited to, reasonably attorney's fees, incurred by this Corporation in maintaining a Lot or otherwise incurred by this Corporation, in enforcing the Declarations.

In the event a member is delinquent in paying any dues, charges or expenses imposed upon such member by this Corporation or has otherwise violated the provisions of the Declarations, such defaulting member shall not have a right to vote until he, she, it or they have cured such violation.

ARTICLE IX

At least one meeting shall be held of the membership each calendar year. The annual meeting of the voting members of the Corporation shall be held on the first Tuesday of the month of October, or in the event that date is a legal holiday, on the first Tuesday thereafter which is not a legal holiday. Special meeting of the membership may be called at any time by the President or the Board of Directors in accordance with said By-laws.

ARTICLE X

Subject to obtaining the consent of the directors appointed by the Class B members, a majority of the Board of Directors shall have the power to make, amend and repeal By-Laws governing this Corporation, provided they are in accordance with and do not conflict with these Articles of Incorporation.

ARTICLE XI

Amendments of these Articles of Incorporation of this Corporation shall require the consent of the Board of Directors of this Corporation and the consent of the directors appointed by the Class B members.

ARTICLE XII

The names, addresses and terms of the first Directors are as follows:

Wayne F. Wandell 312 Williams Blvd., Kenner, Louisiana 70062

ARTICLE XIII

The first officer of this Corporation is:

Wayne F. Wandell 312 Williams Blvd., Kenner, Louisiana 70062

The officers and directors of this Corporation shall serve until their successors are elected in accordance with the provision herein.

ARTICLE XIV

This Corporation shall indemnify the officers and directors of this Corporation to the fullest extent allowed by law, as fully and completely as though said provisions were recited herein in full, including the advance of expenses to the extent permitted by law.

The Incorporator, officers, and directors of this Corporation claim the benefits of the limitation of liability of the provisions of LSA-R.S. 12:24C and LSA-R.S. 9:2792.7 to the fullest extent allowed by law as fully and completely as though said provisions were recited herein in full.

No director or officer of this Corporation shall have personal liability to this Corporation or its members for monetary damages for breach of fiduciary duty as a director or officer of the Corporation, except to the extent required by law. A director or officer of this Corporation shall be entitled to indemnity to the fullest extent permitted under Louisiana law.

THUS DONE AND PASSED before me in the Parish of St. John The Baptist, State of Louisiana, on the month and year first above written, in the presence of the undersigned competent witnesses, after due reading of whole.

WITNESSES:

Wayne F. Wandell

Connie Horn

INCORPORATOR:

COUNTRY COTTAGE ESTATES, L.L.C.

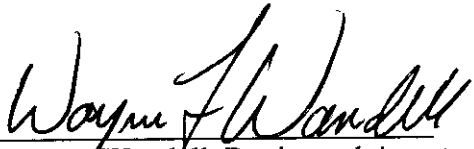
By: Wayne F. Wandell
WAYNE F. WANDELL


SHEILA BONNETTE, NOTARY PUBLIC

Corporations Department
Office of the Secretary of State
State of Louisiana

**STATE OF LOUISIANA
PARISH OF ST. JOHN THE BAPTIST**

On this 25th day of June, 2003, before me, a Notary Public in and for the State and Parish aforesaid, personally came and appeared Wayne F. Wandell, who is to me known to be the person, and who, being duly sworn, acknowledged to me that he does hereby accept appointment as the Registered Agent of Country Cottage Estates Homeowners' Association, Inc., which is a nonprofit Corporation organized under the laws of the State of Louisiana.


Wayne F. Wandell, Registered Agent

Sworn to and subscribed before
me on the ~~25~~ day month and year
first above set forth



Notary Public

Jay Dardenne
Secretary of State



NOTICE OF CHANGE OF DIRECTORS AND/OR OFFICERS OF A CORPORATION

Enclose \$25 Filing Fee
Domestic Corporation (Business or Non Profit)
Make remittance payable to Secretary of State

Do Not Send Cash

Return to: Commercial Division
P. O. Box 94125
Baton Rouge, LA 70804-9125
Phone (225) 925-4704
Web Site: www.sos.louisiana.gov

Corporation Name: COUNTRY COTTAGE ESTATES HOMEOWNERS ASSOCIATION, INC

REMOVAL OF DIRECTORS AND/OR OFFICERS

Notice is hereby given that the Board of Directors of the above named corporation have authorized the removal of the following Directors and Officers:

CHRIS KENNEDY - PRES

Name and Title

LIZ SERPOS - VP

Name and Title

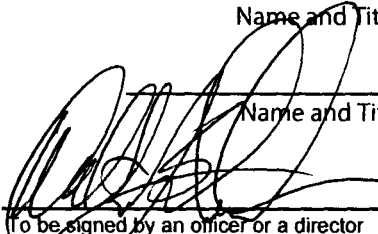
ELLEN SMITH - TREASURER

Name and Title

Name and Title

Name and Title

Name and Title



To be signed by an officer or a director

4/14/2010
Date

ADDITION OF DIRECTORS AND/OR OFFICERS

Notice is hereby given that the Board of Directors of the above named corporation have authorized the addition of the following Directors and Officers:

LAINY VICKNAIR, PRESIDENT

Name and Title

104 ANN CT., MONTZ, LA 70068

Municipal Address

CHRIS VICKNAIR, VICE PRESIDENT

Name and Title

405 COUNTRY COTTAGE ESTATES BLVD MONTZ LA 70068

Municipal Address

BONNIE CATALANOTTO, SECRETARY

Name and Title

106 ANN CT. MONTZ, LA 70068

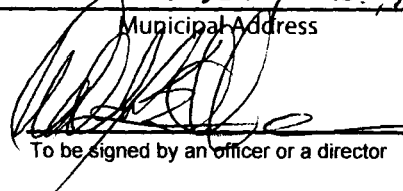
Municipal Address

WALTER SCHROEDER, TREASURER

Name and Title

221 BETTY DR., MONTZ, LA 70068

Municipal Address



To be signed by an officer or a director

4/14/2010
Date

Tom Schedler
Secretary of State



CHANGE OF DIRECTORS AND/OR OFFICERS OF A CORPORATION

Enclose \$25 Filing Fee
Domestic Corporation (Business or Non Profit)
Make remittance payable to Secretary of State

Do Not Send Cash

Return to: Commercial Division
P. O. Box 94125
Baton Rouge, LA 70804-9125
Phone (225) 925-4704
Web Site: www.sos.la.gov

Corporation Name: Country cottage Estates Homeowners' Association

REMOVAL OF DIRECTORS AND/OR OFFICERS

Notice is hereby given that the Board of Directors of the above named corporation has authorized the removal of the following: *Only the titles indicated will be removed.*

Connie Freese/President

Name and Title

Name and Title

Elizabeth Serpas/Vice President

Name and Title

Name and Title

Name and Title

Name and Title

[Signature]
To be signed by an officer or a director

4/23/15
Date

ADDITION OF DIRECTORS AND/OR OFFICERS

Notice is hereby given that the Board of Directors of the above named corporation has authorized the addition of the following: *Only the titles indicated will be added.*

Elizabeth Serpas/President

Name and Title

115 Arline Court
Montz LA 70068

Municipal Address

Connie Freese/Vice President

Name and Title

213 Liza Court
Montz LA 70068

Municipal Address

Igel Gibbens/Secretary

Name and Title

261 Betty Drive
Montz LA 70068

Municipal Address

Vincent Leblanc/Treasurer

Name and Title

117 Gloria Court
Montz LA 70068

Municipal Address

[Signature]
To be signed by an officer or a director

4/23/15
Date

Notice Of Change

Charter Number:

35509490N

Name:

COUNTRY COTTAGE
ESTATES
HOMEOWNERS'
ASSOCIATION, INC.

Mailing Address:

C/O ROBERT PHILLIPS
826 UNION ST., STE. 200
NEW ORLEANS, LA 70112

Registered Office Address in Louisiana:

826 UNION ST., STE. 200
NEW ORLEANS, LA 70112

Agents:

ROBERT PHILLIPS
826 UNION ST., STE. 200
NEW ORLEANS, LA 70112

Officers/Directors

TARA VICKNAIR (President) (taravicknair985@hotmail.com)
201 COUNTRY COTTAGE BLVD
MONTZ, LA 70068

DANIELLE LOOSEMORE (Vice-President)
(danielleloosemore@yahoo.com)
407 COUNTRY COTTAGE BLVD
MONTZ, LA 70068

JESSICA MARSE (Secretary/Treasurer) (jmarse512@yahoo.com)
212 BETTY DRIVE
MONTZ, LA 70068

To be electronically signed by an officer or director. The filing of a false public record, with the knowledge of its falsity, is a crime, subjecting the filer to fine or imprisonment or both under R.S. 14:133.

Electronic Signature:

ROBERT PHILLIPS
(5/16/2016)

Title: MANAGING AGENT

NOTICE OF CHANGE

Charter Number: 35509490N

Name: COUNTRY COTTAGE ESTATES HOMEOWNERS' ASSOCIATION, INC.

ADDRESSES:

The street address (not a P.O. Box only) of the corporation's initial registered office is:

4430 S I-10 SERVICE RD W
METAIRIE, LA 70001

Mailing Address:

4430 S I-10 SERVICE RD W
METAIRIE, LA 70001

AGENTS:

Agent Name:

AL OGLESBY
4430 S I-10 SERVICE RD W
METAIRIE, LA 70001

OFFICERS/DIRECTORS:

Officer/Director Name:

TARA VICKNAIR (PRESIDENT)
201 COUNTRY COTTAGE BLVD
MONTZ, LA 70068

DANIELLE LOOSEMORE (VICE-PRESIDENT)
407 COUNTRY COTTAGE BLVD
MONTZ, LA 70068

JESSICA MARSE (SECRETARY/TREASURER)
212 BETTY DRIVE
MONTZ, LA 70068

The filing of a false public record, with the knowledge of its falsity, is a crime, subjecting the filer to fine or imprisonment or both under R.S. 14:133.

TO BE ELECTRONICALLY SIGNED BY AN OFFICER OR DIRECTOR.

ELECTRONIC SIGNATURE: AL OGLESBY (1/23/2017)

TITLE: PROPERTY MANAGER



Agent Affidavit and Acknowledgement of Acceptance

Charter Number: 35509490N

Charter Name: COUNTRY COTTAGE ESTATES HOMEOWNERS' ASSOCIATION, INC.

The agent / agents listed below accept the appointment of registered agent for and on behalf of the Charter Name above.

Date Responded	Agent(s)	Agent(s) Electronic Signature
01/23/2017	ALOGLESBY	ALOGLESBY

**Annual Report Supplemental Page
for Period Ending 7/1/2018**

Charter Number : 35509490N

Charter Name: COUNTRY COTTAGE ESTATES HOMEOWNERS' ASSOCIATION, INC.

Additional Officers

CHRISTIAN CAPELLA Treasurer
107 ARLINE CT. MONTZ, LA 70068