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

HUNTER'S GLEN PROPERTY OWNERS ASSOCIATION, INC.

Domiciled at Mandeville, Louisiana, Parish of St. Tammany,

A corporation organized under the provisions of R.S. 1950, Title 12, Chapter 2, as amended,

by Act before a Notary Public in and for the Parish of St. Tammany, State of Louisiana, on November 10, 1994,

Was filed and recorded in this Office on November 22, 1994, the date when corporate existence began, and filed in the record of Non-Profit Corporations Book 344,

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. 1950, Title 12, Chapter 2, as amended.

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

November 22, 1994

Fox McKeehan

SME
Secretary of State
ARTICLES OF INCORPORATION

OF

HUNTER’S GLEN PROPERTY OWNERS ASSOCIATION, INC. NOV 22 1994

The undersigned hereby executes these Articles for the purpose of forming a non profit corporation under L.S.A. R.S. 12:201, et seq., of the laws of the State of Louisiana, and certifies as follows:

ARTICLE I

NAME

The name of the corporation shall be HUNTER’S GLEN PROPERTY OWNERS ASSOCIATION, INC., hereinafter for convenience sometimes referred to as the "Association".

ARTICLE II

DOMICILE

The domicile of this corporation and the location of the registered office is: 845 Galvez Street, Mandeville, La. 70448, St. Tammany Parish, Louisiana.

ARTICLE III

PURPOSE

The purpose for which the corporation is organized is to provide an entity for the operation, management, regulation and administration of a subdivision HUNTER’S GLEN SUBDIVISION, ALL PHASES, all as per the official subdivision plats, now or hereafter, on file with the Clerk of Court, St. Tammany Parish, LA.

ARTICLE IV

POWERS

The Association’s powers shall include and be governed by the following provisions:

A. The Association shall have all the common law and statutory powers of a non-profit corporation except those which conflict with the provisions of these Articles.

B. The Association shall have all the powers and duties set forth in the Act Creating Deed Restrictions and Covenants, including

(1) To make and collect assessments against members in order to defray the Association’s cost, expenses and losses.
ARTICLE V

MEMBERS

This corporation is to be organized on a non-stock basis. There shall be only one class of membership. The members of the Association shall be limited to and shall consist of all the record owners of units in the Subdivision. Membership in the Association shall be established by recordation in the Conveyance Records of the Parish of St. Tammany of a deed or other instrument translatively of title establishing a record title to a lot in the said Subdivision and the delivery to the Association of a certified copy of such instrument, the owner designated by such instrument thereby automatically becoming a member of the Association. The percentage share of a member in the funds and assets of the Association cannot be assigned, hypothecated, or transferred in any manner except as an appurtenance to his lot. Each lot in the said Subdivision, all phases, shall be entitled to one vote in the Association.

ARTICLE VI

DIRECTORS

The affairs of the Association shall be managed by the two (2) person Board of Directors named below. Thereafter, the number of directors shall be determined by the By-Laws. In the absence of such a determination, the first elected Board shall consist of five (5) members. The initial Board of Directors shall be elected at the annual members’ meeting in the manner provided in the By-Laws. Directors may be removed and vacancies on the Board shall be filled as provided by the By-Laws.

However, the first election of the directors shall not be held until 80% of all lots, in all phases, now or hereafter developed, in the said Subdivision have been sold by the incorporator hereof or sooner at the Developer’s option. The directors named shall serve until the first election of directors, and the remaining directors shall fill vacancies occurring before the first election. The names and addresses of the members of the first Board of Directors are as follows:

Director: GARY M. INTRAVIA, 845 GALVEZ ST., MANDEVILLE, LA. 70448
Director: KELLY J. McHUGH, 845 GALVEZ ST., MANDEVILLE, LA. 70448
in the manner provided in the said By-Laws.

ARTICLE X

AMENDMENTS TO ARTICLES OF INCORPORATION

The Articles of Incorporation shall be amended in the following manner:

The notice of any meeting at which a proposed amendment is considered shall include a notice of the subject matter of the proposed amendment. Either the Board of Directors or the members of the Association may propose a resolution approving a proposed amendment. Members and directors who are not present either in person or by proxy at the meeting at which the proposed amendment is under consideration may express their approval in writing provided their approval is delivered to the Secretary at or before the meeting.

An amendment must be approved by not less than fifty-one percent (51%) of the members' total voting power of the Association. No amendment shall make any changes in the qualifications for membership nor in the voting rights of the members, nor any change in Part C, Article IV without the unanimous approval in writing by all of the members having voting power. A copy of each amendment shall be certified by the Secretary of State and recorded in accordance with law and filed in the conveyance records of the Clerk of Court, St. Tammany Parish.

ARTICLE XI

ACCOUNTING RECORDS

The Association shall maintain accounting records according to standard and accepted accounting practices. Such records shall be available for inspection by lot owners at reasonable times designated by the Association. Such records shall include:

(1) An itemized record of all receipts and expenditures.

(2) A separate account for each lot which shall indicate the name and address of the lot owner, the amount of each assessment for the common expenses, when the assessment becomes due, amounts paid on the account and any balance due thereon.
AFFIDAVIT OF ACCEPTANCE OF APPOINTMENT
BY DESIGNATED REGISTERED AGENT
ACT 769 OF 1987

TO THE SECRETARY OF STATE
CORPORATE DEPARTMENT
STATE OF LOUISIANA

STATE OF LOUISIANA
PARISH OF ST. TAMMANY

On this ___10th___ day of ___November___, 1994.

BEFORE ME, the undersigned Notary Public, in and for the State
and Parish aforesaid, personally came and appeared MARTHA L.
JUMONVILLE, a person of the full age of majority and a resident of
St. Tammany Parish, who is personally known to me, who after being
duly sworn, did declare and say that he does hereby accept
appointment as the Registered Agent of HUNTER'S GLEN PROPERTY
OWNERS ASSOCIATION, INC., which Corporation is authorized to
transact business in the State of Louisiana pursuant to the
provisions of Title 12, of the Louisiana Revised Statutes, and the
pertinent chapters thereunder.

__________________________
MARTHA L. JUMONVILLE

Sworn to and subscribed
Before me, Notary, this
10th day of November, 1994.

__________________________
SANDRA MACKAY, NOTARY PUBLIC
UNITED STATES OF AMERICA

State of Louisiana

Fox 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

HUNTER'S GLEN RECREATION, INC.

Domiciled at Mandeville, Louisiana, Parish of St. Tammany,

A corporation organized under the provisions of R.S. 1950, Title 12, Chapter 2, as amended,

By act executed on November 10, 1994, and acknowledged on November 10, 1994,

Was filed and recorded in this office on November 23, 1994, the date when corporate existence began, and filed in the Record of Non-Profit Corporations Book 344,

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. 1950, Title 12, Chapter 2, as amended.

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

November 23, 1994

[Signature]

ABA Secretary of State

Certificate No. 295-025-R-3401

Inst. # 930876

FILED ST. TAMMANY PAR
12/05/1994 9:24:40PM

COE... MOD...
ARTICLES OF INCORPORATION
HUNTER'S GLEN RECREATION, INC.
A NON-PROFIT CORPORATION

The undersigned, acting pursuant to La. R.S. 12:201, et seq. of the laws of the State of Louisiana, hereby executes these Articles of Incorporation, and certifies as follows:

1.
The name of the corporation shall be HUNTER'S GLEN RECREATION, INC.

2.
The domicile of the corporation is St. Tammany Parish, Louisiana, 845 Galvez Street, Mandeville, La. 70448

3.
The purpose of which this corporation is formed is to provide an entity for the ownership, operation, management, regulation of the recreational facility constructed in Hunter's Glen Subdivision, St. Tammany Parish, Louisiana, for the use and benefit of all phases of the subdivision as now or hereafter filed with the Parish authorities.

4.
As originally organized, this corporation is organized on a stock basis, with the stock being owned by Gary M. Intravia and Kelly J. McHugh, who own 1 share each. However, as it is the intention and agreement that this corporation and all its assets and/or stock are to be surrendered to the property owners or the property owners association when the subdivision is 90% sold out based upon total lots, all phases. At the time the existing stock is surrendered, the new owner may determine, at its option, to amend these articles and convert to a non-stock basis. It is the intention that the property owners, directly or through their incorporated association, will eventually own this corporation or its assets and shall be allowed to make such alterations and amendments to these articles as they deem advisable at the time of the asset/stock surrender, if the corporation remains viable.
faith and prudent exercise of duties. This shall not apply if the
c officer or director is adjudged guilty of willful or wanton
malfescence in the performance of his duties. In the case of
settlement, the duty of indemnification shall apply only if the
Board approved of the settlement in advance, as being in the best
interest of the corporation.

8.
The Board of Directors may adopt By-Laws but same will be nullified
when the stock herein is surrendered, and the homeowners or
stockholders shall adopt their own By-Laws if this corporation
remains viable.

9.
These Articles may be amended from time to time in the following
manner. The notice of any meeting at which a proposed amendment is
to be considered shall include a notice of the subject matter of
the proposed amendment. Either the Board of Directors or the
members/stockholders may propose an amendment. Proxy voting is
allowed by written and notarized proxy, delivered to the Secretary
before the meeting begins. Amendments must be approved by at least
51% of the total voting power. A copy of the amendment, if adopted,
shall be certified by the secretary of the board and filed with the
Secretary of State and the Clerk of Court, St. Tammany Parish.

10.
The Board of Directors shall maintain accounting records according
to standard and generally acceptable accounting practices and shall
make same available for inspection by lot owners at reasonable
times, for the purpose of justifying the budget and assessments.
Such records may be kept by an accounting firm or management firm
hired by the Board of Directors, and such fee, if reasonable, shall
be a properly budgeted charge.
These records shall include:

(1) An itemized record of all receipts and expenditures

(2) An account for each lot owner/member showing all pertinent
receipts and balance owing.

11.
DOMESTIC NON-PROFIT CORPORATION

AFFIDAVIT OF ACCEPTANCE OF APPOINTMENT BY DESIGNATED REGISTERED AGENT PURSUANT TO ACT 769 OF 1987

TO THE SECRETARY OF STATE
CORPORATIONS DEPARTMENT
STATE OF LOUISIANA

PARISH OF ST. TAMMANY
STATE OF LOUISIANA

BEFORE ME, on this 10th day of November, 1994, PERSONALLY CAME AND APPEARED, Martha L. Jumonville, a person of the full age of majority, and a resident of St. Tammany Parish, Louisiana, who is personally known to me, who after being duly sworn, did declare and say that she does hereby accept appointment as the Registered Agent of Hunter's Glen Recreation, Inc., which Corporation is authorized to transact business in the State of Louisiana, under the provisions of Title 12, of the Louisiana Revised Statutes, and the pertinent chapters thereunder.

[Signature]

MARTHA L. JUMONVILLE

SWORN TO AND SUBSCRIBED

[Signature]

NOTARY PUBLIC
CONVEYANCE OF PROPERTY

STATE OF LOUISIANA
PARISH OF ST. TAMMANY

FROM: HUNTERS GLEN DEVELOPMENT CORPORATION
TO: HUNTERS GLEN PROPERTY OWNERS ASSOCIATION, INC.

BE IT KNOWN, that on this 19th day of September, 2003, in the presence of me, Notary,

and that of the undersigned competent witnesses,

Personally came and appeared:

HUNTER’S GLEN DEVELOPMENT CORPORATION, a corporation organized under the laws of the State of Louisiana, formed by Articles of Incorporation dated December 22, 1993 filed with the Secretary of State, State of Louisiana, in Charters Book 344, and duly filed with the Clerk of Court, St. Tammany Parish on December 28, 1993. Instrument Number 888736, represented herein by its duly authorized and undersigned officer, by virtue of a resolution of the Board of Directors of said corporation dated March 25, 1994, which is recorded as Instrument Number 899928. The mailing address of said corporation is declared to be 845 Galvez Street, Mandeville, Louisiana 70448.

TAX ID #72-1256041

and also

HUNTER’S GLEN PROPERTY OWNERS ASSOCIATION, INC., a corporation organized under the laws of the State of Louisiana, formed by Articles of Incorporation dated November 10, 1994 filed with the Secretary of State, State of Louisiana, on November 22, 1994, and duly filed with the Clerk of Court, St. Tammany Parish on December 1, 1994 as Instrument No. 920507, represented herein by its President and Secretary in lieu of a separate corporate resolution, who declared that they are duly authorized to appear and act herein by virtue of a resolution of the Board of Directors previously adopted. The mailing address of which is declared to be 478 Browning Loop, Mandeville, Louisiana 70448. (hereinafter the “Association”)

WHO AFTER BEING DULY SWORN, declared and said that for and in consideration of the said Association accepting the full and complete responsibility and liability for all of the common areas located within Hunter’s Glen Subdivision, all phases, Hunter’s Glen Development Corporation does hereby and by these presents, grant, bargain, sell, convey, transfer, assign, setover, abandon and deliver with full warranty of title and full substitution and subrogation in and to all the rights and actions of warranty against preceding owners and vendors unto the
Legal Description
OF
30' Drainage Right-of-Way and 10' Access Servitude
0.1837 ACRES

A certain parcel of ground situated in Section 39, Township 8 South, Range 11 East, St. Tammany Parish, Louisiana, and more fully described as follows:

Commence at the Section corner common to Sections 2, 38 and 39, Township 8 South, Range 11 East, and measure North 23 degrees 00 minutes 00 seconds East a distance of 1,297.46 feet; thence North 58 degrees 51 minutes 22 seconds West a distance of 410.00 feet; thence North 31 degrees 08 minutes 38 seconds East a distance of 200.00 feet; thence North 58 degrees 51 minutes 22 seconds West a distance of 34.61 feet; thence North 30 degrees 15 minutes 00 seconds East a distance of 261.16 feet; thence North 67 degrees 00 minutes 49 seconds West a distance of 80.74 feet; thence North 22 degrees 59 minutes 11 seconds East a distance of 300.00 feet; thence run North 67 degrees 00 minutes 49 seconds West a distance of 54.91 feet; thence North 59 degrees 45 minutes 00 seconds West a distance of 327.51 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING continue North 59 degrees 45 minutes 00 seconds West a distance of 200.00 feet; thence North 30 degrees 15 minutes 00 seconds East a distance of 40.00 feet; thence South 59 degrees 45 minutes 00 seconds East a distance of 200.00 feet; thence South 30 degrees 15 minutes 00 seconds West a distance of 40.00 feet to the POINT OF BEGINNING, and containing 8,000.00 square feet or 0.1837 acres of land, more or less.

Dated: 04/08/03

845 Galvez Street • P.O. Box 1207 • Mandeville, LA 70448 • (985) 626-5611
Civil Engineers

Land Surveyors
Legal Description
OF
30' Drainage Right-of-Way
0.5648 Acres

A certain parcel of ground situated in Section 39, Township 8 South, Range 11 East, St. Tammany Parish, Louisiana, and more fully described as follows:

Commence at the Section corner common to Sections 2, 38 and 39, Township 8 South, Range 11 East, run North 23 degrees 00 minutes East a distance of 1297.46 feet; thence North 23 degrees 06 minutes 23 seconds East a distance of 250.80 feet; thence North 23 degrees 04 minutes 19 seconds East a distance of 559.33 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING run North 67 degrees 00 minutes 49 seconds West a distance of 200.84 feet; thence North 22 degrees 59 minutes 11 seconds East a distance of 30.00 feet; thence South 67 degrees 00 minutes 49 seconds East a distance of 288.99 feet; thence North 88 degrees 42 minutes 27 seconds East a distance of 531.89 feet; thence South 24 degree 33 minutes 43 seconds West a distance of 33.34 feet; thence South 88 degrees 42 minutes 27 seconds West a distance of 523.81 feet; thence North 67 degrees 00 minutes 49 seconds West a distance of 94.61 feet to the POINT OF BEGINNING, and containing 24,602.01 square feet or 0.5648 acres of land, more or less.

Kelly J. McHugh
Kelly J. McHugh, PLS
La. Professional Land Surveyor #4443
Dated: 04/08/03

845 Golove Street • P.O. Box 1807 • Mandeville, LA 70448 • (985) 686-5611
Civil Engineers
Land Surveyors
Kelly McHugh
& Associates, Inc.

Legal Description
OF
0.3332 ACRES
(GREENSFACR)

A certain parcel of ground situated in Section 39, Township 8 South, Range 11 East, St. Tammany Parish, Louisiana, and more fully described as follows:

Commence at the Section corner common to Sections 2, 38 and 39, Township 8 South, Range 11 East, and measure North 23 degrees 00 minutes 00 seconds East a distance of 1,297.46 feet; thence North 58 degrees 51 minutes 22 seconds West a distance of 410.00 feet; thence North 31 degrees 08 minutes 38 seconds East a distance of 200.00 feet; thence North 58 degrees 51 minutes 22 seconds West a distance of 34.61 feet; thence North 30 degrees 15 minutes 00 seconds East a distance of 261.16 feet; thence North 67 degrees 00 minutes 49 seconds West a distance of 80.74 feet; thence North 22 degrees 59 minutes 11 seconds East a distance of 590.00 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING run along a curve to the right having a radius of 600.00 feet a delta of 07 degrees 06 minutes 46 seconds, an arc length 74.48 feet and a chord which bears North 63 degrees 16 minutes 23 seconds West having a chord distance of 74.44 feet to a point of tangency; thence North 59 degrees 45 minutes 00 seconds West a distance of 11.02 feet; thence North 30 degrees 15 minutes 00 seconds East a distance of 200.00 feet; thence South 59 degrees 45 minutes 00 seconds East a distance of 60.41 feet; thence South 22 degrees 59 minutes 11 seconds West a distance of 198.97 feet to the POINT OF BEGINNING, and containing 14,515.15 square feet or 0.3332 acres of land, more or less.

Kelly J. McHugh
La. Professional Land Surveyor #4443

Dated: 03/17/03

845 Golvez Street • P.O. Box 1207 • Mandeville, LA 70448 • (985) 626-5611

Civil Engineers • Land Surveyors
AMENDMENT OF THE ARTICLES OF INCORPORATION
FOR HUNTER'S GLEN RECREATION, INC.
A NON-PROFIT CORPORATION

The Board of Directors for Hunter's Glen Recreation, Inc. met this day in special
session (pursuant to written waiver of notice attached hereto) for the purpose of
amending a comprehensive set of pool rules into the Hunter's Glen Recreation, Inc.,
(hereafter referred to as "HGRI") Articles of Incorporation.

Present were:

Gary M. Intravia, Director
Kelly J. McHugh, Director

DT. REG # 905,735
Inst # 1158762
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07/21/1999 04:25:180000 ADT
COB____ MOB____ MILX

These two (2) being the only Directors of HGRI thereby constituting a quorum.

The following Pool Rules, Fee Schedules, Escalated Fee Schedules, Violations
List, Enforcement Procedures, Fine Schedules, etc. are unanimously approved, and
amended in, and made a part of the Articles of Incorporation of HGRI.

POOL RULES

1. All property owners using the pool must sign a waiver agreement at 845 Galvez
   Street, Mandeville, Louisiana, or such other place as the Board of Directors from
time to time may designate, waiving their rights to sue for injuries to them and their
guests, arising out of the use of the pool.

2. No guest(s) shall use the pool without a Hunter's Glen property owner (sponsor
   resident) being present and accompanying them.

3. All property owners must sign the sign in sheet in the cabana area prior to using the
   pool area.

4. Children under sixteen (16) may not use the pool unless accompanied by a property
   owner adult.

5. No glass containers of any kind are allowed in the pool or the pool area. No food or
   drink is allowed in the pool.

6. No diving, rough behavior, horseplay or vulgar language is allowed in the pool.

7. Quiet time at the pool will be observed from 9:00 p.m. to 9:00 a.m.

8. Property owners should pick up after themselves and deposit trash in the proper
   trash bins, or relocate the trash to their homes if the pool area trash bins are full.
9. The Board has authority to employ a management company for the administration and management of the pool.

10. There are no lifeguards on duty. Swim at your own risk.

11. Barbecuing at the pool is allowed only in the far northeast corner of the pool recreation area.

**RULES PARTICULAR TO SCHEDULING SOCIAL EVENTS, PARTIES, ETC., AT THE POOL**

1. Persons wishing to schedule a birthday party or other allowed social event at the pool must schedule **at least fourteen (14) days in advance** and must pay a $25.00 deposit and a $25.00 fee to a board member at that time. The $25.00 fee is non-refundable. The $25.00 deposit will be refunded when the pool area has been properly cleaned and checked out by a member of the Board of Directors. The maximum number of persons allowed at the pool for a party will be thirty (30) persons. Property owners will be allowed to sign up for a maximum of one (1) party per month.

2. The following events/gatherings are excluded and will not be allowed in the Hunter’s Glen pool area: political events and rallies, church gatherings of any kind, and private company functions. Parties will be allowed at the pool on Saturdays from 10:00 a.m. to 12:00 p.m. and from 2:00 p.m. to 4:00 p.m. and on Sundays from 12:00 p.m. to 2:00 p.m. only. No one may reserve the pool area outside of these designated times.

3. Only one (1) party per time slot on a first come, first serve basis.

4. To complete your reservation for a time slot, you must both sign up on the calendar at the pool area and pay a deposit and fee with a Board Member. Simply signing up at the pool area for a party without the deposit and fee will not reserve your time slot.

**ESCALATED FEE SCHEDULE**

The $25.00 fee and $25.00 deposit will remain in place for two (2) years following the date of the enactment of this amendment. Thereafter the following schedule of escalated fees will apply:

<table>
<thead>
<tr>
<th></th>
<th>Fee</th>
<th>Deposit</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 years/1 day to 4 years</td>
<td>$35.00</td>
<td>$40.00</td>
</tr>
<tr>
<td>4 years/1 day to 6 years</td>
<td>$45.00</td>
<td>$50.00</td>
</tr>
</tbody>
</table>

The Board can adjust the fees any time thereafter by majority vote.
VIOLATIONS LIST

The following actions constitute violations of the Hunter's Glen Recreation, Inc. pool rules and will subject those parties violating these sections to being fined and/or liened if the fines are not paid.

1. Barbecuing outside of the designated area.
2. Failure to follow the proper sign up procedures for parties.
3. Exceeding the allowed number of parties per month.
4. Failure to pay the appropriate deposit or fee.
5. Exceeding the maximum number (30) of guests at a pool area function.
6. Holding an improper function in the pool area.
7. Allowing children under age of sixteen (16) to use the pool unattended.
8. Having glass containers of any type in the pool or the pool area.
9. Having food or drink in the pool.
10. Use of the pool without signing the waiver.
11. Violation of the quiet time at the pool.

Enforcement Procedures

1. A "complaint" may be initiated by any property owner, upon filing an affidavit against another property owner, alleging a violation of any of the pool rules.

2. A letter will be mailed to the alleged offender asking for a response. The property owner who is accused of violating the pool rules will have thirty (30) days to respond to the complaint. Failure to respond to the "complaint" will be deemed as an admission of guilt.

3. The Board will review the affidavit and response and make a determination if a fine is warranted, and will communicate this within thirty (30) days of the accused property owner's response. If the accused property owner has not filed a response, then the board will make an independent review and communicate its decision within thirty (30) days of the expiration of the last day when the accused property owner could have responded.
4. The Board's choice of decisions will be; (a) liable, (b) liable but no fine assessed, (c) not liable.

5. If a property owner is liable and assessed a fine, the property owner will pay the fine within thirty (30) days. Fines not paid within thirty (30) days will subject the property owner to a lien being filed against their property.

6. The Board will have the right to issue a property owner one (1) warning in lieu of a fine. Fines not paid within thirty (30) days will result in a lien being filed against the property owner's property.

FINES ASSESSED ARE IN ADDITION TO ANY OTHER DAMAGES CAUSED BY THE PROPERTY OWNERS OF HUNTER'S GLEN

FINE SCHEDULE

Fines will be assessed on the following schedule:

<table>
<thead>
<tr>
<th>Violation Type</th>
<th>Fine Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st violation</td>
<td>$25.00</td>
</tr>
<tr>
<td>2nd Violation</td>
<td>$100.00</td>
</tr>
<tr>
<td>All subsequent violations</td>
<td>$200.00</td>
</tr>
</tbody>
</table>

These amendments are hereby made and unanimously approved and adopted and incorporated into the Articles of Incorporation this 21st day of July, 1999.

Witness

Witness

Gary M. Intravia
Kelly J. McHugh

NOTARY PUBLIC
WAIVER OF NOTICE OF SPECIAL MEETING OF
BOARD OF DIRECTORS OF
HUNTER’S GLEN RECREATION, INC.

A special meeting of the Board of Directors was called this 8th day of
July, 1999 at 9:35 A.m. at 845 Galvez Street, Mandeville,
Louisiana. The Directors of Hunter’s Glen Recreation, Inc. have waived notice of this
meeting.

[Signatures]
Gary M. Intravia
Kelly J. McHugh
RESOLUTION
OF
HUNTER’S GLEN RECREATION, INC.
A NON-PROFIT CORPORATION

At a meeting of the Board of Directors of this corporation, held on this date, at its domicile, after due notice, with all members present and voting, the following resolution was adopted unanimously:

BE IT RESOLVED, that GARY M. INTRAVIA, PRES. or KELLY J. MCHugh, SECRETARY, being the duly appointed officers and agents of this Corporation, be and he is hereby authorized and empowered for and on behalf of this Corporation to purchase and/or sell real estate on terms and conditions as he deems beneficial to the Corporation, and further he is hereby authorized and empowered to and on behalf of this Corporation to borrow any sums of money from any person, firm, or corporation willing to lend same, and/or arrange for the extension or renewal of any indebtedness due by this Corporation, and/or utilize the assets of this Corporation as security to induce any officer or director of this Corporation not to call any demand notes of this Corporation. In order to accomplish such purposes and for any other purposes, the said agent is hereby authorized and empowered to enter into agreements to purchase, agreements to sell, acts of sale, including but not limited to cash sales, credit sales, sales with mortgages, and further authorized to execute and endorse on behalf of the Corporation any note or notes payable at such time and bearing such interest, and containing such terms and conditions and provisions, as in his absolute discretion may deem necessary and advisable, and to execute building contracts, condominium declarations, together with any necessary accompanying documents, partial releases, affidavits of completion, and any and all other necessary documents requisite to the construction of buildings of any nature as in his absolute discretion he may deem necessary and advisable.

BE IT FURTHER RESOLVED, that in order to secure the note or notes referred to hereinafore, the said agent is hereby authorized and empowered to appear before any Notary Public and execute an act of mortgage, or an act of collateral mortgage in such form and containing such terms and conditions as he in his absolute discretion may deem necessary and advisable, including without limitation of a waiver of appraisement, pact de mon alienando, confession of judgment and the usual Louisiana security clauses, bearing against any properties standing of record in the name of the Corporation located in the Parish of St. Tammany, State of Louisiana, and elsewhere.

BE IT FURTHER RESOLVED, that the said Gary M. Intravia, be and he is hereby further authorized and empowered to execute any and all notes, documents or other instruments in written, to pledge, pawn and hypothecate such note or notes or any notes secured by mortgage or collateral mortgage to secure any other note executed for and on behalf of this Corporation to obtain such loans, to pledge, pawn and hypothecate, any and all other securities belonging to this Corporation as in his absolute discretion may be deemed necessary and advisable and which may be required by any person, firm or corporation as security for any indebtedness so created by said agent in accordance herewith, or prior existing indebtedness of this Corporation.

BE IT FURTHER RESOLVED, that said agent be and he is hereby authorized and empowered for and on behalf of this Corporation to sell any property standing in the name of this Corporation for such sums, whether cash or credit, which the said agent is his absolute discretion shall deem necessary or advisable. Said agent is further authorized and empowered to advertise to the public and execute any acts of sale conveying with full warranty the Corporation’s interest in and to any property owned by the Corporation, or to enter into any act of correction of any act of
sale, mortgage, option, agreement, or any other document on behalf of this Corporation.

BE IT FURTHER RESOLVED, that Gary M. Intravia, be and he is hereby authorized and empowered to execute on behalf of the Corporation construction loan agreements providing for interim financing for the purchase of property and/or construction of houses and/or other improvements, containing such terms and conditions as said agent, in his absolute discretion deems necessary and advisable.

BE IT FURTHER RESOLVED, that Gary M. Intravia, be and he is hereby authorized and empowered to execute on behalf of this corporation any and all other instruments and/or documents necessary in order to carry out the purposes of this resolution as in his absolute discretion he may deem necessary and advisable.

CERTIFICATE

I, the undersigned secretary of this Corporation, do hereby certify that the above and foregoing resolution is true and correct copy of the resolution of the Board of Directors of this corporation held at its domicile, all board members voting unanimously in favor thereof, which is in full force and effect, and has not been revoked or rescinded, so certified the same date as the meeting, this 3rd day of May, 1995.

GARY M. INTRAVIA
PRESIDENT

KELLY J. MCHUGH
SECRETARY
United States of America,  
State of  
Parish of  

Be It Known, That on this ___ 3rd ___ day of 
the Month of ___ May ___ in the year of our Lord 
one thousand nine hundred and ___ ninety-five (1995) ___ 

BEFORE ME, ___ MARTHA L. JUMONVILLE ___ 
a Notary Public, duly commissioned in and for the Parish of 

ST. TAMMANY  
and State aforesaid, in the presence of the undersigned 
competent witnesses, 

Personally Came and Appeared, 

HUNTER'S GLEN DEVELOPMENT CORPORATION, a corporation organized under the laws of the State of Louisiana, formed by Articles of Incorporation dated December 23, 1993 filed with the Secretary of State, State of Louisiana, in Charters Book 344, and duly filed with the Clerk of Court, St. Tammany Parish, on December 28, 1993, Instrument Number 888736, represented herein by its duly authorized and undersigned officer, by virtue of a resolution of the Board of Directors of said corporation dated March 25, 1994, which is recorded as Instrument Number 899928. The mailing address of said corporation is declared to be 845 Galvez Street, Mandeville, La. 70448. Tax ID#72-1256041

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hereinafter referred to as "Vendor" who declared that he does by these presents grant, bargain, sell, convey, transfer, assign, setover, abandon and deliver with all legal warranties and with full subrogation in and to all the rights and actions of warranty which he has or may have against all preceding owners and vendors, unto: 

HUNTER'S GLEN RECREATION, INC., a corporation organized under the laws of the State of Louisiana, formed by articles of Incorporation dated November 23, 1994, filed with the Secretary of State, State of Louisiana, in Non-Profit Corporations Book 344, and duly filed with the Clerk of Court, St. Tammany Parish on December 5, 1994 as Instrument Number 330876, represented herein by its duly authorized and undersigned officer, by virtue of a resolution of the Board of Directors of said corporation recorded simultaneously herewith; the mailing address of said corporation is declared to be 845 Galvez Street, Mandeville, La. 70448.

hereinafter referred to as "Purchaser", here present, accepting and purchasing for its 
its heirs and assigns, and acknowledging due delivery and possession thereof, all and singular, the following described property, to wit:
ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes and appurtenances thereunto belonging or in anywise appertaining situated in St. Tammany Parish, Louisiana, in HUNTER'S GLEN, PHASE I, which subdivision is located in Sections 1 and 39, Township 8 South, Range 11 East, St. Tammany Parish, Louisiana, which said subdivision has been approved by the proper parish authorities, as Map File No. 1222 by Kelly J. McCugg & Associates, Inc. By reference to the subdivision plat the said lot is described as lot 1, and all the dimensions and directional calls are incorporated hereinas per reference as shown on the official subdivision plat, as if said plat were copied herein in full.

This property and the improvements are the recreational facility for the said subdivision, and the said lot has been approved for such purposes and deleted from the restrictions as a residential lot.
This sale is made and accepted for and in consideration the said property owner's association accepting all responsibility for the maintenance and insurance of the said property and improvements* cash, which the said purchaser has well and truly paid in ready and current money to the vendor who hereby acknowledges the receipt thereof and grants full acquittance and discharge therefor. *and the full release of the seller herein from any and all responsibility in connection therewith.

All taxes up to and including the taxes due and exigible in 1994 are paid, and taxes for the current year have been prorated between the parties hereto.

By reference to the St. Tammany Parish Official's Conveyance Certificates annexed hereto, it does not appear that the said property has been heretofore alienated by the vendor to the prejudice of this sale. By reference to the St. Tammany Parish Official's Mortgage Certificates annexed hereto, it does not appear that the said property has been heretofore alienated by the vendor; or that it is subject to any encumbrance whatever, EXCEPT a mortgage in favor of Acadian Bank, which will be released vendor agrees to cause to be cancelled of record forthwith.

Vendor represents and warrants: (1) that no other sale or grant of interest in said property has been or will be made by vendor, and (2) that said property is not, and will not become subject to any lien or encumbrance by act of omission of vendor, or claim against vendor, except as otherwise noted or excepted.

The parties to this act are aware of the fact that the mortgage and conveyance certificates annexed hereto are open, being not yet redated or signed, and relieve and release me, Notary, from all responsibility and liability in connection therewith.

THUS DONE AND PASSED, in my office in the aforesaid parish and state on the day, month and year herein first above written, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appraiser, and me, Notary, after reading of the whole.

WITNESSES:

Hunter's Glen Development Corporation

By: Gary H. Intravia, Officer

Hunter's Glen Recreation, Inc.

By: Gary H. Intravia, Officer

Notary Public

MARTHA L. JUNONVILLE
ACT CREATING
DEED RESTRICTIONS
AND COVENANTS

BY: HUNTER'S GLEN DEVELOPMENT CORPORATION

FOR: HUNTERS GLEN SUBDIVISION, PHASE 1

BE IT KNOWN, that on this 25th day of May, 1994.

BEFORE ME, Martha L. Jumonville, Notary, in the Parish and
State aforesaid, and in the presence of the undersigned competent
witnesses, personally came and appeared:

HUNTER'S GLEN DEVELOPMENT CORPORATION, a corporation organized
under the laws of the State of Louisiana, domiciled and doing
business in St. Tammany Parish, Louisiana, herein represented by
Gary M. Intravia, President, by resolution of the Board of
Directors previously filed with the Clerk of Court, St. Tammany
Parish, the mailing address of which is declared to be 845 Galvez
Street, Mandeville, Louisiana 70448 (hereinafter referred to as
"Developer").

WHICH DEVELOPER DECLARED, that it is the record owner of a
portion of ground located in Sections 1 and 39, Township 8 South,
Range 11 East, St. Tammany Parish Louisiana, containing 27.111
acres of land, on which 44 residential lots have been developed,
known as Hunters Glen Subdivision, Phase 1. Said property is
described in accordance with the plat and survey prepared by Kelly
25, 1994, hereinafter referred to as the "plat". A full legal
description of the property and the location of the said lots 1-17,
44-61, 77-81 & 24-27 inclusive, is shown by reference to the said
subdivision plat which has been approved by the Parish authorities,
duly filed with the Clerk of Court, St. Tammany Parish, as Map File
No. 1222, all of which is incorporated hereby by reference.

AND WHICH DEVELOPER DECLARED, that it desires to submit Lots
1-17, 44-61, 77-81 & 24-27 inclusive of Hunters Glen Subdivision,
Phase 1 to certain deed restrictions and covenants in order to
provide for the preservation of values and in the subdivision, and
in order to accomplish this end it is necessary that these deed
restrictions and covenants be placed of record.

NOW THEREFORE, the Developer hereby declares that the afore-
described 44 Lots inclusive of Hunters Glen Subdivision, Phase 1,
shall be and are held, conveyed, hypothecated, encumbered, sold, leased, rented, used, occupied and approved subject to the covenants, privileges, restrictions and contractual obligations and rights as hereinafter set forth, all of which are declared to be in aid of a plan for the improvement of the Property. These Deed Restrictions and Covenants shall be deemed to run with the land and bind the land, and shall inure to the benefit of and be enforceable by the Developer, its successors and assigns, and any person acquiring or owning an interest in the Property and improvements or any portion thereof.

COVENANTS, DEED RESTRICTIONS AND OBLIGATIONS
FOR HUNTERS GLEN SUBDIVISION
PHASE 1

I. DEFINITIONS

1. Architectural Committee - Shall mean and refer to the Hunters Glen Architectural Control Committee authorized and provided for hereinafter (HGACC).

2. Developer - Shall mean Hunter's Glen Development Corp., its successors, assigns, or transferees.

3. Lot - Shall mean each of the subdivided parcels of real property designated for residential construction and private ownership, in of Hunters Glen Subdivision, Phase 1, (sometimes known as Hunters Glen Subdivision, Phase 1) as shown on the recorded plat, and any other lots in future phases of the subdivision if developer elects to add future phases to these restrictions, as adjacent land owned or hereafter purchased by developer is developed.

4. Rules and Regulations - Shall mean the Rules and Regulations as may be promulgated by the HGACC from time to time, governing the rules and standards for construction and the procedures for obtaining necessary prior approval for site preparations and construction.

5. Association - Shall mean and refer to the Hunters Glen Property Owners Association, a non-profit corporation owned entirely by all of the property owners of the subdivision herein described.

6. Director - Shall be the directors who administer and run the Association, as set out in the Articles of Incorporation therein.

II. USE OF PROPERTY

1. The subdivision was approved for single-family use by the property Parish authorities. The lots shall be subjected to no other use than those allowed under the zoning ordinance of the Parish of St. Tammany on the date of this instrument.

2. All improvements on the lots shall be constructed in accordance with the requirements provided herein below and shall thereafter be maintained by the owner in a clean, safe, attractive condition and in good repair.
III. PROHIBITED ACTIVITIES

1. No animals, birds, or fowl shall be kept or maintained on any part of the property except for dogs, cats, and pet birds, which may be kept thereon in reasonable numbers as pets for the pleasure and use of the occupants, but not for any commercial use or purpose.

2. Clothes lines or similar outdoor drying apparatus shall not be located on the subject property and are expressly prohibited.

3. No burning of any trash and no accumulation or storage of litter, lumber, scrap metal, building materials, new or used, shall be permitted in open areas of any lot, provided, however, that the storage of building materials and equipment shall be permitted during periods of new construction, remodeling and/or renovation of any improvement located upon any lot, for periods deemed reasonable by the HGACC.

4. No structure of a temporary character such as a trailer, camper, camp truck, house trailer, mobile home, or other prefabricated trailer, house trailer, or recreational vehicle or other vehicle having once been designed to be moved on wheels, no tents, shacks, barns or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently. Further, no such trailer, camper, camp truck, junk vehicle, recreational vehicle, motorcycle, boat and/or boat trailer shall be kept on any lot or in the street adjoining any lot in the subdivision. It is provided, however, that this restriction shall not apply to such vehicles, motorcycles, boats and/or trailers, or machinery or equipment enclosed and kept within an enclosed storage room, garage, but not in the front yard (the front yard being measured from the front of the house to the front property line, or the side yard of a corner lot (the side yard being measured from the side of the house to the side property line adjoining the street right of way).

5. Trees on and within five (5.0') feet of the actual building envelope may be removed without prior approval or consent from the HGACC. Trees which are dead, dying or hazardous in the estimation of the HGACC may also be removed. Other trees may not be removed without the prior approval of the HGACC.

6. Garbage and rubbish receptacles shall be in complete conformity with sanitary regulations and shall not be visible from the street except immediately prior to and after scheduled garbage pick up times.

7. No outbuilding shall be used for permanent or temporary residence purposes.

8. No owner will do or permit to be done any act upon his property which may be, or is, or may become, a nuisance to the other owners or which is unsafe, hazardous or illegal.

9. No individual water supply system shall be permitted. Water and sewer shall be supplied by Greenleaves Utility Co., or its assigns or successors.

10. No weeds, underbrush or other unsightly vegetation or objects shall be permitted to grow or remain upon any part of the lots and no trash or junk pile shall be allowed to be placed or to remain anywhere in the subdivision, including vacant lots.

11. No changes in the elevations or drainage of the land, other than changes to meeting government regulations, shall be made on the property without prior approval of the HGACC.

12. No antennas (including television antennas) shall be visible, but must be concealed and installed in attic space or other enclosure. There shall be no satellite dishes allowed.
13. Outdoor speakers, radios, public address systems and the like, whether temporary or permanent, are expressly prohibited. Noise emanating from inside a structure shall not be audible outside the structure. All other noise which offends, disturbs or constitutes a nuisance is expressly prohibited.

14. There shall be no individual sewerage treatment plants or septic tanks. Such services will be provided exclusively by Greenleaves Utility Company or its assigns or successors.

15. No work of any kind can be done on the Property except with the approval of the HGACC.

16. No owner shall install or cause to be installed any mailbox except as approved by the HGACC and HGACC has the right to require standardized mailboxes and if desired, to supply same for the actual cost thereof to lot owners.

IV. EASEMENT OVER LOTS

Each lot is subject to a drainage servitude to be maintained by the lot owner, five (5') feet wide adjacent to the interior side lot line, in favor of all other property in Hunters Glen Subdivision, Phase I, which shall be the swale created by the placement of fill for construction on the various lots, to carry drain water along the appropriate plan. Fences cannot interfere with this drainage. The developer shall have the right to grant reasonable licenses, easements and rights of way for sewer, water, storm drain, telephone, electricity, gas, cable T.V. and other utility lines and for streets or rights of passage over portions of the lots prior to the sale of the lot to the owner occupant.

V. MEMBERSHIP IN THE HUNTERS GLEN PROPERTY OWNERS ASSOCIATION

Any purchaser in this subdivision takes note and acknowledges by purchasing a lot herein that there shall be established a property owners association incorporated as a non-profit corporation, to be known as the Hunters Glen Property Owners Association (or some similar name), the membership of which is comprised of all owners of property located in Hunters Glen Subdivision Phase I. It is noted that developer owns surrounding land and may purchase additional adjacent land, and reserves the right to add such property, as developed, to these deed restrictions and covenants or similar residential restrictions and covenants. At that time the developer may also designate that the purchasers of lots therein will become members of this same association.

One membership, carrying with it the privilege of one vote, shall be assigned for each lot in the subdivision. The vote of each lot may be further divided among the owners of the lot. A person owning one or more lots shall be entitled to a vote for each lot owned. Owners of a fractional vote shall be able to cast their fractional votes or may assign their vote to one person who shall be authorized to vote the lot as a whole. In no event shall any singular lot have more than one vote.

Common property will be designated in later phase(s) of the subdivision and all common property is to be owned and maintained by this Association. This association shall implement the provisions of these restrictions. The right of each lot to cast one vote may not be varied or diluted thereafter.

VI. ARCHITECTURAL CONTROL AND CONSTRUCTION

1. Architectural Control. No structure shall be erected on any lot or elsewhere on the Property by any person, firm or corporation without the prior approval of the Architectural Committee. For purposes of this section, the word "structure" shall be construed most broadly and shall include but not limited to buildings, swimming pools, fences, sheds, walls, porches, signs, towers, driveways, walks, television antennae, storage facilities and any other thing erected or placed on any part of the Property.
For purposes of this section, any addition to a present structure shall be considered a structure and shall require architectural approval. If the Architectural Control Committee has not taken action on the application for the construction within 30 days after receipt of the required plans, then the construction of the subject structure shall be deemed approved. There may be a reasonable fee charged to submit plans for approval. In addition to the matter otherwise provided herein, architectural control shall include the approval of a structure's size, structural construction materials, exterior appearance and location on the lot. The architectural control committee has the authority to disapprove structures which it deems not to coincide with the aesthetics of the subdivision or which it deems to be too repetitive within the subdivision, in its sole discretion. The architectural control committee shall be composed of at least 3 persons and no more than 5 persons, and shall be known as the HGACC.

2. Commencement and period of construction. Construction must commence as soon as practicable after, but in no event more than six (6) months after obtaining the approval of the HGACC, unless the committee grants an extension. Construction must be substantially completed within twelve (12) months from the commencement of work. All necessary building and related permits must be obtained prior to commencement of construction, and all construction must be performed in accordance with any regulations promulgated by the HGACC and applicable building codes, and in accordance with the plans and specifications submitted to and approved by the HGACC. Any change in plans and specifications during construction from those approved by the HGACC shall be resubmitted for specific approval.

3. Disclaimer. Review of plans and specifications by the HGACC is for the purpose of assuring the desired aesthetics for the subdivision and the steady quality of construction on the property affected by these restrictions and is not intended nor shall it be construed to be for the benefit of any other party(ies). No party who submits plans and specifications shall have any right or cause of action against the HGACC for alleged negligent or intentional failure to advise of any deficiencies or defects therein, it being understood that same is not being monitored.

4. Sign Control. No sign shall be placed on a lot or on the exterior of any building constructed on a lot without prior approval of the HGACC, except a sign offering a lot or lots for sale. Such for sale signs may not exceed four (4) square feet. However, a larger sign may be erected by the developer at a location approved by the HGACC. This section does not affect signs announcing the name of the subdivision, which shall be of such size and color as the HGACC determines. The Developer has the right to enter the property immediately and to remove any signs not in compliance with this regulation.

5. Despite any provisions to the contrary in any property association rules and guidelines which might be hereafter made, so long as the developer continues to own one lot, the developer has the right to appoint three members to the architectural control committee. This provision may not be amended so long as the developer continues to own one lot herein, or new phases.

6. Authority to Grant Variances. The HGACC shall have the exclusive power and authority to grant variances from the strict application of any of these covenants provided that such variances shall not subvert the purpose and principal thereof. The grant of a variance should be based upon the HGACC's opinion that the variance will improve the quality and/or appearance of the project or will alleviate practical difficulties or undue hardship. Such variances as may be presented to the HGACC shall be considered on an individual, case by case basis, and shall not be deemed to set any precedent for future decisions by HGACC. Nor shall the grant of a variance in any manner alter the force or effect of the restrictions with regard to other lots. Variances required by law to be granted by the Parish's Board of Adjustments or similar board must be sought directly.
VII. MEMBERS' RIGHT OF ENJOYMENT

Subject to the provisions of these restrictions, and any regulations established by the HGACC or the Association, every member shall have a right to use and enjoy the property or lot acquired and owned by the said member as the legal owner thereof, subject to the provisions of and restrictions contained in these restrictions and covenants:

(a) The right of the Association, in accordance with its rules and by-laws, to take such legal action as might be prudent and necessary to enforce the restrictions herein, including legal action, through an attorney employed by the association if deemed appropriate, and

(b) The right of the Association, to take such steps as are reasonably necessary to protect the property values in the said subdivision, and to prevent unsightly accumulations, and the like from remaining on the property of any member, in violation of these restrictions, and

(c) The right of the Association to suspend the voting rights of any member, for any period during which any assessment made by the association remains unpaid and for any period not to exceed thirty (30) days for an infraction of any of the published rules and regulations of the Association or these restrictions.

VIII. ANNUAL ASSESSMENTS AND CARRYING CHARGES

Each person, group of persons, corporation, partnership, trust or other legal entity, or any combination thereof, who become a record owner of a lot, whether or not it shall be so expressed in the act of sale, contract to sell or other conveyance, shall be deemed to covenant and agree to pay the Association, in advance, a monthly sum also sometimes referred to as "dues" "assessments" or "carrying charges", equal to one-twelfth (1/12) of the member’s proportionate share of the sum required by the Association, as estimated by the Board of Directors, to meet its annual expense, including but in no way limited to the following:

(a) The cost of all operating expenses and expenses for services rendered as authorized and approved by the Association,

(b) The cost of necessary management and administration,

(c) The cost of any security guard services, or other services rendered at the request of the association.

(d) Cost of street maintenance.

Developer has the authority to set reasonable budget and dues until the property owners call a meeting and elect officers. Thereafter the Association by vote shall determine/approve the amount of assessment annually, but may do so at more frequent intervals should circumstances require. These annual assessment may be levied and collected on a quarterly, semi-annual or annual basis, and pre-payment may be made without penalty. Notices of assessments adopted shall be mailed to all property owners, but the failure to do so shall not nullify the assessment, same still being due and owing, but shall mean that member not notified shall not be subject to any penalty for failure to pay any assessment he has not been notified of. Each lot owner shall pay the proportionate share of the annual assessment.

In addition to the annual assessments, the Association shall have the right to levy special assessments deemed necessary and appropriate, approved by fifty one (51%) percent of the members of the Association, at a meeting called for this purpose by written notice sent at least ten (10) days and not more than thirty (30) days in advance of such meeting, setting forth the purpose of the meeting.
Should any property owner fail to properly maintain its property, ground and/or facilities, or in any manner allow its property to become detrimental to the aesthetic scheme of the subdivision, or violate these restrictions in any manner, then the Association, its agent, employees, and/or contractors shall have the right to enter upon the property in order to take such corrective actions as will alleviate the situation. In this instance:

i) Such an entry by the Association, its agent, employees, and/or contractors upon the property shall not be deemed to be a trespass.

ii) Prior to entry upon the property, the Association shall give written notice to the property owner by certified mail, that failure of the owner to remedy the deficiencies complained of within five (5) days of receipt of demand may result in the Association’s entry upon the property to remedy the situations complained of.

iii) The Association shall assess the property owner for the full costs of such work performed for the owner’s benefit. The Association shall have the right to continue taking such corrective actions from time to time until the property owner pays the assessment levied and arranges to accomplish the task of rectifying the situation.

iv) Should the property owner fail to assume his responsibility with regard to grounds and/or facility maintenance within thirty (30) days of receipt of the certified demand letter then the Association shall have the authority to issue a penalty in the amount of $100.00 monthly in addition to the actual costs to maintain the grounds and/or building in good condition and in compliance with these restrictions.

1. Non-payment of Assessments. Any assessment levied pursuant to this act or to any authorized by the Association or any installment thereof, which is not paid within fifteen (15) days after it is due shall be delinquent and shall bear interest at the rate of twelve (12%) percent per annum, and may also subject the member to pay such other penalty or late charge as the Association may fix, with a fifty one (51%) percent vote based on all members.

The Association may post a list of members who are delinquent in the payment of any assessment or other fees which may be due the Association in a prominent location within the subdivision.

2. Enforcement of Assessments and Restrictions. Any assessment authorized hereunder shall be a debt obligation of the lot and the owner(s) of the lot against which it is levied. In the event of non-payment of an assessment within fifteen (15) days as provided above, a lien affidavit setting forth the amount due shall be filed against the lot and the owner thereof, as is authorized by and provided for in the La. R.S. 9:1145, et seq. The Association is further authorized to file suit in its own name in any court of competent jurisdiction to perfect said lien and collect said assessment, late charges and other penalties, as well as to enforce any other provision of these restrictions. The party cast in judgment shall pay all reasonable legal fees and court costs.

3. Assessment Certificates. The Association shall upon demand at any time furnish to any member liable for any assessment levied pursuant to this Act or to any other party at legitimate interest such a mortgage lender holding or intending to acquire a security interest in the property, a certificate in writing signed by an officer of the Association, setting forth the status of the
assessment(s), i.e. whether paid or unpaid. Such certificate shall be presumptive evidence of the payment of any assessment therein stated to have been paid. A reasonable fee may be levied in advance by the Association for each certificate so delivered, to be paid by the requesting party.

4. Acceleration of Installments. Upon default in the payment of any one or more period installments of any assessment levied pursuant to this act, or any other installment thereof, the entire balance of said assessment may be accelerated at the option of the Association and declared to be due and payable in full.

5. Additional Default. Any recorded first mortgage secured by a lot in the subdivision may provide that any default by the mortgagor in the payment of any assessment levied pursuant to this act, or any installment thereof, shall likewise be a default in such mortgage (or the indebtedness secured thereby); but failure to include such a provision shall not affect the validity of such mortgage or the indebtedness secured thereby.

IX. NECESSARY VOTE OF ASSOCIATION MEMBERS

Any action of the Association is required to be voted on shall be deemed approved and authorized by a vote of 51% of the members.

X. NOTICE OF MEETINGS

Notice of meeting of the Association shall be in writing and directed to all property owners of record as of the date of the notice, which notice shall be sent at least ten (10) days prior to the date of the meeting setting forth the date, time and place thereof, and the matters to be considered. A vote of fifty one (51%) percent of all owners, whether in attendance or not, is required to approve actions, and shall bind all members present or not.

XI. SPECIAL PROVISIONS

1. Approval of Plans. The owner.builder shall submit two (2) sets of specifications including site plan with culvert size and a signed Building Permit Application to the HGACC at 845 Galvez Street, Mandeville, Louisiana. One set of plans will be signed as either approved or rejected within a reasonable time period. The signed set will be returned, the other retained for the committee’s records. There may be a reasonable fee charged for the review and approval process.

2. Approval of Site Plan. The owner.builder shall submit a site plan showing the building size, setback lines, driveway location, any other paving, fences and culverts to scale, to HGACC at 845 Galvez St., Mandeville, LA. If the builder or owner does not properly install the culvert, he will be notified by the HGACC and failure to correct same within five (5) days of notice will result in HGACC correcting same and the assessment of this cost to the lot owner or builder. Developer reserves the right to stipulate that the entire process of culvert installation including naming a contractor to install each culvert for the builder or homeowner, the cost of which shall be borne by the property owners.

3. Dwelling Size. No dwelling shall be constructed on Lots 1 - 8 having less than two thousand three hundred (2,300) square feet of living area, this being exclusive of open porches, garages. No dwelling shall be constructed on any other lot having less than two thousand four hundred (2,400) square feet of living area, this being exclusive of open porches, garages. For a structure of more than one (1) story, there will not be less than one thousand (1,000) square feet of living area on the ground floor. Each residence will have in addition, a two car garage. No carports are permitted.
4. Building Location - Culverts - Elevations

(A) The front, rear and side yard requirements which shall apply to all lots in the subdivision, are those described under "Restrictive Covenants" in the top right hand corner of the plat. However, subordinate or accessory buildings, the use of which is incidental to that of the main structure but is not used for habitation. (Greenhouses, storage buildings, sheds, gazebos, detached garages and such are examples of such buildings.) Such buildings shall not be located any closer to the rear property line than ten (10') feet, or any closer to the side property line than ten (10') feet. Accessory buildings on corner lots must be setback a minimum of twenty (20') feet from the side adjacent to the street. Accessory buildings cannot exceed one story in height. The architectural style, proportions and materials of the accessory building should match that of the primary structure, and plans and locations therefor must be submitted just as for the primary structure.

(1) All driveways and aprons must be concrete and must connect from the street to the garage. All driveways must have a culvert. No driveway can be located any closer to the side property line than two (2') feet. Each driveway must have two (2) expansion joints, one on either side of the culvert. Developer reserves the right to stipulate that the entire process of culvert installation including naming a contractor to install each culvert for the builder or homeowner, the cost of which shall be borne by the property owners.

(2) The placement of driveways on lots must be approved by the HGACC to assure that there are no entrances or exits of driveways which interfere with traffic flow at intersections and to assure that aesthetics of the overall subdivision are preserved.

(3) Any owner who owns two or more adjacent lots, may construct a building across the common side line of the lots, subject to compliance with all other setback requirements. There cannot be more than one dwelling on any one lot.

(4) Construction of any nature except fences which do not interfere with the use of the servitude, is prohibited in any utility or drainage easements. Driveways, naturally are a further exception, and may cross servitudes to join the street.

(5) The minimum elevation for the lowest floor of all residences shall be determined from the latest FEMA Flood Insurance Rate Maps, as obtained from the Parish Engineering Department or a licensed surveyor, but in any event, no slab elevation shall be less than twelve (12") inches above the crown of the street on which the lot fronts.

(6) The HGACC will require that all piers on raised houses be faced with a material which is compatible with the building materials of the residence, and that lattice or other material be used to close/skirt in the open area between the piers.

5. Fences. All fences must be approved prior to construction by the HGACC. No fence or wall shall be erected, placed or altered on any subdivision lot nearer to the street than the building setback line. Fences should not exceed six (6') feet in height. No barbed wire or other dangerous material can be used. No chain link is allowed on any residential lot. No fence, wall, hedge or shrub which obstructs sight lines at elevations between two (2') feet and six (6') feet above the roadway shall be placed or permitted to remain on any corner lot within the triangle area formed by the street property lines and the lines connecting them at points twenty five (25') feet from the intersection of the street lines extended. The same sightline limitations apply on any lot within twenty (20') feet from the intersection of a street property line with the edge of a driveway pavement. No tree or shrub shall be
permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstructions of such sight lines.

XII. GENERAL PROVISIONS.

1. Term. Each provision of this act shall continue and remain in full force and effect for a period of twenty-five (25) years and thereafter shall be automatically extended for successive periods of ten (10) years each unless within one (1) year prior to the expiration of any expiration period, this act is terminated by recorded instrument signed by the owners of not less than fifty one (51%) percent of the lots of record as of the date of the instrument of termination.

2. Amendments. Any provisions contained in this act may be amended by the recodding of a written instruments specifying the amendment or the repeal, executed by the owners of fifty one (51%) percent of the lots of record as of the date of the instrument(s). The foregoing notwithstanding, during such time as the Developer is the owner of at least one lot in this phase or any later phase which the Developer adds to the provisions of these restrictions, Developer has the authority acting alone to amend the restrictions to the extent deemed necessary and advisable for its legitimate business purpose.

3. Effect of Provisions of Act. By filing these restrictions before the sale of any lot in this subdivision, each provision of this act shall be deemed incorporated into each deed or other instrument by which any right, title or interest in any of the property is granted, devised or conveyed, whether or not set forth or referred to in such deed or other instrument.

4. Severability. Invalidity or unenforceability of any provision in this act shall not affect the validity or enforceability of any other provision of any valid and enforceable part of this act.

5. Captions. Captions and headings herein are for convenience only and are not to be considered substantively.

6. No Waiver. Failure to enforce any provisions of this act shall not operate as a waiver of any such provision or any other provision of this act.

IN WITNESS WHEREOF, Declarant has executed this instrument as the date set forth in the presence of the undersigned competent witnesses, after reading the whole and for the purpose stated herein.

WITNESSES:

Hunter’s Glen Development Corp.

BY:

GARY M. LTRAVIA, PRESIDENT

MARTHA L. JOMONVILLE, NOTARY
ACT AMENDING AND MODIFYING
THE DEED RESTRICTIONS AND
COVENANTS FOR HUNTERS GLEN
SUBDIVISION, TO ADD PHASE 1-A

BY: HUNTER'S GLEN DEVELOPMENT CORPORATION

FOR: HUNTERS GLEN SUBDIVISION, PHASE 1-A

BE IT KNOWN, that on this 24th day of September, 1994,

BEFORE ME, the undersigned Notary Public, in and for the Parish and State

aforsaid, and in the presence of the undersigned competent witnesses, personally

came and appeared:

HUNTER'S GLEN DEVELOPMENT CORPORATION, a corporation organized under

the laws of the State of Louisiana, domiciled in and doing business in

the Parish of St. Tammany, Louisiana, represented herein by Gary

M. Intravia, President, by resolution of the Board of Directors filed

with the Clerk of Court, St. Tammany Parish, the mailing address of

which is declared to be 845 Galvez Street, Mandeville, La. 70448.

(Hereinafter "Developer")

WHO AFTER BEING DULY SwORN, that said Developer is the owner of record of two

parcels of ground located in Section 39, Township 8 South, Range 11 East, St.

Tammany Parish, Louisiana, containing 2.089 acres and 3.978 acres. Said property

has been developed as 10 residential lots known as Hunters Glen, Phase 1-A.

Said property is described in accordance with the plat and survey of Kelly J.

McHugh & Associates, Inc., dated first May 12, 1994, as revised through July 19,

1994, hereinafter referred to as the "Plat". A full legal description of the

properties and the location of the said lots thereon being submitted to the

restrictions herein, is shown on the final subdivision plat which has been filed

with the Clerk of Court, St. Tammany Parish as Map File No. 1234, all of which

is incorporated herein by reference. This property is known as the "Property".

AND WHO FURTHER DECLARED, that Developer does hereby and by these presents

amend and modify the said restrictions previously filed with regard to Hunters

Glen Subdivision, Phase 1, with the Clerk of Court, St. Tammany Parish, as

Instrument No. 907383, so as to add to the effects of the said restrictions,

all of the residential lots in Phase 1-A of the subdivision, as referenced above.

The effect of this amendment is that all such lots shall be subject to the

said restrictions, and the restrictions will provide for the preservation

of values and amenities in Phase 1-A, and shall be held, conveyed, encumbered,
sold, leased, rented, used, occupied and owned subject to the conditions,
covenants, privileges, restrictions and contractual obligations and rights
set forth, all of which are declared to be in aid of a plan for the improvement
of the Property. These Deed Restrictions, as amended by act dated September 23,
1994, recorded with the Clerk of Court immediately prior to this act, shall
be deemed to run with the land and bind the land, and shall inure to the benefit of and be enforceable by the Developer, its successors and assignees, and any person or entity acquiring or owning an interest in the Property and improvements or any portion thereof.

By reference to the restrictions in place for Phase 1, as amended by act dated September 23, 1994, all of the provisions are adopted, so that the said restrictions for Phase 1 will be applied to all lots in Phase 1-A herein.

THUS DONE AND PASSED, in the presence of me, Notary, and that of the undersigned competent witnesses, after reading the whole, and for the purposes stated herein, on the date set out in the preamble hereto.

WITNESSES:

[Hunter's Glen Development Corporation]

[Signature]

[Sandra MacKay]

[Signature]

[Gary M. Entravia, President]

[Signature]

[Martha J. Jumonville, Notary]
ACT OF AMENDMENT, AMENDING DEED RESTRICTIONS AND COVENANTS

BY: HUNTER'S GLEN DEVELOPMENT CORPORATION

FOR: HUNTERS GLEN SUBDIVISION, PHASE 1

STATE OF LOUISIANA
PARISH OF ST. TAMMANY

BE IT KNOWN, that on this 23rd day of September, 1994,

BEFORE ME, Martha L. Jumonville, a Notary Public, in and for
the Parish and State aforesaid, and in the presence of the under-
signed competent witnesses, personally came and appeared:

HUNTER'S GLEN DEVELOPMENT CORPORATION, a Louisiana corporation domiciled in the Parish of St. Tammany, represented herein by Gary M. Intravia, President, by virtue of resolution of the Board of Directors of said corporation which is duly filed of record with the Clerk of Court, St. Tammany Parish, La., the mailing address of which is declared to be 845 Galvez St., Mandeville, La. 70448, hereinafter referenced as "Developer".

WHO DECLARED, that by act dated May 25, 1994, and recorded with the Clerk of Court, St. Tammany Parish as Instrument Number 907383, entitled Act Creating Deed Restrictions and Covenants, 44 residential lots as shown on the official recorded subdivision map, Map File No. 1222, were submitted to the said restrictions.

AND WHO DECLARED, that Developer continues to own lots in the subdivision and that in accordance with the provisions of Section XII, 2, the Developer retained and possesses the right, acting alone, to amend the restrictions to the extent deemed necessary and advisable for its legitimate business purpose.

AND NOW, TO THAT END, Developer does hereby and by these presents, declare that in the best interest of the development and for the legitimate business purpose of the Developer, it is necessary to release Lot 1, Hunters Glen Subdivision, Phase 1, from the effects of the residential restrictions.

AND NOW, Developer does amend the said restrictions so that Lot 1, Hunters Glen Subdivision, Phase 1, as shown and established on the official recorded subdivision plat, Map File No. 1222, is now and hereby released from all effects of the subdivision restrictions filed with the Clerk of Court, St. Tammany Parish, as Instrument Number 907383.

DT. REG # 5508434
Inst. # 923753
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AND NOW, Developer declared that said Lot 1, Phase 1, Hunters Glen Subdivision is hereby designated for recreational purposes rather than residential purposes as originally provided.

AND WHO DECLARED, that Developer will incorporate a non-profit corporation to be known as Hunters Glen Recreational Facility, Inc., or some similar name and thereafter transfer the said Lot 1 to said corporation formed solely to own and operate said facility. This facility shall be dedicated for use as a recreational facility exclusively by the owners of lots in Hunters Glen Subdivision, all phases, as now or hereafter developed.

AND WHO DECLARED that Section V of the restrictions provides that certain common property will eventually be owned by the association, and Developer clarifies that the recreational facility will be owned by the separate non-profit corporation described above, rather than the property owner's association, but for all other purposes, the property shall be considered as common property so that all members of the association will have the rights to use the facility and will be obligated to pay reasonable assessments in connection therewith.

AND NOW, to the ends set out herein, Developer amends Section V of the restrictions to add a fourth paragraph to read as follows:

The recreational facility and amenities appurtenant thereto is hereby designated as a common facility, and shall be owned by a non-profit corporation formed specifically to own and operate same, the stock to which shall be owned by the Developer. All property owners in Hunters Glen Subdivision, all phases (even those which may not be yet planned), are automatically members of the said facility, and will likewise be assessed for the costs necessary to insure, maintain, operate and administer it. The assessment will be reasonable and commensurate with that necessary to actually pay necessary expenses and contingencies. The assessment may be billed directly and separately from the other Association dues, or with the Association dues/assessments, at the Developer's option. Further, the assessments, at Developer's option, may be designated as different for owners of unimproved and improved lots. Developer may elect to continue to manage the facility until Developer has sold 90% of all lots in all phases of the subdivision. In consideration of the construction and land costs borne by Developer, Developer-owned lots or properties are exempt from assessments hereunder. At such time as Developer has sold 90% of all lots in all phases of the subdivision, even those phases which might not yet be planned, Developer agrees to surrender the stock of the Hunters Glen Recreational Facility, Inc., for no price, to the property owner's association. The non-payment of recreational facility assessments will result in suspension of use of the facility, and the right of the corporation which will own and operate the facility to pursue legal recourse to collect the dues. This recourse may include the filing of lien in such amount against
any and all property in the subdivision owned by the non-paying member. Further, dues not paid within fifteen (15) days of the due date will bear interest at the rate of twelve (12%) per cent per annum, just as other association dues/assessments do, as specified in the restrictions. In short, all rights to pursue the non-payment of such assessments are reserved.

AND WHO DECLARED, that at this time, there were no further amendments to the restrictions as set out herein, and the remainder of the restrictions now in place remain unchanged.

THUS DONE AND PASSED, in the presence of me, Notary, and that of the undersigned competent witnesses, after reading the whole and for the purposes stated herein, this 24th day of September, 1994.

WITNESSES:

Sandra McKay

HUNTER'S GLEN DEVELOPMENT CORPORATION

BY: Gary M. Inteavia, PRES.

NOTARY PUBLIC
ACT AMENDING AND MODIFYING
THE DEED RESTRICTIONS AND
COVENANTS FOR HUNTERS GLEN
SUBDIVISION, TO ADD PHASE
1-B AND 2-A

STATE OF LOUISIANA
PARISH OF ST. TAMMANY

BY: HUNTER’S GLEN DEVELOPMENT CORPORATION
FOR: HUNTERS GLEN SUBDIVISION, PHASE 1-A

BE IT KNOWN, that on this 8th day of November, 1995,
BEFORE ME, the undersigned Notary Public, in and for the
Parish and State aforesaid, and in the presence of the undersigned
competent witnesses, personally came and appeared:

HUNTER’S GLEN DEVELOPMENT CORPORATION, a corporation organized
under the laws of the State of Louisiana, domiciled in and
doing business in the Parish of St. Tammany, Louisiana,
represented herein by Gary M. Intravia, President, by
resolution of the Board of Directors filed with the Clerk of
Court, St. Tammany Parish, the mailing address of which is
declared to be 845 Galvez Street, Mandeville, La. 70448.
(hereinafter "Developer").

WHO AFTER BEING DULY SWORN, that said Developer is the owner
of record of a parcel of ground located in Sections 1 and 39,
Township 8 South, Range 11 East, St. Tammany Parish, Louisiana,
containing 13.666 acres. Said property has been developed as 22
residential lots known as Hunters Glen, Phases 1-B and 2-A. Said
property is described in accordance with the plat and survey of
Kelly J. McHugh & Associates, Inc., dated April 3, 1995, as revised
through August 7, 1995, hereinafter referred to as the "Plat". A
full legal description of the property and the location of the said
lots thereon being submitted to the restrictions herein, is shown
on the final subdivision plat which has been filed with the Clerk
of Court, St. Tammany Parish as Map File No. 1371 all of which is
incorporated herein by reference. This property is known as the
"Property".

AND WHO FURTHER DECLARED, that Developer does hereby and by
these presents amend and modify the said restrictions previously
filed with regard to Hunters Glen Subdivision, Phase 1, with the
Clerk of Court, St. Tammany Parish, as Instrument No. 907383, so as
to add to the effects of the said restrictions, all of the
residential lots in Phases 1-B and 2-A of the subdivision, as

BT. REG # 623,65X
inst # 972802
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referred above and shown on the plat. The effect of this amendment is that all such lots shall be subject to the said restrictions, and the restrictions will provide the preservation of values and amenities in Phases 1-B and 2-A and shall be held, conveyed, encumbered, sold, leased, rented, used, occupied and owned subject to the conditions, covenants, privileges, restrictions and contractual obligations and rights set forth, all of which are declared to be in aid of a plan for the improvement of the Property. These Deed Restrictions as amended by acts recorded with the Clerk of Court, St. Tammany Parish as Instrument No. 923753, and Instrument No. 953493, shall be deemed to run with the land and bind the land, and shall inure to the benefit of and be enforceable by the Developer, its successors and assignees, and any person or entity acquiring or owning an interest in the Property and improvements or any portion thereof.

By reference to the restrictions in place for Phase 1, as thereafter amended, all of those provisions are adopted, so that the said restrictions for Phase 1 will be applied to all lots in Phase 1-B and 2-A of the subdivision.

THUS DONE AND PASSED, in the presence of me, Notary, and that of the undersigned competent witnesses, after reading the whole, and for the purposes stated herein, on the date set out in the preamble hereto.

WITNESSES:

[Signatures]

HUNTER’S GLEN DEVELOPMENT CORPORATION

[Signature]

GARY M. INTRAVIA, PRESIDENT

[Signature]

MARTHA L. JUMONVILLE, NOTARY
THIRD ACT OF AMENDMENT, AMENDING THE DEED RESTRICTIONS AND COVENANTS

STATE OF LOUISIANA
PARISH OF ST. TAMMANY

BY: HUNTER'S GLEN DEVELOPMENT CORPORATION
FOR: HUNTER'S GLEN SUBDIVISION ALL CURRENT AND FUTURE PHASES

BE IT KNOWN, that on this 24st day of June, 1995,

BEFORE ME, the undersigned Notary Public, in and for the Parish and State aforesaid, and in the presence of the undersigned competent witnesses, personally, came and appeared:

HUNTER'S GLEN DEVELOPMENT CORPORATION, a Louisiana Corporation, domiciled and doing business in St. Tammany Parish, Louisiana, represented herein by Gary M. Intravia, President by previously recorded resolution of the Board of Directors, its address being, 845 Galvez Street, Mandeville, Louisiana 70448, hereinafter referenced as "Developer".

WHO AFTER BEING DULY SWORN, declared and said that restrictions have been filed on May 25, 1994, as Instrument No. 907363 to affect all present or future phases of Hunter's Glen Subdivision, all phases.

AND WHO DECLARED, that Section III, 12 of the restrictions reads as follows:

#12. No antennas (including television antennas) shall be visible, but must be concealed and installed in attic space or other enclosure. There shall be no satellite dishes allowed. (emphasis added)

AND WHO DECLARED, that with recent developments in Satellite technology, antenna dishes approximately eighteen (18") inches in diameter are being marketed in a price range affordable for home installation. Developer has determined that the prohibition against Satellite dishes currently contained in the restrictions is unreasonable.

AND WHO DECLARED that Developer, who owns lots in the subdivision, has the right, acting alone, to amend the restrictions to the extent deemed necessary and advisable for its legitimate business purpose under the authority of Section XII, 2 of the restrictions.

AND NOW, TO THAT END, Developer does declare that in the best interest of the development and for the legitimate business purpose of the Developer, and for the convenience of the residents of the subdivision, all present and future phase, even those not yet planned, Developer does hereby and by there presents amend Section III, 12 so that it shall hereafter read as follows:

"12. No antennas (including television antennas) shall be visible, but must be concealed and installed in attic space or other enclosure. Satellite dishes not larger than eighteen (18") inches will be allowed in the rear yard only in an inconspicuous location approved by the HCACC."
AND WHO DECLARED, that there are no further amendments at this time.

THUS DONE AND PASSED, in the presence of me, Notary and that of the undersigned competent witnesses, after reading the whole for the purposes stated herein, this 21st day of June, 1995.

WITNESSES:

[Signatures]

HUNTER'S GLEN DEVELOPMENT CORPORATION

[Signature]

GARY M. INTRAVIA, PRESIDENT

[Signature]

NOTARY PUBLIC
ACT OF CORRECTION OF ACT
AMENDING AND MODIFYING DEED
RESTRICTIONS AND COVENANTS
FOR HUNTERS GLEN SUBDIVISION
PHASES 1-B AND 2-A

BY: HUNTER'S GLEN DEVELOPMENT CORPORATION

FOR: HUNTERS GLEN SUBDIVISION, PHASES 1-B AND 2-A

BE IT KNOWN, that on this 21st day of December, 1995,

BEFORE ME, the undersigned Notary Public, in and for the

Parish and State aforesaid personally came and appeared

Martha L. Jumonville, a person of the full age of majority and

a resident of St. Tammany Parish, Louisiana,

WHO AFTER BEING DULY SWORN, declared and said that she

prepared and acted as the Notary on the Act herein corrected as

described herein above, which act was passed before appearer

on November 8, 1995 and recorded on November 10, 1995 as Instrument

# 972802 with the Clerk of Court, St. Tammany Parish.

AND WHO DECLARED that the caption of said recorded act

incorrectly stated that the said act was executed "For: Hunters

Glen Subdivision, Phase 1-A". In truth and in fact, as set out in

all other references in the act, the act was executed for Phases 1-

B and 2-A.

AND WHO DECLARED that to avoid confusion appearer makes this

correction so as to make it clear that the said amendment recorded

as Instrument # 972802 was executed "For: Hunters Glen Subdivision,

Phases 1-B and 2-A".

AND NOW, the Clerk of Court is requested to record this

correction and to reference same in the margin of the act recorded

to serve as may hereafter be required.

THUS DONE AND PASSED, in the presence of me, Notary, and that

of the undersigned competent witnesses, after reading the whole,

and for the purpose stated herein, this 21st day of December, 1995,

Covington, Louisiana.

DT. REG # 631,799
Inst # 978342
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12/28/1995 @ 4:49:10 PM TIF

WITNESSES:

[Signatures]

[Signature]

NOTARY PUBLIC

[Signature]
ACT AMENDING AND MODIFYING THE DEED RESTRICTIONS AND COVENANTS FOR HUNTERS GLEN SUBDIVISION, TO ADD PHASE 1-C

STATE OF LOUISIANA
PARISH OF ST. TAMMANY

BY: HUNTER'S GLEN DEVELOPMENT CORPORATION
FOR: HUNTERS GLEN SUBDIVISION, PHASE 1-C

BE IT KNOWN, that on this 30th day of October, 1996
BEFORE ME, the undersigned Notary Public, in and for the Parish and State aforesaid, and in the presence of the undersigned competent witnesses, personally came and appeared:

HUNTER'S GLEN DEVELOPMENT CORPORATION, a corporation organized under the laws of the State of Louisiana, domiciled in and doing business in the Parish of St. Tammany, Louisiana, represented herein by Gary M. Intravia, President, by resolution of the Board of Directors filed with the Clerk of Court, St. Tammany Parish, the mailing address of which is declared to be 845 Galvez Street, Mandeville, La. 70448.

WHO AFTER BEING DULLY SWORN, that said Developer is the owner of record of a parcel of ground located in Section 39, Township 8 South, Range 11 East, St. Tammany Parish, Louisiana, containing 3.496 acres. Said property has been developed as 5 residential lots known as Lots 35, 36, 37, 38 and 39, Hunters Glen, Phase 1-C. Said property is described in accordance with the plat and survey of Kelly J. McHugh & Associates, Inc., dated September 10, 1996, as revised through October 16, 1996, hereinafter referred to as the "Plat". A full legal description of the property and the location of the said lots thereon being submitted to the restrictions herein, is shown on the final subdivision plat which has been filed with the Clerk of Court, St. Tammany Parish as Map File No. 1480, all of which is incorporated herein by reference. This property is known as the "Property".

AND WHO FURTHER DECLARED, that Developer does hereby and by these presents amend and modify the said restrictions previously filed with regard to Hunters Glen Subdivision, Phase 1, with the Clerk of Court, St. Tammany Parish, as Instrument No. 907383, so as to add to the effects of the said restrictions, all of the residential lots in Phases 1-C of the subdivision, as referenced

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Inst # 1022115
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above and shown on the Plat. The effect of this amendment is that all such lots shall be subject to the said restrictions, and the restrictions will provide the preservation of values and amenities in Phase 1-C, and shall be held, conveyed, encumbered, sold, leased, rented, used, occupied and owned subject to the conditions, covenants, privileges, restrictions and contractual obligations and rights set forth, all of which are declared to be in aid of a plan for the improvement of the Property. These Deed Restrictions as amended by acts recorded with the Clerk of Court, St. Tammany Parish as Instrument No. 923753, and Instrument No. 953493, shall be deemed to run with the land and bind the land, and shall inure to the benefit of and be enforceable by the Developer, its successors and assigns, and any person or entity acquiring or owning an interest in the Property and improvements or any portion thereof.

By reference to the restrictions in place for Phase 1, as thereafter amended, all of those provisions are adopted, so that the said restrictions for Phase 1 will be applied to all lots in Phase 1-C of the subdivision.

THUS DONE AND PASSED, in the presence of me, Notary, and that of the undersigned competent witnesses, after reading the whole, and for the purposes stated herein, on the date set out in the preamble hereto.

WITNESSES:

...signature...

...signature...

HUNTER'S GLEN DEVELOPMENT CORPORATION

GARY H. INTRAVIA, PRESIDENT

MARTHA L. JUMONVILLE, NOTARY
ACT AMENDING AND MODIFYING
THE DEED RESTRICTIONS AND
COVENANTS FOR HUNTERS GLEN
SUBDIVISION, TO ADD PHASE 3-A

STATE OF LOUISIANA
PARISH OF ST. TAMMANY

BY: HUNTER'S GLEN DEVELOPMENT CORPORATION
FOR: HUNTERS GLEN SUBDIVISION, PHASE 3-A

BE IT KNOWN, that on this _____ day of __________, 1997
BEFORE ME, the undersigned Notary Public, in and for the
Parish and State aforesaid, and in the presence of the undersigned
competent witnesses, aforesaid, and in the presence of the undersigned

HUNTER'S GLEN DEVELOPMENT CORPORATION, a corporation organized
under the laws of the State of Louisiana, domiciled in and
doing business in the Parish of St. Tammany, Louisiana,
represented herein by Gary M. Intravia, President, by
resolution of the Board of Directors filed with the Clerk of
Court, St. Tammany Parish, the mailing address of which is
declared to be 845 Galvez Street, Mandeville, La. 70448.
(hereinafter "Developer").

WHO AFTER BEING DULY SWORN, that said Developer is the owner
of record of a parcel of ground located in Section 39, Township 8
South, Range 11 East, St. Tammany Parish, Louisiana, containing
17.309 acres. Said property has been developed as 28 residential
lots known as Lots 82-97 and 112-123 inclusive, Hunters Glen, Phase
3-A. Said property is described in accordance with the plat and
survey of Kelly J. McHugh & Associates, Inc., dated December 9,
1996 and revised thereafter, hereinafter referred to as the "Plat".

A full legal description of the property and the location of the
said lots thereon being submitted to the restrictions herein, is
shown on the final subdivision plat which has been filed with the
Clerk of Court, St. Tammany Parish as Map File No. 1550 all of
which is incorporated herein by reference. This property is known
as the "Property".

AND WHO FURTHER DECLARED, that Developer does hereby and by
these presents amend and modify the said restrictions previously
filed with regard to Hunters Glen Subdivision, Phase 1, with the
Clerk of Court, St. Tammany Parish, as Instrument No. 907383, as
thereafter amended so as to add to the effects of the said
restrictions, all of the residential lots in Phase 3-A of the

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subdivision, as referenced above and shown on the Plat. The effect of this amendment is that all such lots shall be subject to the said restrictions, and the restrictions will provide the preservation of values and amenities in Phase 3-A, and shall be held, conveyed, encumbered, sold, leased, rented, used, occupied and owned subject to the conditions, covenants, privileges, restrictions and contractual obligations and rights set forth, all of which are declared to be in aid of a plan for the improvement of the Property. These original Deed Restrictions, as amended, shall be deemed to run with the land and bind the land, and shall inure to the benefit of and be enforceable by the Developer, its successors and assigns, and any person or entity acquiring or owning an interest in the Property and improvements or any portion thereof.

By reference to the restrictions in place for Phase 1, as thereafter amended, all of those provisions are adopted, so that the said restrictions for Phase 1 will be applied to all lots in Phase 3-A of the subdivision.

THUS DONE AND PASSED, in the presence of me, Notary, and that of the undersigned competent witnesses, after reading the whole, and for the purposes stated herein, on the date set out in the preamble hereto.

WITNESSES:

[Signatures]

HUNTER'S GLEN DEVELOPMENT CORPORATION

[Signature]

GARY M. INTRAVIA, PRESIDENT

[Signature]

MARTHA L. LUMCONVILLE, NOTARY

HUNTER'S ACT
94, 0175
ACT AMENDING AND MODIFYING THE DEED RESTRICTIONS AND COVENANTS FOR HUNTERS GLEN SUBDIVISION TO ADD PHASE 3-B TO THE EFFECTS THEREOF

BUY: HUNTER'S GLEN DEVELOPMENT CORPORATION
FOR: HUNTERS GLEN SUBDIVISION, PHASE 3-B

BE IT KNOWN, that on this _____ day of April, 1998.

BEFORE ME, Martha L. Jumonville, Notary, in and for the Parish and State aforesaid, and in the presence of the undersigned competent witnesses, personally came and appeared:

HUNTER'S GLEN DEVELOPMENT CORPORATION, corporation organized under the laws of the State of Louisiana, domiciled and doing business in St. Tammany Parish, Louisiana, herein represented by the undersigned officer, authorized by resolution of the Board of Directors previously filed with the Clerk of Court, St. Tammany Parish, the mailing address of which is declared to be 845 Galvez Street, Mandeville, Louisiana 70448 (hereinafter referred to as "Developer").

WHICH DEVELOPER DECLARED, that it is the record owner of a portion of ground located in Section 39, Township 8 South, Range 11 East, St. Tammany Parish, Louisiana, being a parcel containing 8.167 acres of land, on which 14 residential lots have been developed, known as HUNTERS GLEN, PHASE 3-B, being specifically Lots 98-101, 104-105 and 107-111 and three additional lots which are in the process of being permitted by the U.S. Army Corps of Engineers and which will be designated as Lots 102 and 103 (consecutively numbered between Lots 101 and 104) and Lot 106 which is adjacent to and east of Lot 105. Said lots are shown on the referenced plat as "Future". Said parcel is described in accordance with the subdivision plat and survey prepared by Kelly J. McHugh & Associates, Inc., hereinafter referred to as the "plat". A full legal description of the parcel and the location of the said lots thereon, are shown by reference to the said subdivision plat which has been approved by the Parish authorities, and duly filed with the Clerk of Court, St. Tammany Parish, as Map File No. 1614, all of which is incorporated herein by reference.
AND THE DEVELOPER DECLARED, that in the Original Deed Restrictions and Covenants, filed for Phase 1 of this subdivision, Developer reserved the right to add additional property to the effects of the restrictions, and that Developer desires to and does hereby submit HUNTERS GLEN, PHASE 3-B to the same Deed Restrictions and Covenants now of record for the original and all previous phases of the subdivision, which are recorded with the Clerk of Court, St. Tammany Parish, as Instrument No. 907383, as amended by any and all acts recorded thereafter, in order to provide for the preservation of values in the subdivision.

NOW THEREFORE, the Developer hereby declares that all lots in HUNTERS GLEN, PHASE 3-B, shall be and are held, conveyed, hypothecated, encumbered, sold, leased, rented, used, occupied and approved subject to the covenants, privileges, restrictions and contractual obligations and rights as established in the original restrictions recorded at Instrument No. 907383 as amended by any and all acts recorded thereafter. These said Deed Restrictions and Covenants shall be deemed to run with and bind the land, and shall inure to the benefit of and be enforceable by the Developer, its successors and assigns, and any person acquiring or owning an interest in the Property and improvements or any portion thereof.

In all other respects, the restrictions as originally recorded, and as heretofore amended, remain unchanged.

THUS DONE AND PASSED, in the presence of the undersigned competent witnesses, and me, Notary, after reading the whole and for the purposes stated herein, this 6th day of April, 1998 Covington, Louisiana.

WITNESSES:

[Signatures]

HUNTER'S GLEN DEVELOPMENT CORPORATION

BY: GARY M. INTRAVIA
PRESIDENT

MARTHA L. JUMONVILLE
NOTARY PUBLIC

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