

UNITED STATES OF AMERICA
State of Louisiana

Joax 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

CHATEAU DE MUGNIER HOMEOWNERS ASSOCIATION, INC.

Domiciled at MANDEVILLE, LOUISIANA,

Was filed and recorded in this Office on February 03, 1999,

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

ST. REG # 867,844
Inst # 1134836
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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.

February 3, 1999
Joax McKeithen

DBE 34737840N
Secretary of State



ARTICLES OF INCORPORATION
OF
CHATEAU DE MUGNIER HOMEOWNERS ASSOCIATION, INC.

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STATE OF LOUISIANA
Office of the Secretary of State
hereby certify that this is a true
and correct copy, as taken from the
original on file in this office.

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ARTICLES OF INCORPORATION

OF

CHATEAU DE MUGNIER HOMEOWNERS ASSOCIATION, INC.

Joe McKeith
Joe McKeith
Secretary of State

The undersigned, for the purpose of forming a corporation under the Louisiana Nonprofit Corporation Law, Chapter 12, Section 201-269 of the Louisiana Revised Statutes, adopts the following Articles of Incorporation of Château de Mugnier, a Condominium.

ARTICLE I.

NAME

The name of the corporation shall be Château de Mugnier Homeowners Association, Inc., (hereinafter referred to as the "Association").

ARTICLE II.

PURPOSE

The purpose for which the Association is organized is to provide an entity pursuant to the Louisiana Condominium Act, Chapter 9, Sections 1121.101 through 1124.117, Louisiana Revised Statutes, as amended (hereinafter referred to as the "Condominium Act"), for the management, regulation, operation and maintenance of Château de Mugnier located on the following land:

All that certain piece or portion of land, together with all the buildings and improvements thereon and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto situated in the Town of Mandeville and being a portion of Lot A in Square 1 in the City of Mandeville, St. Tammany Parish, Louisiana, described according to a survey by John E. Bonneau & Associates, Inc. dated September 18, 1992, as follows, to wit:

The portion of Lot A in Square 1, Town of Mandeville measures 170 feet front on Lake Street by a depth of 245.13 feet between

2. To use the proceeds of assessments in the exercise of its powers and duties;
3. To repair, replace, maintain and operate the Condominium Property;
4. To purchase insurance on the Condominium Property and insurance for the protection of the Association and its members;
5. To reconstruct improvements after casualty and to further improve the property;
6. To make and amend reasonable rules and regulations as to the use of the property in the Condominium;
7. To enforce, by legal means, the provisions of the Louisiana Condominium Act, the Condominium Declaration, these Articles, the Bylaws of the Association, and the rules and regulations for the use of the Condominium Property;
8. To contract for the management of the Condominium Property and to delegate to such contractor all the powers and duties of the Association except those powers and duties which were specifically required by the Condominium Declaration or Bylaws to be approved by the Board of Directors or the members of the Association;
9. To contract for and appoint a manager or managing agent for the management or operation of portions of the common elements susceptible to separate management or operation;
10. To employ personnel to perform the services required for the proper operation of the Condominium.

C. The titles of all properties and all funds acquired by the Association and the proceeds thereof shall be held and administered for the benefit of the Association members in accordance with the provisions of the Condominium Declaration, these Articles and the Bylaws.

D. The powers of the Association shall be subject, and shall be exercised according, to the provisions of the Condominium Declaration and of the Bylaws.

ARTICLE V.

MEMBERS

This corporation is to be organized on a non-stock basis. There shall be but one class of membership. The members of the Association shall consist of all the record owners of units in the Condominium. Membership in the Association shall be established by recording in the public records of St. Tammany Parish, State of Louisiana, a deed or other instrument establishing a record title to a Condominium Unit and the delivering to the Association of a certified copy of such recorded instrument, the owner designated by such instrument thereby *ipso facto* becoming a member of the Association. The share of a member in the funds and assets of the Association cannot be assigned, mortgaged, hypothecated, or transferred in any manner except as an appurtenance to his unit. Each member of the association shall be entitled to one vote for each unit owned by him; where there is more than one owner of a unit, the allocation of votes to such owners and the manner of exercising voting rights, shall be according to the Bylaws of the Association.

ARTICLE VI.

DIRECTORS

The affairs of the Association shall be managed by a Board of Directors consisting of such number of directors as shall be determined by the Bylaws, but having not less than three

(3) Directors. In the absence of such determination, the Board shall consist of three (3) directors. Directors shall be elected at the annual members' meeting in the manner provided by the Bylaws. The directors may be removed and vacancies on the Board filled as provided by the Bylaws.

The directors named herein shall serve until the first election of directors. The names and addresses of the members of the first Board of Directors are as follows:

Stephen H. Levee, Jr.
401 Browning Loop
Mandeville, LA 70448

James J. Gleason, III.
433 North Columbia Street
Covington, LA 70433

Kathleen Berard Levee
401 Browning Loop
Mandeville, LA 70448

ARTICLE VII.

OFFICERS

The Association's affairs shall be administered by officers elected at the first meeting of the Board of Directors following the annual members' meeting. Such officers shall serve at the pleasure of the Board of Directors. The initial officers' names and addresses are:

President: Stephen H. Levee, Jr.
401 Browning Loop
Mandeville, LA 70448

Vice President: James J. Gleason, III.
433 North Columbia Street
Covington, LA 70433

Secretary/Treasurer: Kathleen Berard Levee
401 Browning Loop
Mandeville, LA 70448

The above named officers shall hold office and serve until their successors are designated by the Board of Directors and have qualified or until removed from office.

ARTICLE VIII.

INDEMNIFICATION

Each director and each officer of the Association shall be indemnified by the Association against all liabilities and expenses, including attorney's fees reasonably incurred or imposed on him in connection with any proceeding in which he may be a party, or in which he may become involved, by reason of his being or having been an officer or director of the Association, or any settlement thereof, regardless of whether he is an officer or director at the time such liabilities and expenses are incurred, unless the officer or director is adjudged guilty of willful malfeasance or malfeasance in the performance of his duties. In case of a settlement, the indemnification provided for herein shall apply only when the Board of Directors approves such settlement and reimbursement as being in the Association's best interest. The above-described right of indemnification shall not be exclusive of all other rights to which such director or officer may be entitled but shall be in addition to such other rights.

ARTICLE IX.

BYLAWS

The Board of Directors shall adopt the first Bylaws of the Association. The said Bylaws may be amended, changed or repealed in the manner provided by said Bylaws.

ARTICLE X.

AMENDMENTS TO ARTICLES OF INCORPORATION

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

The notice of any meeting at which a proposed amendment is considered shall include notice of the subject matter of the proposed amendment. Either the Board of Directors or any member of the Association may propose a resolution approving a proposed amendment.

An amendment must be approved by a vote or written consent of the members representing two-thirds (2/3) of the total voting power of the Association. No amendments shall make any changes in the qualifications for membership nor in the voting rights of the members, without the unanimous approval in writing by all the members. A copy of each amendment shall be certified by the Secretary of State and recorded in the public records of St. Tammany Parish, Louisiana.

ARTICLE XI.

TERM OF ASSOCIATION

The Association shall continue to exist until such time as the condominium regime is terminated and the Condominium Property is withdrawn from the condominium regime, unless the members elect to terminate the Association sooner by their unanimous approval. The termination of the Condominium Declaration shall also require termination of the Association.

ARTICLE XII.

REGISTERED AGENT

The full name and post office address of the corporation's registered agent is:

Stephen H. Levee, Jr.
401 Browning Loop
Mandeville, LA 70448

ARTICLE XIII.

INCORPORATOR

The name and post office address of the Incorporator of the corporation is:

Stephen H. Levee, Jr.
401 Browning Loop
Mandeville, LA 70448

IN WITNESS WHEREOF, I have hereunto set me hand this 20 day of April,

1998

WITNESSES:

[Signature]
[Signature]

[Signature]
STEPHEN H. LEEVEE, JR., Incorporator

[Signature]
NOTARY PUBLIC

STATE OF LOUISIANA


PARISH OF ST. TAMMANY

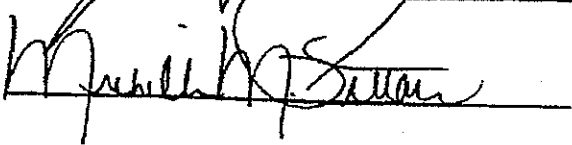
ACKNOWLEDGMENT


BE IT KNOWN, that on this 20 day of April, 1998, before me, the undersigned Notary Public, duly commissioned, qualified and sworn within and for the State and Parish aforesaid, personally came and appeared:

STEPHEN H. LEVEE, JR., a person of the full age of majority, who to me known to be the identical person who executed the above and foregoing Articles of Incorporation, who declared and acknowledged to me, Notary, in the presence of the undersigned competent witnesses, that he executed the above and foregoing instrument of his own free will, act and deed, for the uses, purposes and benefits therein expressed.

WITNESSES:







STEPHEN H. LEVEE, JR.



NOTARY PUBLIC




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

TO: State Corporation Department
State of Louisiana

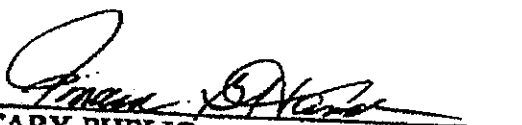
STATE OF LOUISIANA

PARISH OF ST. TAMMANY

On this 20 day of April, 1998, before me the undersigned Notary Public in and for the state and parish aforesaid, personally came and appeared: Stephen H. Levee, Jr., who is to me known to be the person, and who, being duly sworn, acknowledged to me that he does hereby accept appointment as the Registered Agent of Château de Mugnier Homeowners Association, Inc., which is a corporation authorized to transact business in the State of Louisiana pursuant to the provisions of the Title 12, Chapter 1, 2 and 3.


STEPHEN H. LEVEE, JR.
Registered Agent

Sworn to and subscribed before me, this 20 day of April, 1998.


NOTARY PUBLIC

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

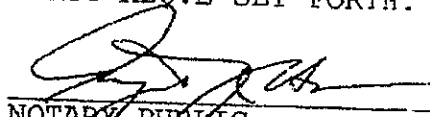
To the State Corporation Department
State of Louisiana

STATE OF LOUISIANA
PARISH/COUNTY OF ST. TAMMANY

On this 20th day of April, 1998, before me, a Notary Public in and for the State and Parish aforesaid, personally came and appeared RONALD G. HAND, who is to me known to be the person, and who, being duly sworn, acknowledged to me that he does hereby accept appointment as the registered Agent of CHATEAU de MUGNIER HOMEOWNERS ASSOCIATION, INC., which is a Corporation authorized to transact business in the State of Louisiana pursuant to the provisions of the Title 12, Chapter 1, 2 and 3.


RONALD G. HAND

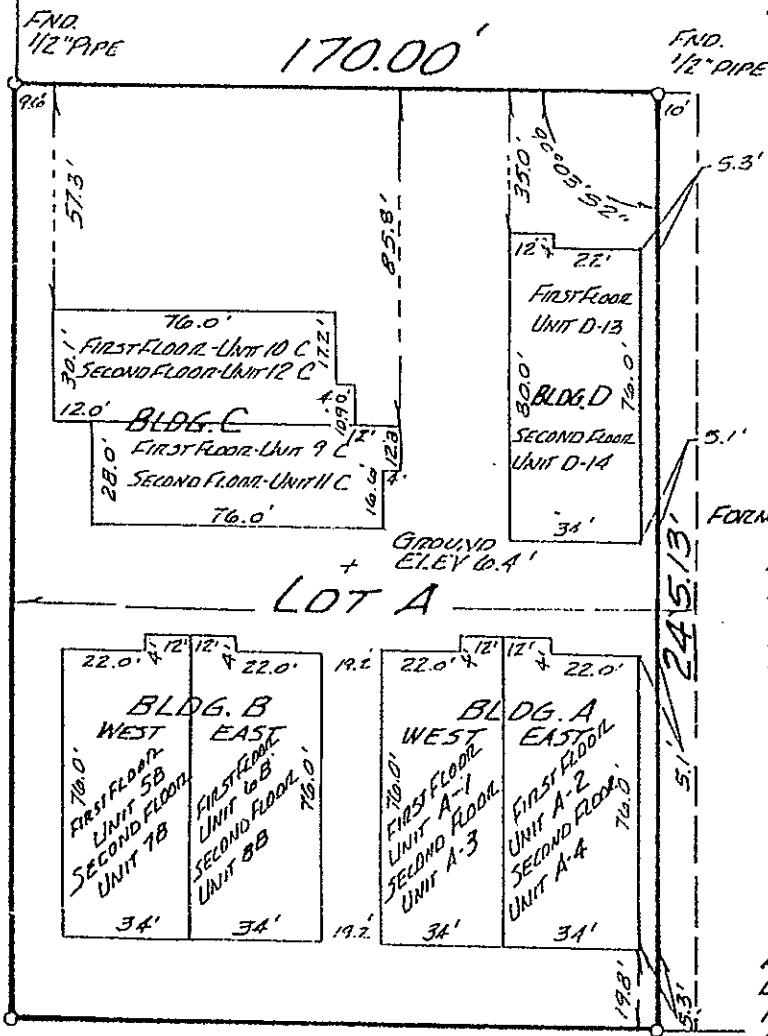
SUBSCRIBED AND SWORN TO BEFORE
ME ON THE DAY, MONTH, AND YEAR
FIRST ABOVE SET FORTH.


NOTARY PUBLIC



LAFITTE STREET

SQUARE 1



UNIT DESIGNATION

FORMER	NEW	BLDG.	FLOOR	SIDE
1	A-1	A	FIRST	WEST
2	A-2	A	FIRST	EAST
3	A-3	A	SECOND	WEST
4	A-4	A	SECOND	EAST
5	5 B	B	FIRST	WEST
6	6 B	B	FIRST	EAST
7	7 B	B	SECOND	WEST
8	8 B	B	SECOND	EAST
9	9 C	C	FIRST	SOUTH
10	10 C	C	FIRST	NORTH
11	11 C	C	SECOND	SOUTH
12	12 C	C	SECOND	NORTH
13	D-13	D	FIRST FLOOR	
14	D-14	D	SECOND FLOOR	

NOTE

ALL PARKING AT GROUND LEVEL. ALL UNITS (FIRST FLOOR AND SECOND FLOOR) ARE ABOVE GROUND LEVEL. ALL GROUND ADJACENT TO BUILDINGS IS DESIGNATED COMMON ELEMENT.

ADDRESS:

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY AND THAT THE BEST OF MY KNOWLEDGE ENCROACHMENTS EXIST ACROSS ANY OF THE LOTS, EXCEPT AS SHOWN

SURVEY NO.

DATE:

RE:

170.00'
LAKE STREET

SCHEDULE C

FINISH FLOOR SCHEDULE

Entry
Keeping Area
Kitchen/Dining
Family
Powder Room

White Oak Wood Floor
\$8/sq ft. allowance

Utility
Hall Bath
Master Bath

Ceramic Tile
\$5/sq ft.

Master Bedroom
BR #2
BR #3

Carpet
\$17/sq yd.

Interior locks to be Weslock Impressor or equal, polished brass finish. Exterior locks to be Weslock or equal.

Exterior dead bolts to be Kwikset or equal, single cylinder. Polished brass door stops and hinges on interior doors.

Builder to install standard white bathroom accessories.

18. FIREPLACE

Each unit is to be a 42" pre-engineered Martin or equal.

Finishes as follows:

Facing	Ceramic tile to match foyer
Hearth	Ceramic tile to match foyer
Mantle	Wrap around wood

SCHEDULE A

INTERIOR DOORS

Interior doors are to be 6 panel hollow core smooth masonite doors. All units are to be 8'0" in height, width as per plan.

SCHEDULE B

INTERIOR TRIM AND MOLDING

<u>ROOM</u>	<u>BASE</u>	<u>WINDOWS</u>	<u>CASING</u>	<u>CROWN</u>
Family Room	5 1/4"	Stool & Apron	3 1/4"	4 5/8"
Morning/Dining Rm	5 1/4"	Stool & Apron	3 1/4"	4 5/8"
Master Bedroom	5 1/4"	Stool & Apron	3 1/4"	4 5/8"
Other	5 1/4"	Stool & Apron	3 1/4"	4 5/8"

SCHEDULE C

FINISH FLOORS (SEE ATTACHED)

SCHEDULE D

EXTERIOR DOOR SCHEDULE

As per plans.

COMMON AREAS:

Each entry will be finished with painted "X" rated sheetrock. The floor will be ceramic tile. Each building will be serviced by a handicap accessible elevator. The grounds will be accessible off the street through an electronic gate. All fencing, porches, walks, drives, etc. will be finished as per the architectural drawings.

ALLOWANCE SCHEDULE

NOTE:

All material costs include taxes, shipping and delivery charges to job site.
Material only allowances: Cost of material delivered to site plus all labor charges to install materials in house.
All material to be purchased through builder approved suppliers.

TYPES OF ALLOWANCES:

Cabinets (Kitchen, baths) (Stained Maple in Kitchen, Painted Cabinets in Baths)	\$ 9,000
Kitchen counter tops	2,500
Lighting	2,500
Flooring:	
Wood-White Oak	\$8/sq ft.
Ceramic Tile	\$5/sq ft.
Carpet	\$17/sq ft.
Towel bars	250
Hardware	400
Appliances	1,500
Security (Prewire)	150
Shelving	500

OWNER

MCMATH CONSTRUCTION, INC.

the structure up to a distance of 40'. The water tap fees are to be paid by the contractor. Each unit will be separately metered.

SEWER CONNECTION - PUBLIC SEWER

This contract includes the installation of a 6" PVC sewer pipe from the unit to a main sewer collection line which ties into Mandeville City Service

WATER HEATER

The contract includes one (1) Ruud or equal, 50 gallon electric water heater.

SUPPLY ITEMS

Water supply lines will be PVC pipe. The size of the lines, unless otherwise specified, will be determined by the plumbing contractor. There will be one main supply cut-off valve accessible outside and individual cut-off valve to other fixtures.

WASTE AND VENT LINES

Waste and vent lines will be PVC and their location and size will be determined by the plumbing contractor. Wherever possible, vent stacks will be located on the rear of the roof

GAS SERVICE

Gas shall be run to dryer and fireplace and cooktop.

13. INSULATION

Ceiling/Floors between Units R - 19, 6 ½" batts
Wall - R - 11 3 ½" batts
Ceilings - R- 19 6 ½" batts
Polycel all units.

14. FINISH FLOORS (SEE ALLOWANCE SCHEDULE)

15. MIRRORS

Standard plate glass mirrors applied with clips over all vanities. Height to be 36" above back splash.

16. APPLIANCES (SEE ALLOWANCE SCHEDULE)

17. HARDWARE

HALL BATH

Tub
Tub Faucet
Sink
Sink Faucet
Toilet
Toilet Fixture

Manmade Marble
Delta 1448CH75C
Manmade marble vanity top
Delta 3524CH25C
EB White
Chrome

POWDER ROOM

Toilet
Toilet Fixture
Sink
Sink Faucet

White
Polish Brass
Porcelain Ped Sink
Delta 3524PB25PB

MASTER BATH

Tub
Tub Faucet
Shower
Shower Faucet
Sink (2)

Manmade Marble Whirlpool
Delta 2710PBH65PB
Manmade Marble
Delta 1424PB75PB
Manmade marble vanity top w/ built-in bowl
Delta 3524PB25PB
EB White
Chrome

Sink Faucet (2)
Toilet
Toilet Fixture

10. ELECTRICAL (SEE PLANS)

All buildings will be all electric.

11. HVAC

Heating and air conditioning equipment to be Trane or equal. Size of system and number and location of supplies and returns to be determined by a licensed HVAC contractor. Minimum SEER on air conditioner to be 10:00.

Duct Material:

Supply - Foil Flex
Return - Duct Board

12. PLUMBING

WATER CONNECTION - PUBLIC SEWER

The contract includes the installation of a 3/4" PVC pipe from the public water source to

6. EXTERIOR WINDOWS AND DOORS

Exterior windows to be General 1900 series, single-hung white with insulated glass and 1/2 screens. Size and location as per plans. All windows will receive exterior sills and casings.

Exterior door units sized as per plans.

7. INTERIOR WALLS:

DRYWALL

Condo will be hung with 5/8" drywall on ceilings and walls applied with sheetrock nailed and screwed. Orange peel texture on ceilings and walls. All fire walls will receive 5/8" type "X" fire coded sheetrock.

PAINTING AND STAINING

All interior walls will receive one (1) coat of spray applied primer and one (1) coat of flat latex which is roller applied. Ceilings will receive one (1) coat of latex ceiling paint. All trim and millwork will receive three (3) coats of oil base enamel.

8. INTERIOR FINISH

Cabinets: See allowance schedule.

Interior doors in accordance with Schedule A.

Interior trim in accordance with Schedule B.

Kitchen counter tops: See allowance schedule.

9. SHELVING

Closet shelving to be wire coated. Each closet to have one (1) shelf on longest wall, master closet to have one (1) wall of double hanging and pantry and linen to include four (4) wire shelving.

PLUMBING FIXTURES

LOCATIONS/TYPE

STANDARD

KITCHEN

Sink

Sink Faucet

Cast Iron White - K5948

Delta 400C with 10" spout

Send copy to - Jeff Sch

CHATEAU DE MUGNIER CONDOMINIUM SPECIFICATIONS

1. SITE PREPARATION

Site is to be under brushed. Structure is to be laid out on the side and trees are to be removed. House pad will be filled to grade with sandy clay material as per engineer's stamped plans.

2. FOUNDATIONS

The spread footings and slab are to be placed as per the engineer's plans. The concrete will be 3000# psi at twenty-eight days. The reinforcing will be rigid steel and rolled mesh.

3. FRAMING

Ceiling joist size, spacing and grade as per the plans. All material will be #2 KD southern yellow pine or equal. The second level flooring is to be 1 1/2" poured in place 2500# psi concrete.

<u>Area</u>	<u>Material</u>	<u>Spacing</u>
Walls	Spruce or #2 SYP	16" o.c.
Joist 2 nd floor living	#2 SYP or equal	16" o.c.
Rafters	#2 SYP or equal	24" o.c.
Joist 1 st floor living	Space joist	As per plan
Floor joist 1 st floor	Bar joist w/ metal sheathing	As per plan

Wall sheathing will be 1/2" CDX.

Roof sheathing to be 1/2" CDX.

4. 25 year limited warranty Owens corning composition shingles laid over 15# felt underlayment. All flashing is to be 26 ga. Galvanized metal. All minimum sloped roofs will be 26 ga. Galvanized roofing material or equal. Roof ventilation will be provided by use of thermostatic controlled roof vents.

5. EXTERIOR VENEER

The exterior finish will be 1x8 "Hardi Plank" siding attached with 8 D galvanized nails over 1/2" CDX.

Exterior fascia and soffit to be vinyl 1" x 6" fascia board with perforated vinyl soffit and porch material.