

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

*For McKeithen*  
Fox McKeithen  
Secretary of State

ARTICLES OF INCORPORATION Date: JUN 18 2004

OF

LEBLANC QUARTERS CONDOMINIUM ASSOCIATION, INC.

BE IT KNOWN that on this 15th day of June, 2004,

BEFORE ME, the undersigned authority, personally came and appeared:

DALTON A. LEBLANC

who hereby forms a corporation, not-for-profit, under LSA-R.S. 12:201, et seq., of the laws of the State of Louisiana, and certifies as follows:

ARTICLE I

The name of the corporation shall be LEBLANC QUARTERS CONDOMINIUM ASSOCIATION, INC., hereinafter for convenience referred to as the "Association".

ARTICLE II

1. The purpose for which the Association is organized is to provide an entity pursuant to the Louisiana Condominium Act, LSA-R.S. 9:1121.101 et seq., of the laws of the State of Louisiana, hereinafter referred to as the "Condominium Act", for the operation, management, regulation and administration of a Condominium located on the following lands described as follows:

ONE CERTAIN LOT OF GROUND, together with all of the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the SECOND DISTRICT of the City of New Orleans, in SQUARE NO. 101, which square is bounded by Orleans, North Rampart, St. Peter and Burgundy Streets. Said lot is designated as LOT NO. 4, commences at a distance of 76 feet from the corner of Orleans and North Rampart Streets and measures thence, in the direction of Burgundy Street, 23 feet front on Orleans Street, same in width in the rear, by a depth of 76'10" between equal and parallel lines, with use in common with Lots Nos. 2 and 3 of an alley 3 feet wide over which is built a portion of the upper floor of the main house on Lot No. 4. And as per survey of Mandle Surveying, Inc., dated August 7, 1989.

Improvements thereon bear the Municipal No. 1030 (old 1038) Orleans Street, New Orleans, Louisiana.

ARTICLE III

DOMICILE

The domicile of this corporation and the location and the post office address of its registered office shall be:

1030 Orleans Avenue  
New Orleans, Louisiana 70116

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 corporation not-for-profit except those which conflict with the provisions of these Articles.

B. The Association shall have all the powers and duties set forth in the Condominium Act except to the extent that they are limited by these Articles and the Condominium Declaration Creating and Establishing a Condominium Property Regime known by substantially the same name as this corporation, which Declaration is hereinafter referred to as the "Condominium Declaration", and all the powers and duties reasonably necessary to operate the Condominium as set forth in the Condominium Declaration and as it may be amended from time to time. Said powers shall include, but are not limited to, the following powers:

- (1) To make and collect assessments against members in order to defray the Condominium's costs, expenses and losses.
- (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 regulations as to the use of property in the Condominium, subject to the approval of not less than sixty-six (66%) percent of the votes of the entire membership of the Association with each residential unit having one vote, before such regulations or amendments shall become effective.

(7) To enforce, by legal means, the provisions of the Condominium Act, the Condominium Declaration, these Articles, the By-Laws of the Association, and the regulations for the use of the Condominium Property.

(8) To contract for the management of the Condominium and to delegate to the manager all the powers and duties of the Association except those powers and duties which were specifically required by the Condominium Declaration to be approved by the Board of Directors or the members of the Association.

(9) To contract 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 Association shall have no power to purchase a unit in the Condominium. This provision cannot be changed without the members' unanimous approval.

D. The titles of all properties and all funds acquired by the Association and the proceeds thereof shall be held in trust for the Condominium members according to the provisions of the Condominium Declaration, these Articles and the By-Laws of the Association.

E. The powers of the Association shall be subject and shall be exercised according to the provisions of the Condominium Declaration and of the By-Laws.

#### 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 consist of all of the record owners of units in the Condominium known by substantially the same name as this corporation. Membership in the Association shall be established by recordation in the Conveyance Records of the parish in which this corporation is domiciled, of a deed or other instrument translatively of title establishing a record title to a unit in the said Condominium and the delivery to the Association of an certified copy of such instrument, the owner designated by such instrument thereby automatically becoming a member of the Association. The percentile 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 unit. Each unit in the said Condominium shall be entitled to one vote in 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 By-Laws, but no less than one (1) director. In the absence of such a determination, the Board shall consist of two (2) directors. 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.

The first election of directors shall not be held until after fifty-one (51%) percent of the units in the said Condominium have been sold by the Developers or eight (8) months after the date of execution of these articles, whichever occurs first. The directors named herein 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:

Dalton A. LeBlanc  
789 Grand Caillou Road  
Houma, Louisiana 70363

The above named directors shall hold office until their successors are elected and have qualified or until removed from office.

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 meeting of members. Such officers shall serve for one (1) year or until the annual members' meeting next following. The initial officers' names and addresses are:

Dalton A. LeBlanc  
789 Grand Caillou Road  
Houma, Louisiana 70363

ARTICLE VIII

INDEMNIFICATION

Each director and each officer of the Association shall be indemnified by the Association against all liabilities and expenses, including counsel 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 expenses are incurred, unless the officer or director is adjudged guilty of willful malfeasance or misfeasance 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 for 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

BY-LAWS

The Board of Directors shall adopt the first By-Laws of the Association. The said By-Laws may be amended, changed or repealed 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 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 sixty-six (66%) percent of the members' total voting power of the corporation except that the Board of Directors, acting alone, by unanimous vote, may take all necessary action to comply with any and all governmental statutes, ordinances, rules and regulations. For the purpose of amending these Articles, each unit shall have one vote. 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 of Article IV

UNITED STATES OF AMERICA  
State of Louisiana



**Box McKeithen**

SECRETARY OF STATE

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

LEBLANC QUARTERS CONDOMINIUM ASSOCIATION, INC.

Domiciled at NEW ORLEANS, LOUISIANA,

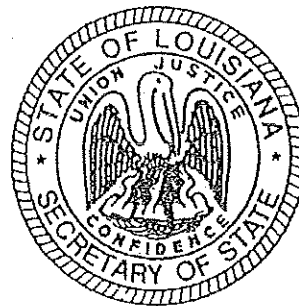
Was filed and recorded in this Office on June 18, 2004,

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.

*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,*  
June 18, 2004

*Box McKeithen*  
TRO 35726567N

*Secretary of State*



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 the Public Records of Jefferson Parish, State of Louisiana.

#### ARTICLE XI

#### ACCOUNTING RECORDS

The Association shall maintain accounting records according to good accounting practices. Such records shall be available for inspection by unit 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 unit which shall indicate the name and address of the unit owner, the amount of each assessment for common expenses, the date on which the assessment becomes due, amounts paid on the account and any balance due thereon.

#### ARTICLE XII

#### TERM OF ASSOCIATION

The Association shall continue to exist for the life of the said Condominium. The termination of said Condominium in accordance with the provisions of the Condominium Declaration shall terminate the Association.

#### ARTICLE XIII

#### REGISTERED AGENT

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

Dalton A. LeBlanc  
789 Grand Caillou Road  
Houma, Louisiana 70363

#### ARTICLE XIV

#### INCORPORATORS

The name and post office address of the incorporator is:

Dalton A. LeBlanc  
789 Grand Caillou Road  
Houma, Louisiana 70363

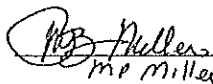
ARTICLE XV

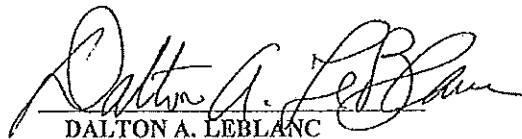
ASSESSMENTS

Members shall be subject to assessments by this corporation in accordance with the Condominium Declaration.

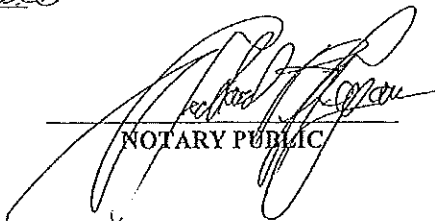
THUS DONE AND SIGNED in my office in Metairie, Jefferson Parish, Louisiana, in the presence of the undersigned competent witnesses, who hereunto affix their signatures, together with those of the said appearer and me, Notary, after due reading of the whole.

WITNESSES:

  
Mr. Miller

  
DALTON A. LEBLANC

  
Jacqueline Higgins

  
NOTARY PUBLIC



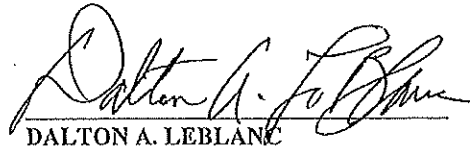
STATE OF LOUISIANA

PARISH OF JEFFERSON

BEFORE ME, the undersigned authority, duly commissioned and qualified within and for the Parish and State aforesaid, personally came and appeared:

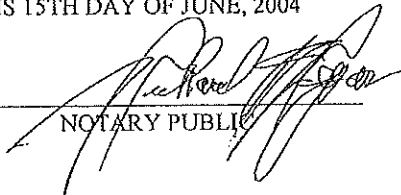
DALTON A. LEBLANC

who being by me duly sworn, did depose and say that he is the incorporator of LEBLANC QUARTERS CONDOMINIUM ASSOCIATION, INC., and that he has read the above and foregoing petition and all the allegations therein contained are true and correct.

  
DALTON A. LEBLANC

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 15TH DAY OF JUNE, 2004

  
NOTARY PUBLIC

INITIAL REPORT

OF

LEBLANC QUARTERS CONDOMINIUM ASSOCIATION, INC.

STATE OF LOUISIANA

PARISH OF JEFFERSON

In accordance with the provisions of R.S. 12:101, LEBLANC QUARTERS CONDOMINIUM ASSOCIATION, INC., a corporation organized under the laws of this State and created by an act before Richard T. Regan, Notary Public, dated June 15, 2004, makes this its initial report:

- (1) The location and post office address of the corporation's registered office is:

1030 Orleans Avenue  
New Orleans, Louisiana 70116

which shall remain the registered office until changed by the Board of Directors in the manner required by law.

- (2) The name and post office address of the registered agent for this corporation is:

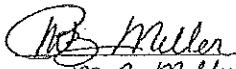
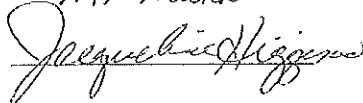
Dalton A. LeBlanc  
789 Grand Caillou Road  
Houma, Louisiana 70363

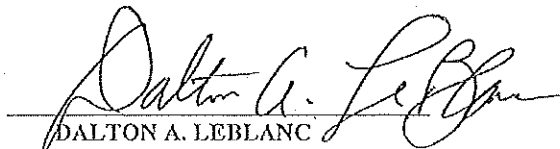
- (3) The names and post office addresses of the Directors of this corporation are:

Dalton A. LeBlanc  
789 Grand Caillou Road  
Houma, Louisiana 70363

WITNESS OUR SIGNATURES at Metairie, Louisiana, this 15th day of June, 2004.

WITNESSES:

  
M.P. Miller  


  
DALTON A. LEBLANC

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

To the State Corporation Department

State of Louisiana

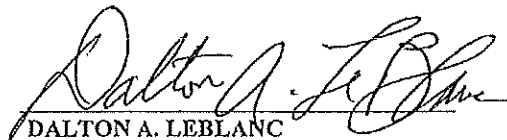
STATE OF LOUISIANA

PARISH OF JEFFERSON

On this 15th day of June, 2004, before me, a Notary Public in and for the State and Parish aforesaid, personally came and appeared:

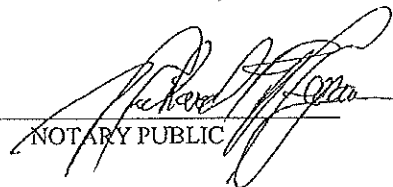
DALTON A. LEBLANC

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 **LEBLANC QUARTERS CONDOMINIUM 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.

  
DALTON A. LEBLANC

SWORN TO AND SUBSCRIBED BEFORE ME,

THIS 15TH DAY OF JUNE, 2004.

  
NOTARY PUBLIC