

First Amendment of Master Declaration of Covenants
Conditions and Restrictions for
Autumn Place, an Exclusive Residential Community

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC AND COMPETENT WITNESSES, on the date set out below, personally came and appeared THE AUTUMN PLACE OWNERS ASSOCIATION, INC., represented by its President, Scott Mickey, "The Master Association" as defined in Article 1, Section 4 of the Master Declaration, which certifies that this first Amendment has been approved by at least sixty seven (67%) percent of the votes of all members and declared that in accordance with the provision of Article XIII, Section 2(b) of the Master Declaration of Covenants, Conditions and Restrictions ("Master Declaration") recorded with the Clerk of Court, St. Tammany Parish, Louisiana as COB Instrument No. 1515136, the Master Declaration is amended in the following respects for the reasons set out hereinafter:

1. Autumn Place is composed o 15 fee simple townhome lots and 9 condominium units in one (1) building all as is shown on the official subdivision plat for Autumn Place (Map File No. 3537) and the provisions of and the maps and plats attached to the Condominium Declaration and First Amendment of said Declaration creating Autumn Place Condominiums recorded with the Clerk of Court, St. Tammany Parish, Louisiana as COB Inst. Nos. 1516801 and 1679617. ("Condo Declaration")
2. The Master Declaration addresses and establishes restrictions, obligations, covenants and provisions which apply to both the fee simple townhome lots and owners and the condominium units and owners, and mandates the establishment of the Autumn Place Owners Association, Inc. ("Master Association"), composed of all townhome lot owners and all condominium owners.
3. The Master Declaration and Condo Declaration also mandate the establishment of Autumn Place Condominium Owners Association, Inc. ("Condo Association") which is composed of the condominium unit owners only.
4. The Master Association being composed of both townhome owners and condominium owners is currently the only entity governing the townhome lots, while both the Condo Association composed of only the condominium unit owners and the Master Association govern the condominium units.

St. Tammany Parish, LA
Instrument #: 2025614
Registry #: 2440708 Fml
3/17/2016 9:02:00 AM
NB CB X MI UCC

5. While there is a purpose and need to have the Master Association oversee the implementation of the Master Declaration for the entire Autumn Place development and assure the enforcement of the provisions of the Master Declaration as to all property and owners in the development, and the maintenance of the "Common Areas" which were conveyed to the Master Association by Donation recorded with the Clerk of Court, St. Tammany Parish as COB Instrument No. 1867737, the Master Association, with the approval of 67% of the owners, has determined that the efficient management of Autumn Place would better served if the fee simple townhome lot owners also have a separate association composed only of those owners, just as the condominium owners have a separate Condo Association. The Master Association would continue to be the oversight authority to implement the provisions of and assure the compliance with the Master Declaration provisions by both the townhome lot owners and the condominium owners, and to manage, oversee and maintain the Common Areas used by both, and approve and enforce architectural control.
6. To that end, the Master Declaration is hereby and by these presents, amended to provide for the establishment of the Autumn Place Townhome Association, Inc., (a non-profit corporation) ("Townhome Association") which shall be composed of all owners of the fee simple townhome lots, which will, once established, control the operations of all fee simple townhome lots as the Condo Association does as to the condominiums, all subject to the oversight of the Master Association to implement and enforce the provisions of the Master Restrictions.
7. The Master Association shall continue to be composed of all owners and shall be authorized to assess for and manage all common areas and to exercise architectural control over all properties and improvements in default of the Condo Association or the Townhome Association enforcing the provisions of the Master Declaration or the Condo Declaration or the Townhome Association By-Laws. The Master Association shall be authorized to take such legal actions as necessary to force compliance with the Master Declaration, Condo Declaration and the Townhome By-Laws, as to necessary maintenance, architectural control, assessments and the like as to all property and improvement in the development..
8. Rather than attempt to entirely revise the Master Declaration in every detail and/or provision which is altered by the changes made herein and hereby which would be unwieldy, the Master Declaration is hereby amended and revised such that any provisions therein which is at odds with or conflicts with the intents and purposes of this amendment is deemed amended and revised hereby and the

Townhome Association formation is approved and ratified. The Master Declaration and Master Association shall hereafter continue, respectively, as the Master Covenants and restrictions for and the Association of all townhome and condominium owners and the Master Association remains empowered to enforce the Master Declaration provisions as to all owners and properties. The Condo and Townhome Associations shall be charged with the management and control of their respective members and their properties and budgeting, assessment and enforcement authorities for the respective members.

THUS DONE AND PASSED, in the presence of me, Notary, and that of the undersigned witnesses after reading the whole and on the dates set forth below, in Covington, Louisiana, this 14th day of June, 2016.

WITNESSES:

AUTUMN PLACE OWNERS
ASSOCIATION, INC.

Sandra G. Mickey
SANDRA G. MICKEY

BY: *Scott Mickey*
SCOTT MICKEY, President

Sandra Mackey
SANDRA MACKAY

M. L. Jumonville
MARTHA L. JUMONVILLE, Notary Public
La. Bar #7592

File No: 15-0029

Autumn Place Owners Association

Minutes of the Annual Meeting

December 15, 2015

1. Called to Order at 7:10pm
2. Registered Members and Proxies equal 18 – Quorum Declared
3. Discussion re the establishment of the separate Autumn Place Town Association
 - a. Motion to accept the amendment – a second – then vote was unanimous.
 - b. We will file with Secretary of State for the new corporation with coincide with the completion of the current tax year.
 - c. A Town Home Association Meeting will be scheduled January
 - i. Review By Laws
 - ii. Budget
 - iii. Elect Directors
4. Discussion of 2015 Master Association Budget
 - a. Budget Approved Unanimously
5. Nomination for 2016 Master Association Officers
 - a. Condominium – Peggy Rentschler
 - b. Town Homes – Jerry Brechtel and Scott Mickey
 - c. With no further nominations – all three approved by acclamation.
6. New Business
 - a. Introduced Joe Piconne with Renaissance Management
 - i. Joe will be taking over more of operations of our property
 - ii. His email is: jp@renmgt.com
 - b. Several members suggested greater attention to aesthetics of our property
 - i. Potential involvement of a Landscape Committee.
7. Mayor Villere was in attendance and presented some new plans on street improvements for our area.
8. Adjourned at 8:15