

CIN#: 551281

**COPY**

**FIRST AMENDMENT** \* **UNITED STATES OF AMERICA**  
**TO DECLARATION CREATING** \* **STATE OF LOUISIANA**  
**AND ESTABLISHING THE** \* **PARISH OF ORLEANS**  
**CONDOMINIUM REGIME** \* **CITY OF NEW ORLEANS**  
**FOR THE** \*  
**THE JACKSON CONDOMINIUMS** \*  
\* \* \* \* \*

**BE IT KNOWN**, that on the 12<sup>th</sup> day of March, 2014,

**BEFORE ME**, the undersigned Notary Public, duly commissioned and qualified in and for the State and Parish hereinabove set forth, and in the presence of the undersigned competent witnesses, personally came and appeared:

**CHOLLA INVESTMENTS, L.L.C.**, a Louisiana limited liability company, domiciled in the Parish of Orleans, organized and established per Articles of Organization filed in the office of the Secretary of State on January 21, 2000; represented herein by its sole Member/Manager, William P. Mains, duly authorized by virtue of a certificate of authority, certified copy of which is annexed hereto and marked as Exhibit "A";

Mailing Address: 1750 St. Charles Avenue  
Unit 417  
New Orleans, LA 70130

Taxpayer ID No.: XX-XXX5892

(hereinafter "Declarant")

who declared unto me, Notary, that:

**WHEREAS**, Declarant filed a Declaration Creating and Establishing the Condominium Regime for The Jackson Condominiums dated February 24, 2014, recorded on February 24, 2014, under Notarial Archives No. 2014-007414, at Conveyance Instrument No. 550401, of the conveyance records of Orleans Parish, Louisiana (the "Original Declaration"); and

**WHEREAS**, under Article XIV, Amendment, Section 1, Declarant desires to amend, revise and restate Exhibit G, Unit Owners Common Element Percentage of Ownership Interest and Monthly Condominium Association Assessment, and Exhibit H, Initial Budget, to reflect a reduction

in the amount of the monthly assessment for each Unit and to reflect reductions in the monthly and annual expenses as set forth in the Initial Budget and to file said amended, revised and restated Exhibits G and H to the Original Declaration.

**NOW THEREFORE**, pursuant to the Article XIV, Section 1, of the Condominium Declaration, Declarant hereby adds and incorporates the attached amended, revised and restated Exhibit G, Unit Designation, Unit Owners Common Element Percentage of Ownership Interest and Monthly Condominium Association Assessment, and the attached amended, revised and restated Exhibit H, Initial Budget, to the Original Declaration.


In all other respects, the Original Declaration and Exhibits attached thereto remain unchanged and in full force and effect except as supplemented herein.

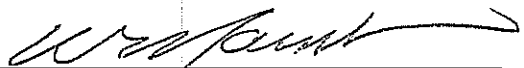
Declarant requests the Clerk of Court and Ex-Officio Recorder for the Parish of Orleans, State of Louisiana, to make note in her computer and/or in the margin of this First Amendment to the Original Declaration registered at Conveyance Instrument No. 550401.


**THUS DONE AND PASSED** in my office in the City of New Orleans, State of Louisiana, on the date hereinabove set forth, in the presence of the undersigned competent witnesses and me, Notary, after due reading of the whole.

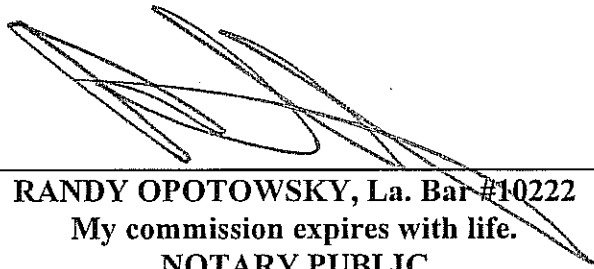
**WITNESSES:**

**CHOLLA INVESTMENTS, L.L.C., a  
Louisiana limited liability company**

  
Printed name: Bonnie G. Aucom

By:   
William P. Mains  
Sole Member and Manager

  
Printed name: Stacey Zimmer Martinez

  
**RANDY OPOTOWSKY, La. Bar #10222**  
My commission expires with life.  
**NOTARY PUBLIC**

**AMENDED AND RESTATED  
EXHIBIT "G"**

**THE JACKSON CONDOMINIUMS**

**Unit Designation, Unit Owners Common Element Percentage of Ownership Interest  
and Monthly Condominium Association Assessment**

<b>Unit Description</b>	<b>Square Feet (1)</b>	<b>% Ownership (2)</b>	<b>Monthly Assessment</b>
Unit 201	1,051	6.67%	\$400.00
Unit 202	1,032	6.66%	\$400.00
Unit 203	1,032	6.66%	\$400.00
Unit 204	1,032	6.66%	\$400.00
Unit 205	1,051	6.66%	\$400.00
Unit 301	1,051	6.66%	\$400.00
Unit 302	1,032	6.66%	\$400.00
Unit 303	1,032	6.66%	\$400.00
Unit 304	1,032	6.66%	\$400.00
Unit 305	1,051	6.66%	\$400.00
Unit 401	1,051	6.66%	\$400.00
Unit 402	1,032	6.66%	\$400.00
Unit 403	1,032	6.66%	\$400.00
Unit 404	1,032	6.66%	\$400.00
Unit 405	1,051	6.66%	\$400.00
<b>TOTAL</b>	<b>15,594</b>	<b>100%</b>	<b>\$6,000.00</b>

- (1) Monthly payments are the same for all 15 Units regardless of square footages. Rounded to nearest whole number.
- (2) Ownership percentages are the same for all 15 Units, except Unit 201 was given one-hundredth of an additional percent.

**AMENDED AND RESTATED  
EXHIBIT "H"**

**INITIAL BUDGET**

**THE JACKSON CONDOMINIUMS HOMEOWNERS ASSOCIATION, INC.**

<u>REVENUES</u>	<u>MONTHLY</u>	<u>ANNUAL</u>
ASSESSMENTS	\$ 6,000.00	\$ 72,000.00
LATE FEES	\$ 0	\$ 0
INTEREST	\$ 0	\$ 0
TOTAL REVENUES	\$ 6,000.00	\$ 72,000.00
<u>EXPENSES</u>	<u>MONTHLY</u>	<u>ANNUAL</u>
CAPITAL RESERVE ACCOUNT	\$ 1,098.00	\$ 13,176.00
INSURANCE*		
Property and Liability	\$ 2,250.00**	\$ 20,444.00
Flood	\$ 267.00**	\$ 3,699.00
Directors & Officers	\$ 90.00	\$ 904.00
Fidelity/Theft	\$ 31.00	\$ 338.00
MAINTENANCE	\$ 250.00	\$ 3,000.00
MAINTENANCE GROUNDS	\$ 250.00	\$ 3,000.00
MAINTENANCE SUPPLIES	\$ 95.00	\$ 1,140.00
ELEVATOR MAINTENANCE	\$ 200.00	\$ 2,400.00
ELEVATOR PHONE	\$ 75.00	\$ 900.00
LEGAL AND ACCOUNTING	\$ 100.00	\$ 1,200.00
MANAGEMENT	\$ 800.00	\$ 9,600.00
UTILITIES		
Electricity – Common Areas	\$ 225.00	\$ 2,700.00
Water & Sewerage	\$ 300.00	\$ 3,600.00
TRASH REMOVAL/DUMPSTER	\$ 225.00	\$ 2,700.00
TERMITE CONTRACT	\$ 200.00	\$ 2,400.00
FIRE ALARM MONITOR	\$ 30.00	\$ 360.00
ANNUAL INSPECTIONS (City, Fire, Elevator)	\$ 35.00	\$ 420.00
TOTAL EXPENSES	\$ 6,000.00	\$ 72,000.00

\* Initial Insurance coverages are as follows:

Property: \$2.5MM replacement cost coverage and 3% (\$75,000) deductible for wind, hail and named storms and \$2,500 for other casualties  
Liability: \$1MM/\$2MM; with a \$500 deductible per claim  
Flood: \$2MM; with a \$1,000 deductible  
D&O: \$1MM; with a \$1,000 deductible  
Fidelity: \$25,000 limit; with a \$250 deductible

\*\* Rounded off to nearest dollar

1340 Poydras Street, 4th Floor  
New Orleans, Louisiana 70112

Telephone (504) 407-0005



Chelsey Richard Napoleon  
Chief Deputy Clerk

Land Records Division

**Hon. Dale N. Atkins**  
**Clerk of Court and Ex-Officio Recorder**  
**Parish of Orleans**

**DOCUMENT RECORDATION INFORMATION**

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Filed by: STEEG LAW FIRM, LLC, JAN LEBLANC  
201 ST. CHARLES AVENUE  
SUITE 3201  
NEW ORLEANS, LA

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