

**Tom Schedler**  
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

**THE CASTILLE CONDOMINIUM ASSOCIATION, INC.**

Domiciled at NEW ORLEANS, LOUISIANA,

Was filed and recorded in this Office on March 15, 2018,

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,

March 16, 2018

*Secretary of State*

AP 42990955N



Certificate ID: 10928761#DSL73

To validate this certificate, visit the following web site, go to **Business Services, Search for Louisiana Business Filings, Validate a Certificate**, then follow the instructions displayed.  
[www.sos.la.gov](http://www.sos.la.gov)



ARTICLES OF INCORPORATION      \*    UNITED STATES OF AMERICA  
    \*  
    \*    STATE OF LOUISIANA  
    \*  
 THE CASTILLE CONDOMINIUM      \*    PARISH OF ORLEANS  
    \*  
 ASSOCIATION, INC.                \*  
    \*  
 \*\*\*\*\*

BE IT KNOWN, that on this 15<sup>th</sup> day of March, 2018.

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified in and for the Parish of Jefferson, State of Louisiana, and in the presence of the witnesses hereinafter named and undersigned;

**PERSONALLY CAME AND APPEARED:**

MARK SCHREINER, a person of the full age of majority and a resident of and domiciled in the Parish of Orleans, State of Louisiana

who declared that availing himself of the provisions of the Louisiana Corporation Law (Title 12, Chapter 2, Louisiana Revised Statutes of R.S.12:201 et seq., as amended), Declarant hereby forms and organizes, for the use and benefit of all persons who may join or become associated therewith, a non-profit corporation for the objects and purposes and under the covenants, stipulations and agreements as hereinafter set forth:

**ARTICLE I**

**DEFINITIONS, FINDINGS AND DETERMINATIONS**

1.01 Unless the content shall clearly indicate some other meaning, all words and terms used in these Articles of Incorporation which are defined in the Declaration of Condominium Ownership (hereinafter described and defined) should, for the purposes of these Articles, have the respective meanings given to them in the Declaration.

**ARTICLE II**

**NAME**

2.01 The name of this corporation is and shall be: The Castille Condominium Association, Inc. (the "Association")

**ARTICLE III**

**PURPOSE AND POWERS**

3.01 The object and purpose of the Association is and shall be to provide for the administration, management and operation of the Condominium and the use, maintenance, repair and replacement of the Common Elements and the Limited Common Elements under and pursuant to the terms and conditions of the Declaration.

The Association shall administer and enforce the covenants, restrictions and servitudes applicable to the Common Elements, Units and Limited Common Elements thereof, and in connection therewith, the Association shall have full power and authority to do any and all acts, including, but not limited to, those acts set forth in the Condominium Declaration Act and the Bylaws, Rules and Regulations of the Association and shall have all powers with which corporations are permitted to be vested pursuant to the Louisiana Corporation Law insofar as said powers are not inconsistent with the purposes for which the Company is organized, and more particularly, shall have the following powers:

- (a) To make and collect assessments against members to defray the costs of the Condominium.
- (b) To use the proceeds of assessments in the exercise of its powers and duties.
- (c) To maintain, repair, replace and operate the Condominium Property.
- (d) To reconstruct improvements after casualty and make further improvements to the Condominium Property.
- (e) To make and amend regulations respecting the use of the property in the Condominium.
- (f) To approve or disapprove of proposed purchasers, Lessees and mortgagees of Units.
- (g) To enforce by legal means the provisions of the Condominium documents, these Articles, the By-Laws of the Corporation (the "By-Laws") and the regulations for the use of the property in the Condominium.
- (h) To contract for the management of the Condominium and to delegate to such contractor all powers and duties of the Association except such as are specifically required by the Condominium documents to have approval of the Board or the members of the Association.

This is a non-profit Corporation organized on a non-stock basis, and no part of the net earnings or other assets of the Association shall inure to the benefit of any private shareholder or individual.

**ARTICLE IV**

**CORPORATE EXISTENCE**

4.01 Unless sooner dissolved in accordance with law, the Association shall exist and continue and shall have and enjoy existence in perpetuity.

**ARTICLE V**

**MEMBERSHIP**

5.01 All Unit Owners shall be members of the Association. Members shall be all those Unit Owners and all members shall be entitled to one (1) vote for each Unit owned. When more than one (1) person or entity owns or has an interest in any Unit, all such persons shall be members, but the vote attached to such unit shall never be more than one (1) vote with respect to any one Unit.

**ARTICLE VI**

**BOARD OF DIRECTORS**

6.01 The corporate powers and management of the affairs of the Association shall be vested in and exercised by a Board of Directors (the "Board") of not less than two (2) nor more than five (5) members, the exact number of which is to be fixed by the By-Laws of the Corporation. Each member of the Board shall be a Unit Owner, as provided for in Article II, Section 2.01 of the By-Laws. The names and addresses of the initial directors are as follows:

| <u>NAME</u>       | <u>ADDRESS</u>                             |
|-------------------|--|
| GEORGE H. KOPPEL  | 4530 Magazine St.<br>New Orleans, LA 70115 |
| MARK SCHREINER    | 4530 Magazine St.<br>New Orleans, LA 70115 |
| MATTHEW ROSENDAHL | 4530 Magazine St.<br>New Orleans, LA 70115 |

and they shall hold office until the election of their successors, in accordance with the By-Laws. Directors may vote at any directors' meeting by proxy given to any other members of the Board, provided in those cases where written notice of a meeting setting forth the specific issue(s) to come before the Board is given, such proxy contains an instruction or instructions to vote yea or nay on

such specific issue(s). Any vacancy occurring among directors by death, resignation or otherwise, shall be filled by election for the unexpired term at a special meeting of the membership to be called upon five (5) days' written notice. Should the number of directors be reduced below two (2), by virtue of death, resignation, sale of property or otherwise, the remaining director shall elect successor(s) so that the Board will have two (2) directors. The term(s) of director(s) so elected shall expire on the date of the next special meeting called for the purpose of filling vacancies on the Board. A majority of the directors in person or by proxy shall constitute a quorum, and such quorum shall be necessary to consider any questions that may come before any meeting of the directors. If such a quorum is not present at a duly assembled meeting, a majority of those present may adjourn the meeting from time to time, but may not transact any other business until such a quorum is secured. A quorum being present, the affirmative vote of a majority of the directors present shall be necessary to decide any questions, except as otherwise provided for in Section 5.01 above.

#### ARTICLE VII

##### REGISTERED OFFICE

7.01 The Corporation's registered office is located at:  
  
4530 Magazine St.  
New Orleans, LA 70115

#### ARTICLE VIII

##### REGISTERED AGENT

8.01 The name and address of the Corporation's registered agent is:  
  
MARK SCHREINER  
4530 Magazine St.  
New Orleans, LA 70115

#### ARTICLE IX

##### INCORPORATOR

9.01 The name and address of the initial incorporator is:  
  
MARK SCHREINER  
4530 Magazine St.  
New Orleans, LA 70115

**ARTICLE X**

**BY-LAWS**

10.01 The By-Laws of the Corporation shall be adopted by the Board. Any amendment or modification of the By-Laws shall be by the Board subject to the approval of the voting members of the Board having at least seventy (70%) percent of the total votes.

**ARTICLE XI**

**AMENDMENTS TO ARTICLES OF INCORPORATION**

11.01 These Articles of Incorporation may be amended by the voting members of the Corporation at a duly constituted meeting for such purpose, provided, however, that no amendment shall take effect unless approved by a majority of the members of the Board and by all of the voting members. Any amendment to these Articles of Incorporation may also be approved by any member of the Board or by any member by an instrument in writing executed before, during or after said duly constituted meeting. Notice of the subject matter of any proposed amendment shall be included in the Notice of any meeting at which a proposed amendment is considered.

11.02 Except to correct an error or cure a defect or omission, no amendment to these Articles may be made which in any way changes the percentage of ownership owned by a Unit Owner in the Common Elements of the condominium, or which in any way modified the percentage of the assessment to be levied against any Unit Owner for the operation and maintenance of the Limited Common Elements or Common Elements of the condominium without the written consent of one hundred (100%) percent of the voting members of the Corporation.

11.03 No amendment to these Articles of Incorporation shall be effective against third parties until the same has been recorded with the Secretary of State of the State of Louisiana and the proper recorder for the Parish of Orleans, State of Louisiana.

**ARTICLE XII**


**INDEMNIFICATION**

12.01 Every director and every officer of the Corporation shall be indemnified by the Corporation against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding to which he may be a party or in which he may become involved by reason of his being or having been a director or officer of the Corporation, or any settlement thereof, whether or not he is a director or officer at the time such expenses are


except in such cases wherein the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided that in the event of a settlement the indemnification herein shall apply only when the Board approves such settlement and reimbursement as being for the best interest of the Corporation. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.


THUS DONE AND PASSED in my office in the Metairie, Louisiana, on the day, month and year herein first written, in the presence of the undersigned competent witnesses and me, Notary, after reading of the whole.

WITNESSES:

  
MATTHEW ROSENBAHL

  
MARK SCHREINER, Incorporator

  
CAROLYN CANULETTE

  
GEORGE L. GIBBS, NOTARY PUBLIC  
LA. BAR # 6138  
LA NOTARY #36750

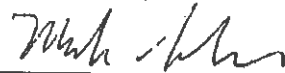
**AFFIDAVIT OF ACCEPTANCE OF  
APPOINTMENT BY DESIGNATED REGISTERED AGENT  
ACT 769 of 1987**

To the State Corporation Department  
State of Louisiana

**STATE OF LOUISIANA**

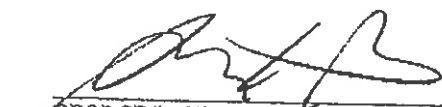
**PARISH OF ORLEANS**

On this 15<sup>TH</sup> day of March, 2018, before me, a Notary Public in and for the State and Parish aforesaid, personally came and appeared MARK SCHREINER 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 THE CASTILLE CONDOMINIUM ASSOCIATION, INC. which is a corporation authorized to transact business in the State of Louisiana pursuant to the provisions of Title 12, Chapters 1, 2 and 3.



MARK SCHREINER,  
REGISTERED AGENT

Sworn to and subscribed before me on the day, month and year first above set forth.



GEORGE L. GIBBS, NOTARY PUBLIC  
LA. NOTARY # 36750