

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



Land Records Division
Telephone (504) 407-0005

Chelsey Richard Napoleon
Clerk of Court and Ex-Officio Recorder
Parish of Orleans

DOCUMENT RECORDATION INFORMATION

Instrument Number: 2019-17765

Recording Date: 5/9/2019 04:33:15 PM

Document Type: AMENDMENT

Addtl Titles Doc Types:

Conveyance Instrument Number: 656427

Filed by: CONROY LAW FIRM
3838 N CAUSEWAY BLVD

METAIRIE, LA 70002

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**AMENDMENT TO ACT OF DECLARATION
CREATING AND ESTABLISHING THE
CONDOMINIUM REGIME OF
4217 PRYTANIA STREET CONDOMINIUMS**

**STATE OF LOUISIANA
PARISH OF ORLEANS**

THIS AMENDMENT TO ACT OF DECLARATION CREATING AND ESTABLISHING THE CONDOMINIUM REGIME OF 4217 PRYTANIA STREET CONDOMINIUMS (the "Amendment") is made effective this 25th day of July, 2018 (the "Effective Date").

WHEREAS, the Board of Directors of 4217 Prytania Street Condominium Association, Inc., a Louisiana non-profit corporation and at least 66.66% of the voting power of the Unit Owners approved the amendment to the Act Of Declaration Creating And Establishing The Condominium Regime Instrument No. 499314, Orleans Parish ("Declaration"), at Article 8 to add Subsection D entitled Reserve Contributions;

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated by reference, the following amendment shall hereby be effective and binding as follows:

**ARTICLE 8
LEASES AND CONVEYANCES**

- A. **Leases.** Any lease or sublease of a Unit must be in writing, except for any lease or sublease relating to any unit owed by Declarant. Any such lease or sublease of a Unit shall be for a period of not less than six (6) months and shall include a provision that the lessee or sublessee agrees to abide by and comply with all of the terms and restrictions of the Condominium Declaration and the rules and regulations of the Association. An executed counterpart of such lease or sublease shall be delivered to the Association prior to commencement of occupancy by any tenant or subtenant thereunder.

Every lease or sublease of a Unit, and any renewal thereof, is subject to the prior approval of the Association, except for any lease or sublease relating to any Unit owned by Declarant. Such approval will not be unreasonably withheld or delayed. If a tenant has violated any of the Rules and Regulations of the Association, withholding of approval of any new lease, sublease or renewal with such tenant or subtenant shall be deemed to be reasonable.

- B. **Sale Of Units.** Any sale of a Unit by a Unit Owner shall be subject to the requirements of the Act and in particular Section 1124.107 thereof. Prior to any such sale or the execution of a contract to sell any such Unit, or otherwise before conveyance, the Unit Owner or other person selling the Unit for such Unit Owner shall submit to the buyer the following information required by law:

- (1) Copy of this Condominium Declaration, with all exhibits and amendments thereto;
- (2) Copy of the Articles of Incorporation and By-Laws of the Association, and all amendments thereto;
- (3) Certificate containing the following:
 - (i) Statement setting forth the amount of any current Common Expense Assessments;
 - (ii) Statement of any capital expenditures approved by the Association for the current and two next succeeding fiscal years;
 - (iii) Statement of the amount of any reserves for capital expenditures and of any portions of those reserves



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designated by the Association for any specified projects;

- (iv) Most recent balance sheet and income and expense statement of the Association, if any;
- (v) Current operating budget of the Association, if any;
- (vi) Statement of any unsatisfied judgments against the Association and the status of any pending suits to which the Association is a party; and
- (vii) Statement describing any insurance coverage provided by the Association.

The Unit owner may also be required to provide other information in accordance with the Act. The Association shall provide to any such Unit Owner, for such reasonable fees as may be set by the Association, copies of all necessary documents and information which such Unit Owner may need in order to sell his Unit in accordance with the provisions of law.

C. Assessments. Except as may otherwise be provided in this Condominium Declaration, no Unit Owner shall voluntarily transfer, sell, convey, mortgage, or lease his Unit unless or until he shall have paid in fully any charged assessed against his Unit.

D. Reserve Contribution. At the time of transfer of each Unit by a Unit Owner, the purchaser of such Unit shall deposit with the Association (for the reserve fund for operation and maintenance of the Condominium) a sum equal to three times the then current monthly Assessment for such Unit. This deposit shall not be deemed to be an advance payment of regular Assessments. No Unit Owner shall be permitted to withdraw the deposit made for so long as this Condominium Declaration is in effect.

Except as modified herein, the provisions of the Declaration shall remain in full force and effect.

This amendment is made and signed, this 25 day of July, 2018.

**4217 PRYTANIA STREET CONDOMINIUM
ASSOCIATION, INC.**

By:


Liz Harzog, President

ACKNOWLEDGEMENT

STATE OF LOUISIANA

PARISH OF JEFFERSON

BEFORE ME the undersigned authority, personally came and appeared Liz Hartzog, to me known to be the President of 4217 Prytania Street Condominium Association, Inc., a Louisiana non-profit corporation, and the person who executed the foregoing instrument in such capacity, and who, being duly sworn, acknowledged and declared in my presence and in the presence of the undersigned witnesses that he was authorized to and did execute the foregoing instrument in such capacity for the said corporation as its and his free act and deed.

IN WITNESS WHEREOF, the appearers, witnesses and I have hereunto affixed our signatures on this 25 day of July, 2018.

WITNESSES:

Amy Madere

Liz Hartzog
Liz Hartzog, President

Suzi Murr

Nancy Fuchs Gaudin
NOTARY PUBLIC

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