

UNITED STATES OF AMERICA
State of Louisiana



Jox 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

FAIRWAY GARDENHOMES CONDOMINIUM ASSOCIATION, INC.

Domiciled at COVINGTON, LOUISIANA,

Was filed and recorded in this Office on August 19, 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.

INST# 1450956

St. Tammany Parish
Instrmnt #: 1450956
Registry #: 142607
08/26/2004 3:53:00
MB CB MI X UCC

*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,
August 19, 2004*

Jox McKeithen
PAT 35764018N

Secretary of State



FAIRWAY GARDENHOMES CONDOMINIUM ASSOCIATION, INC.
ARTICLES OF INCORPORATION

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

BE IT KNOWN, That on this 19th day of August, 2004;

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified within and for the Parish of St. Tammany, State of Louisiana, and in the presence of the witnesses hereinafter named and undersigned, personally came and appeared the person whose name is hereunto subscribed, who declares that, availing himself of the benefits and provisions of the Constitution and Laws of the State of Louisiana, especially the Louisiana Business Corporation Law, he does hereby form a nonprofit corporation under and in accordance with the following Articles of Incorporation:

ARTICLE I.

The name of this corporation is Fairway Gardenhomes Condominium Association, Inc.

ARTICLE II.


Fairway Gardenhomes Condominium Association, Inc. is a nonprofit corporation.

ARTICLE III.

Fairway Gardenhomes Condominium ("Condominium") has been established on certain property near the City of Mandeville, Parish of St. Tammany, State of Louisiana, pursuant to the Condominium Declaration of Fairway Gardenhomes Condominium and the By-Laws of Fairway Gardenhomes Condominium Association, Inc. which are recorded in the official records of St. Tammany Parish, Louisiana. Fairway Gardenhomes Condominium Association, Inc. is organized

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.


Fox McKeithen
Secretary of State

Date: AUG 19 2004 

to provide for the maintenance, control and preservation of the Condominium and to promote the health, safety and welfare of the occupants of the units on the Condominium property. In furtherance of this purpose, this corporation shall have all the powers granted to nonprofit corporations under the laws of the State of Louisiana. No part of the income of the corporation shall be distributed to its members, directors or officers.

ARTICLE IV.

The corporation shall enjoy perpetual corporate existence.

ARTICLE V.

The registered office of this corporation shall be 419 West 5th Street, Covington, LA, 70433.

ARTICLE VI.

The registered agent of this corporation for service of process is Leroy J. Laporte, Jr., 419 West 5th Street, Covington, LA, 70433.

ARTICLE VII.

A. All unit owners of Fairway Gardenhomes Condominium shall be members of Fairway Gardenhomes Condominium Association, Inc.

B. Membership in Fairway Gardenhomes Condominium Association, Inc. shall be established by recording in the public records of St. Tammany Parish, Louisiana a sale or other instrument establishing record title or a change of record title to a condominium unit in Fairway Gardenhomes Condominium. The membership of the prior owner shall thereby terminate.

C. Every person, group of persons, corporation, partnership, trust or other legal entity, or any combination thereof, who owns a fee interest in any unit (regardless of whether the unit is improved or vacant) shall be a Class A member of the Association. Each class A member of the

Association shall be entitled to one (1) vote for each unit owned by any such firm, person, corporation, trust or other legal entity. However, there shall be only one (1) vote for each unit to which class A membership is appurtenant, and the vote shall be cast in accordance with the bylaws of the Association.

D. There shall be one hundred and ten (110) class B memberships, all of which shall be issued to Fairway Gardenhomes, L.L.C. ("Declarant"), or its assigns or nominee(s). The class B member shall be entitled to one (1) vote for each class B membership so held, however, each class B membership shall lapse and become a nullity upon the occurrence of any one of the following events:

- i) Thirty (30) days following the date upon which the Declarant sells the final unit owned by it and therefore no longer owns any units in the condominium; or
- ii) Upon surrender of said class B memberships by the then holders thereof for cancellation on the books of the Association. Upon the surrender of all the class B memberships, as provided for in this subpart, the Declarant shall continue to be a class A member of the Association as to each and every unit in which the Declarant holds the interest otherwise required for such class A membership.

ARTICLE VIII.

A. The number, qualifications, terms of office, manner of election and duties of the Board of Directors; the time, place and manner of calling, giving notice of and conducting Board of Directors' meetings; and the number required for a quorum at a meeting of the Board of Directors, shall be prescribed by the By-Laws of Fairway Gardenhomes Condominium Association, Inc.

B. The first and sole member of the Board of Directors of this corporation is:

Leroy J. Laporte, Jr.
419 West 5th Street
Covington, Louisiana 70433

C. The officers of this corporation shall be as prescribed by the By-Laws of Fairway Gardenhomes Condominium Association, Inc.

ARTICLE IX.

The By-Laws of this corporation shall be the By-Laws of Fairway Gardenhomes Condominium attached to the Condominium Declaration of Fairway Gardenhomes Condominium and may be altered, amended or rescinded in the manner provided by said By-Laws.

ARTICLE X.

These articles of incorporation may be amended only by a vote of sixty (60%) percent of the total authorized votes for all units at a special meeting of members, or by the Declarant, alone, while it is a class B member. The notice of a special meeting for a vote by the members must be mailed to all unit owners at least ten (10) days prior to the scheduled date for the meeting and the notice must set forth the proposed amendment.

ARTICLE XI.

The name and post office address of the incorporator is Leroy J. Laporte, Jr., 419 West 5th Street, Covington, LA, 70433.

THUS DONE AND SIGNED at my office in Covington, Louisiana on the date first hereinabove written, in the presence of the undersigned competent witnesses and me, Notary, after a due reading of the whole.

WITNESSES:

Nancy B. Stone
Patricia J. Rodgers

[Signature]
LEROY J. LAPORTE, JR.

[Signature]
JEFFREY D. SCHOEN
NOTARY PUBLIC
BAR ROLL NO. 11809

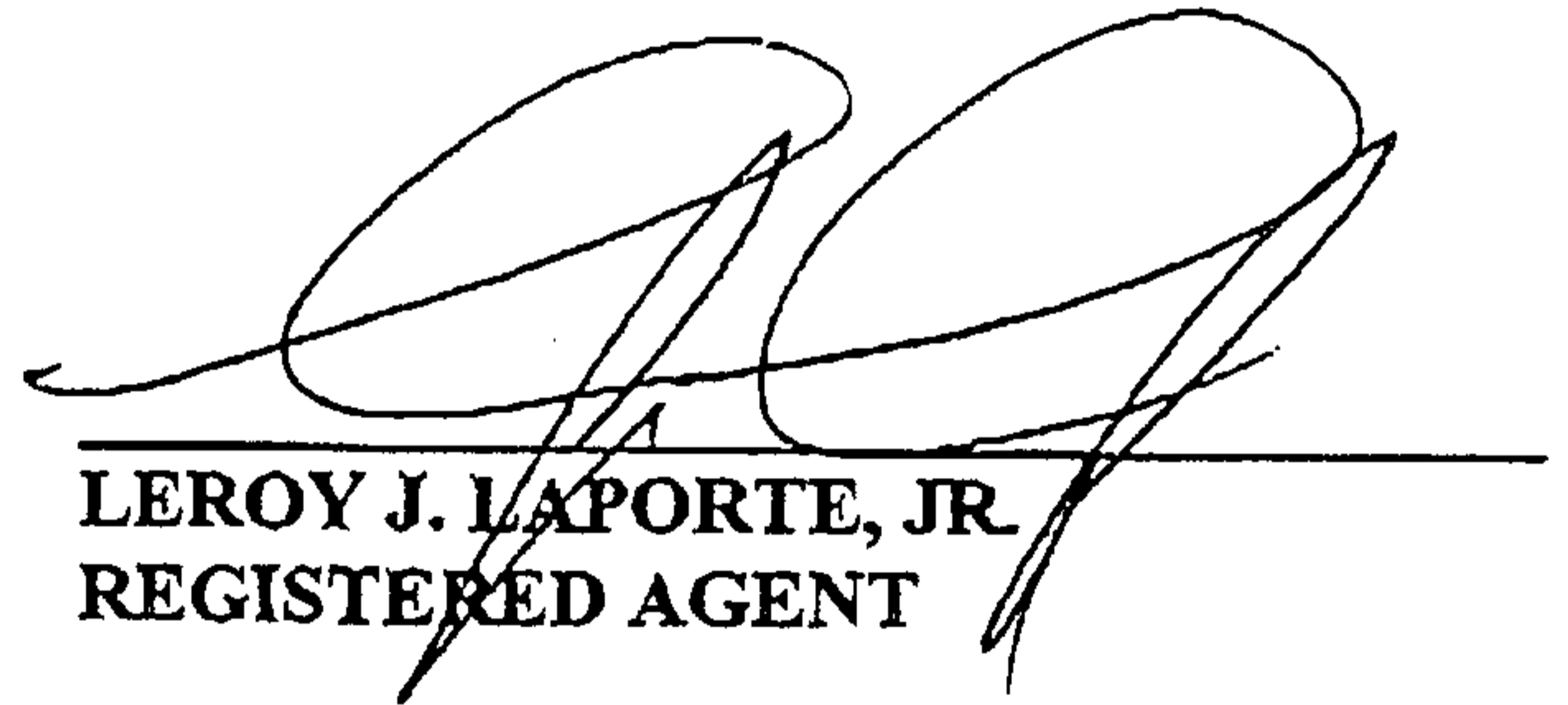
**AFFIDAVIT OF ACCEPTANCE OF APPOINTMENT
BY DESIGNATED REGISTERED AGENT
ACT 769 OF 1987**

To The State Corporation Department
State of Louisiana

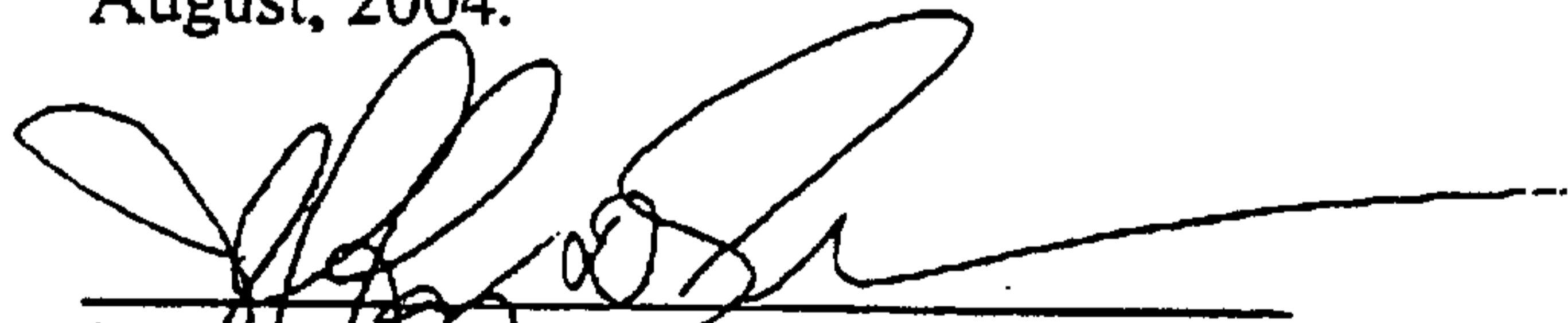
STATE OF LOUISIANA

PARISH OF ST. TAMMANY

On this 19th day of August, 2004, before me, a Notary Public in and for the Parish and State aforesaid, personally came and appeared **LEROY J. LAPORTE, JR.**, 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 Fairway Gardcnhomes 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.


**LEROY J. LAPORTE, JR.
REGISTERED AGENT**

SUBSCRIBED AND SWORN TO
before me, Notary, on the 19th day of
August, 2004.


**JEFFREY D. SCHOEN
NOTARY PUBLIC
BAR ROLL NO. 11809**

**INITIAL REPORT
OF
FAIRWAY GARDENHOMES CONDOMINIUM ASSOCIATION, INC.**

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

Complying with R.S. 1950, 12:101, Fairway Gardenhomes Condominium Association, Inc.
hereby makes its initial report as follows:

I.

The corporation's registered office is located at and its mailing address is:

419 West 5th Street
Covington, Louisiana 70433

II.

The corporation's registered agent is:

Leroy J. Laporte, Jr.
419 West 5th Street
Covington, Louisiana 70433

III.

The officers and directors of the corporation are as follows:

Leroy J. Laporte, Jr. - President and Secretary
419 West 5th Street
Covington, Louisiana 70433