

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

**RICHMOND PLACE HOMEOWNERS ASSOCIATION**

Domiciled at DENHAM SPRINGS, LOUISIANA,

Was filed and recorded in this Office on July 23, 2002,

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.

FILED  
CLERK OF COURT  
THOMAS L. SULLIVAN JR.  
PARISH OF LIVINGSTON  
I certify this instrument was  
Recorded 07/31/2002 at 13:19  
Recorded in Book 35  
Entry # 00499728 1 of

*R. Fontenot*  
DEPUTY CLERK

*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,*

July 23, 2002

*Jox McKeithen*



CMBE 35309726N

*Secretary of State*



P a s s e

*Ch. 35 page 669*

UNITED STATES OF AMERICA  
**State of Louisiana**

**Box 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

**RICHMOND PLACE HOMEOWNERS ASSOCIATION**

Domiciled at DENHAM SPRINGS, LOUISIANA,

Was filed and recorded in this Office on July 23, 2002,

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,*

July 23, 2002

*Box McKeithen*

MBE 35309726N

*Secretary of State*



nd correct copy, as taken from an original on file in this office.

ARTICLES OF INCORPORATION

RICHMOND PLACE HOMEOWNERS ASSOCIATION

STATE OF LOUISIANA

PARISH OF LIVINGSTON

Fox McKeithen  
Secretary of State

MAY 23 12

BEFORE ME, the undersigned Notary Public duly commissioned and qualified and in the presence of the witnesses hereinafter named and undersigned: Melaina Pirie and Frank Rizzi, as incorporators, do hereby form a non-profit corporation.

PERSONALLY CAME AND APPEARED:

MELAINA PIRIE, a person of the full age of majority, living and domiciled in the Parish of Livingston, State of Louisiana and whose permanent mailing address is declared to be 35576 Melrose Avenue, Denham Springs, Louisiana 70706;

and

FRANK RIZZI, a person of the full age of majority, living and domiciled in the Parish of Livingston, State of Louisiana and whose permanent mailing address is declared to be 9117 D'Evereaux, Denham Springs, Louisiana 70706;

whose names are hereunto subscribed, and of the full age, who declared that, availing themselves of the benefits and provisions of the laws of the State of Louisiana relative to the organization of nonprofit corporations, they do by these presents form and organize themselves, as well as all other persons who may hereafter join or become associated with them or their successors, into a nonprofit corporation, for the objects and purposes and under the covenants, stipulations, and agreements following, to-wit:

ARTICLE I

The name of the corporation is RICHMOND PLACE HOMEOWNERS ASSOCIATION.

ARTICLE II

PURPOSES AND POWERS

1. The Corporation does not contemplate pecuniary gain or profit, direct or indirect, to its members inasmuch as the Corporation shall be a nonprofit corporation, and shall have no capital stock. It shall be operated and maintained by such membership dues and endowments as the 671

membership shall determine to be necessary or acceptable for the proper functioning of the Corporation.

2. The purposes for which the nonprofit corporation is formed are:

- A. To unite property owners who are interested in the betterment of that are in the area of Parish of Livingston, Louisiana, known as RICHMOND PLACE SUBDIVISION, FIRST, SECOND, THIRD AND FIFTH FILINGS, with the intent of promoting its prosperity and general welfare, to include the beauty and cleanliness of the area as well as the health, safety and social and general welfare of its residents;
- B. To gather, receive and disseminate such information as may seem helpful to the members;
- C. To enforce any and all covenants, restrictions, bylaws and agreements applicable to the subdivision;
- D. To represent its members in matters of litigation where common property and associated rights are involved;
- E. To fix and collect dues to be levied by the Corporation against all homeowners who become members of the association for the furtherance of the purposes stated;
- F. To act in any matters that in the opinion of the Board of Directors pertain to the welfare and advancement of the community and generally to do any and all other things connected with or incidental to any of the purposes above specified and which a nonprofit corporation is permitted to do under the laws of Louisiana.

No substantial part of the activities of the corporation shall be the carrying on of propaganda, and the corporation shall not participate in, or intervene in (including the publishing or distributing of statements) any political campaign for public office.

No part of the net earnings of the corporation shall inure to the benefit of or be distributable to its directors, officers, or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the objects and purposes noted herein.

### ARTICLE III

#### INCORPORATORS AND REGISTERED AGENT

The incorporator AND registered agent's name and address are

Melaina Pirie  
35576 Melrose Avenue  
Denham Springs, LA 70706

### ARTICLE IV

#### MEMBERSHIP AND VOTING RIGHTS

The membership of the Corporation shall consist of and be limited to:

1. Owners of Lots located in RICHMOND PLACE SUBDIVISION, First, Second Third and Fifth Filings, Livingston Parish, Louisiana, which subdivision is described on official maps recorded in the official records of Clerk and Recorder for the Parish of Livingston.
2. Membership is on a non-stock basis. There shall be one (1) vote per lot per owner/member.

### ARTICLE V

#### LIMITS OF LIABILITY

No member of this corporation shall ever be held liable or responsible for contracts, debts, or defaults of this corporation in any further sum than the unpaid dues, if any, owed by him to the corporation, nor shall any mere informality in organization have the effect of rendering these Articles of Incorporation null and void or of exposing the members to any liability other than that above provided.

CHA Book

33 Page

673

### ARTICLE VI

#### DURATION AND DISSOLUTION

1. The duration of the corporation shall be perpetual.
2. The Corporation shall be dissolved only with the assent given in writing and signed by the members entitled to cast two-third (2/3) of the membership voting power in person or by proxy. Written notice of a proposal to dissolve, setting forth the reasons therefor and the disposition

to be made of the assets (which shall be commensurate with Article X. hereof) shall be mailed to every member at least ninety (90) days in advance of any action taken.

3. Upon the dissolution of the corporation, the Board shall, after paying or making provisions for the payment of all the liabilities of the corporation, dispose of all of the assets of the corporation in the following manner: (I) any remaining assets shall be given to such organization or organizations as shall at the time qualify as an exempt organization or organizations under Section 501(c) (3) of the Internal Revenue Code of 1986, as amended, as the Board shall determine.

## **ARTICLE VII**

### **REGULATION OF INTERNAL AFFAIRS**

#### **Board of Director Meetings**

Meetings of the Board of Directors of this Corporation may be held at such place or places as may from time to time be designated in the By-Laws or by Resolution of the Board of Directors.

#### **By-Laws**

The initial By-Laws of this corporation shall be adopted by its Board of Directors. These articles may be amended by vote of 2/3 of the qualified members of the Board of Directors

## **ARTICLE VIII**

### **REGISTERED OFFICE**

The address of the registered office of this corporation is 35576 Melrose Avenue, Denham Springs, Louisiana 70706.

## **ARTICLE IX**

### **INITIAL BOARD OF DIRECTORS**

The names and addresses of the initial Board of Directors are:

Melaina Pirie  
35576 Melrose Avenue  
Denham Springs, LA 70706

Frank Rizzi  
9117 D'Evereaux  
Denham Springs, LA 70706

Said Board members shall hold office until the regular board with its members and numbers, and regular officers, are constituted and appointed by the initial Board through the corporation's articles and by-laws.

Ultimate authority in the corporation shall reside in its Board of Directors.

No mere informality in organization shall have the effect of rendering these Articles of Incorporation null or of exposing the Board of Directors or any other members of this corporation to any liability other than as provided above.

THUS DONE AND SIGNED on this 29<sup>th</sup> day of MAY, 2002, in the presence of the undersigned competent witnesses after due reading of the whole.

WITNESSES:

Lanney Temple

Margaret W. Webb

Melaina Pirie  
MELAINA PIRIE

Frank Rizzi  
FRANK RIZZI

Arnold J. Offenberg  
NOTARY PUBLIC

**AFFIDAVIT OF ACCEPTANCE OF APPOINTMENT  
BY DESIGNATED REGISTERED AGENT**

**TO THE STATE CORPORATION DEPARTMENT  
STATE OF LOUISIANA**

**STATE OF LOUISIANA**

**PARISH OF LIVINGSTON**

On this 22nd day of May, 2002, before me, a Notary Public in and for the State and Parish aforesaid, personally came and appeared MELAINA PIRIE, who is to me known to be the person, and who, being duly sworn, acknowledged to me that she does hereby accept appointment as the Registered Agent of Richmond Place Homeowners Association, which is a Corporation authorized to transact business in the State of Louisiana pursuant to the provisions of the Title 12, Chapter 1, 2 and 3.

  
\_\_\_\_\_  
MELAINA PIRIE, Registered Agent

SWORN TO AND SUBSCRIBED to before me on the day, month and year first above set forth.

  
\_\_\_\_\_  
NOTARY PUBLIC

CHA Book

35 Page

676