

AMENDMENT TO THE  
BY-LAWS  
  
OF  
  
GRANDE HILLS ESTATES  
HOMEOWNERS ASSOCIATION, INC.  
(A Non-Profit Corporation)

UNITED STATES OF AMERICA  
  
STATE OF LOUISIANA  
  
PARISH OF ST. TAMMANY

I.

Grande Hills Estates Homeowners Association, Inc. (Hereinafter referred to as the "Association"), a Non-profit Corporation formed under the laws of the State of Louisiana, being the governing body of certain residential immovable property known as Grande Hills Estates Subdivision, St. Tammany Parish, Louisiana, hereby adopts the following Amendment to its By-Laws which shall govern the administration of said Association and of the residential subdivision property.

II.

All present or future owners, tenants, guests or occupants of the property are subject to the regulations set forth in this Amendment of the By-Laws. The mere acquisition, rental or occupancy or use of any of the lot(s) of this subdivision property will signify and constitute a ratification and acceptance of this Amendment to the By-Laws by any such owner, occupant, tenant, guest or other person.

III.

Article V, Assessments and Fiscal Management, No. 1 and No. 9 of The By-Laws regarding the due date of the annual assessment is amended to read as follows:

1. On or before December 1 of each year, the Board of Managers shall prepare a budget (the "Annual Budget") based on an estimate of the total amount required for the cost of wages, materials, insurance, services and supplies and other

Common Expenses which will be required during the ensuing calendar year for the management and maintenance of the subdivision property, together with reasonable amounts considered by the Board to be necessary for the reserves hereinafter established. On or before December 15 of each year, the Board shall provide each property owner with a copy of the proposed Annual Budget for the ensuing year together with a written statement of the annual assessment pertaining to the property. Payment of that annual assessment is due by April 30 of the same year. If the Budget or proposed assessments are amended, a copy of the amended budget or statement of assessment shall be furnished for each property owner concerned. The Association membership shall approve this Budget at the next annual meeting by a 2/3rds majority of the voting rights present or represented by a written proxy at such meeting.

9. All payments on assessments shall be payable to the order of the Association and shall be paid by mail to the Association.

For any assessment not paid by the due date, the Board shall be entitled to recover from the delinquent landowner any additional charges incurred, including but not limited to postage, copy charges, fees for filing liens, filing fees, and attorneys fees and costs incurred in connection with all further efforts to collect the outstanding amounts. All overdue assessments shall also include legal interest from the date due until the full amount has been paid and/or concluded. These charges shall be retroactive with respect to any current overdue assessments.

Any yearly assessment not paid by April 30<sup>th</sup> of the year it becomes due shall be delinquent on the first day of May. Not later than eighty-three (83) days after any such assessment becomes delinquent, the Treasurer or Secretary shall serve upon the Owner liable for any such delinquent assessment a sworn detailed statement of the

Association's claim for any or all delinquent assessments plus additional charges as provided for above which may be incurred at that time. Such statement shall be executed by the Treasurer or Secretary in authentic form or shall be duly acknowledged before a Notary Public and shall either be personally delivered or sent by registered or certified mail to the responsible property owner. In the event that payment is not forthcoming, the Secretary or Treasurer may take necessary measures to file in the records of the Clerk of Court and Ex Officio Recorder of Mortgages for the Parish of St. Tammany a claim of lien on behalf of the Association against the property liable for such assessment. The claim of lien shall be signed and verified by affidavit of any manager or officer of the Association and shall include: (i) a description of the property, (ii) the name of the record property owner, (iii) the amount of all delinquent assessments, plus additional charges as provided for above which may be incurred at that time, and (iv) the date on which the said assessments become delinquent.

In the event that payment of the claim of lien is not forthcoming after filing of the claim of lien, the Board of Managers shall take necessary measures to have filed on behalf of the Association a suit on such claim plus reasonable attorney's fees and all additional incurred costs and charges which might be incurred through date of payment or judgment in a civil action in a court of competent jurisdiction in St. Tammany Parish. Any such suit must be filed before the expiration of one (1) year, after the date of the record of the inscription of the lien with the Clerk of Court of St. Tammany Parish. In any or all cases of delinquency the Board of Managers may elect to forego filing a claim of lien and proceed directly to file suit(s) as described above.

All liens for assessments against property shall be subordinate in rank to any mortgage or lien on any property filed on record prior to the lien for such assessment.

The foregoing was adopted as an Amendment to the By-Laws of Grande Hills

Estates Homeowners Association, Inc., a Non-Profit Corporation, organized under the laws of the State of Louisiana, pursuant to Resolution - 2010 - NO. 1 dated 01/26/2010.

THUS DONE AND EXECUTED by the Secretary and President of the Corporation who certify that the aforementioned Amendment to the By-Laws are a true and correct copy of the Amendment to the By-Laws of the Grande Hills Estates Homeowners Association, Inc. as approved by the Board of Managers.

WITNESSES:

Bonnie Hébert

Ron Anzures

Judy Coker  
Judy Coker, Secretary

R. Steve Roberts  
R. Steve Roberts, President

SWORN TO AND SUBSCRIBED BEFORE ME this 12<sup>th</sup> day of June 2010.

Allanagh D. Sewell

Allanagh D. Sewell  
Notary Public # 39685  
Parish of St. Tammany  
State of Louisiana  
My Commission is for Life

STATE OF LOUISIANA PARISH OF ST. TAMMANY  
MALISE PRIETO CLERK OF COURT  
I certify that this instrument was filed and recorded  
June 14 20 10 at 11:05 A.M.  
INST # 177136 of the official records.  
Candice S. Lopp  
DEPUTY CLERK