

December 29, 1999

Amendment of the bylaws of the Grande Hills Homeowners Association, Inc.

Pursuant to the authority granted to the Board of Managers of the Association by Article XIV of the Articles of Incorporation the following amendments to ARTICLE V, ASSESSMENTS AND FISCAL MANAGEMENT of the bylaws are hereby approved.

Resolution #1

RESOLVED that the words "**and monthly**" be deleted from the eleventh line of Section #1 on page 11.

On the twelfth line the word "assessments" is changed to "**assessment**".

After the word "property." on the same line, the following sentence shall be inserted. "**Payment of that annual assessment is due by December 31 of the same year**".

Resolution #2

RESOLVED that the following words be deleted from Section 8, page 15, on lines 5 and 6. "**not later than ninety (90) days after the date on which the installment becomes delinquent,**"

Then after the second line from the bottom of this page ending with "St. Tammany Parish." add the following sentence as a separate paragraph:

"In any or all cases of delinquency the Board of Managers may elect to forgo filing a claim of lien and proceed directly to file suit(s) as described above".

SIGNED THIS DAY Dec 29, 1999

Approved:

Allanagh D. Sewell

Bonnie G. Hebert

Louis M. Rousse

Carolyn Sklar

**Adoption of the "Simplified Rules of Order for
Conducting Meetings of the GHEHA"
(Based on Robert's Rules of Order)**

Proposed: That these rules be accepted as modified by the Board as the "Simplified Rules of Order for Conducting Meetings of the GHEHA" based on Robert's Rules of Order.

That these rules will go in effect at the start of the meeting at 6:30 p.m. on Monday, 22 May 2000 by using the following procedure:

- (1.) The meeting is to be started by the Chair by announcing at the appointed time and place that "This meeting of the Grande Hills Homeowners Association is hereby called to order."
- (2.) At the first meeting the Chair will announce as the first order of business that the board has established rules for the sake of meeting efficiency, conduct and decorum. The GHEHA board has selected set of rules known as the "Simplified Rules of Order for Conducting Meetings of the GHEHA" based on Robert's Rules of Order.
- (3.) Henceforth all meetings will be conducted using these rules, a copy of which shall be made available at all meetings for use by the Parliamentarian.
- (4.) The Chair will announce the various positions they previously selected for meeting purposes and the board members holding said positions.
- (5.) The meeting will then proceed using the newly established rules.

Adopted by the Board:

17 May 2000

GRANDE HILLS ESTATES HOMEOWNERS ASSOCIATION, INC.
P. O. Box 395
Bush, LA 70431

Board of Managers:

Judy Coker, (985) 893-0858
Bonnie Hebert (985) 867-9137
Steve Roberts (985) 898-0682
Lou Rouse (985) 893-7184
Lawrence Cangelosi (985) 867-8002

RESOLUTION - 2002 - NO. 1

AMENDMENTS TO THE BY-LAWS

WHEREAS, Article XI of the Articles of Incorporation provides the authority to the Board of Managers to make, amend and repeal the By-Laws of the Grande Hills Estates Homeowners Association, Inc. (the "By-Laws"), and

WHEREAS, the Board advised Members attending the January 26, 2002, Annual Meeting of their intent to update the By-Laws. Such changes were described as minor adjustments, and

WHEREAS, these proposed changes of the By-Laws were included in the agenda and discussed at the Board of Managers meeting on March 1, 2002.

IT IS THEREFORE ADOPTED on motion duly made and unanimously carried that the current By-Laws shall be amended in the following particulars:

ARTICLE 1

OFFICE

1. The principal address of the Association shall be located at *the office of Robert Lorio, Esq., Rabalais, Unland & Lorio, 5100 Village Walk, Suite 300, Covington, LA 70433, St. Tammany Parish, Louisiana.*

Delete ARTICLE 1, Number 2.

ARTICLE II

MEMBERSHIP MEETINGS

1. All meetings of the members of the Association shall *take place at a location within St. Tammany Parish to be designated by the Board of Managers in the notice of the meeting.*
2. Subject to the provisions of Section 10 of this Article, an annual meeting of the members commencing with the year 1985 shall be held *within the month of January in each year, for the purpose of electing managers and for the transaction of such other business as may be properly brought before the meeting of the members, provided that the first annual meeting of the members be called for at a time and place set by the Board of Managers.*

ARTICLE III

MANAGERS

2. Election of Managers.

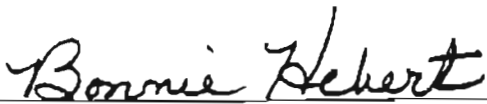
(a) After retirement of the original Managers, election of managers shall be conducted at the annual members' meeting. *The Board of Managers shall call for nominations at least 30 days prior to the annual members' meeting.* The election shall be by ballot (unless dispensed with by unanimous consent) and by a plurality of the votes cast, each person voting being entitled to cast his votes for each of as many nominees as there are vacancies to be filled. There shall be no cumulative voting.

3. Managers' Meeting.

(h) *No compensation shall be paid to the Board of Managers for their services.*

Now therefore be it RESOLVED by the Board of Managers, That these specific changes to the By-Laws of Grande Hills Estates Homeowners Association, Inc. as described above be adopted as included in the minutes of this meeting.

WHEREUPON this Resolution and Adoption was submitted to a vote and this amendment to the By-Laws was approved unanimously by the current Board of Managers as reflected by their signatures below and dated effective this 18th day of March, 2002.



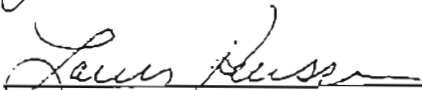
BONNIE HEBERT



STEVE ROBERTS



JUDY COKER



LOU ROUSSE



LAWRENCE CANGELOSI

GRANDE HILLS ESTATES HOMEOWNERS ASSOCIATION, INC.
P. O. Box 395
Bush, LA 70431

Board of Managers:

Judy Coker, (985) 893-0858

Bonnie Hebert (985) 867-9137

Steve Roberts (985) 898-0682

Lou Rousse (985) 893-7184

Lawrence Cangelosi (985) 867-8002

RESOLUTION - 2002 - NO. 2

AMENDMENTS TO THE ARTICLES OF INCORPORATION

WHEREAS, Article XIV of the Articles of Incorporation provides the authority to the Board of Managers to amend the Articles of Incorporation of the Grande Hills Estates Homeowners Association, Inc. (the "Articles"), and

WHEREAS, the Board advised Members attending the January 26, 2002, Annual Meeting of their intent to update the Articles of Incorporation. Such amendments were described as minor adjustments, and

WHEREAS, these proposed changes of the Articles of Incorporation were included in the agenda and discussed at the Board of Managers meeting on March 1, 2002.

IT IS THEREFORE ADOPTED on motion duly made and unanimously carried that the current Articles shall be amended in the following particulars:

ARTICLE IV - REGISTERED AGENT

The full name and address of its registered agent is:

*Robert Lorio, Esq.
Rabalais, Unland & Lorio
5100 Village Walk
Suite 300
Covington, LA 70433*

ARTICLE V - REGISTERED OFFICE

The location and post office address of its registered office is:

*5100 Village Walk
Suite 300
Covington, LA 70433*

*P. O. Box 395
Bush, LA 70431*

ARTICLE IX - MEETING OF THE MEMBERSHIP

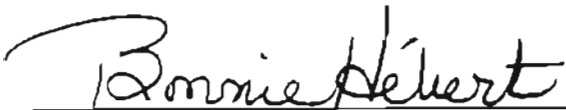
At least one meeting of the general membership shall be held during each calendar year.

Unless and until provided by the By-Laws, this meeting shall take place *within the month of January in each year.*


Members shall be entitled to written notice of the annual meeting at least ten (10) days prior thereto. Voting by written proxy is permissible.

Now therefore be it RESOLVED by the Board of Managers, That these specific changes to the Articles of Incorporation of Grande Hills Estates Homeowners Association, Inc. as described above be adopted as included in the minutes of this meeting.

WHEREUPON this Resolution and Adoption was submitted to a vote and this amendment to the Articles was approved unanimously by the current Board of Managers as reflected by their signatures below and dated effective this 18th day of March, 2002.



BONNIE HEBERT



STEVE ROBERTS

Judy Coker

JUDY COKER

Lou Rousse

LOU ROUSSE

Lawrence Cangelosi

LAWRENCE CANGELOSI

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Lou Rouse (985) 871-6667
Lawrence Cangelosi (985) 867-8002

RESOLUTION - 2003 - NO. 1

AMENDMENT TO THE BY-LAWS

WHEREAS, Article XI of the Articles of Incorporation provides the authority to the Board of Managers to make, amend and repeal the By-Laws of the Grande Hills Estates Homeowners Association, Inc. (the "By-Laws"), and

WHEREAS, the Board advised Members attending the May 31, 2003, membership meeting of their intent to update the By-Laws.

WHEREAS, these proposed changes of the By-Laws were included in the agenda and discussed at the Board of Managers meetings on April 5th and May 16th, 2003.

IT IS THEREFORE ADOPTED on motion duly made and unanimously carried that the current By-Laws shall be amended to include the following:

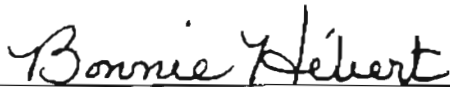
ARTICLE V


13. The Association is entitled to recover from any offending landowner all costs and fees incurred by the Association in conjunction with any lawsuit or other legal action needed to compel the enforcement of any deed restrictions or any rules and regulations of the Grande Hills Estates Architectural Control Committee. All such related costs and fees shall be paid to the Association by any such offending landowner who violates or threatens to violate any

of the recorded deed restrictions, any rules and regulations of the Grande Hills Estates Architectural Control Committee or any by-law of the Association.

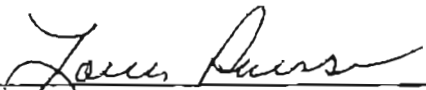
Now therefore, be it RESOLVED by the Board of Managers, That these specific changes to the By-Laws of Grande Hills Estates Homeowners Association, Inc. as described above be adopted as included in the minutes of this meeting.

WHEREUPON, this Resolution and Adoption was submitted to a vote and this amendment to the By-Laws was approved unanimously by the current Board of Managers as reflected by their signatures below and dated effective this 31st day of May, 2003.


BONNIE HEBERT


R. STEVE ROBERTS

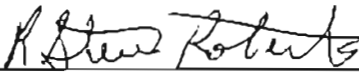

JUDY COKER


LOU ROUSSE


LAWRENCE CANGELOSI

Considering that I will be out of town for the scheduled Grande Hills Estates Homeowners membership meeting scheduled for Saturday, May 31, 2003, I give authorization to Bonnie Hebert, President, to cast my vote by proxy on any matter to be approved and voted on by the Board of Managers at said meeting.

May 16, 2003



Steve Roberts
Vice President

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Lawrence Cangelosi (985) 867-8002

RESOLUTION - 2003 - NO. 2

AMENDMENT TO THE ARTICLES OF INCORPORATION

WHEREAS, Article XIV of the Articles of Incorporation provides the authority to the Board of Managers to amend the Articles of Incorporation of the Grande Hills Estates Homeowners Association, Inc. (the "Articles"), and

WHEREAS, the Board advised Members attending the May 31, 2003, membership meeting of their intent to update the Articles.

WHEREAS, these proposed changes of the Articles were included in the agenda and discussed at the Board of Managers meetings on April 5th and May 16th, 2003.

IT IS THEREFORE ADOPTED on motion duly made and unanimously carried that the current Articles shall be amended in the following particulars:

ARTICLE VII - MEMBERSHIP

Membership shall be limited to owners of record of residential property located in Grande Hills Estates Subdivision. The Owner of each and every lot therein shall automatically, upon becoming the Owner, be a member of the Association. An Owner shall remain a member until such time as his ownership for any reason ceases, at which time his membership in the Association will automatically cease. While ownership of a residential lot is the sole qualification for membership, it is not intended that persons, firms, or partnership who hold an

interest as a security for the performance of an obligation shall be considered as members.

Membership shall be *necessary* to and may not be separated from ownership of any lot.

Membership shall not be transferred, pledged, or alienated in any way except on the **sale of such** lot and then only to a purchaser, or by intestate succession, testamentary disposition, **foreclosure** of mortgage of record, or any other legal process. Any prohibited transfer is void and will not be reflected upon the records and books of the Association.

ARTICLE VIII - VOTING RIGHTS

The owner of each lot shall have a number of votes in the Homeowners Association equal to the number of acres contained within said lot. Any action of the Homeowners Association for which approval of the membership is required shall be approved by a majority of the votes cast at a regular or special meeting of the Association unless otherwise provided in these Articles.

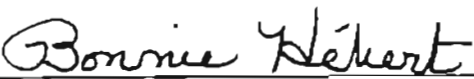
ARTICLE X - MANAGERS

The Corporation shall have no fewer than two (2) nor more than five (5) managers. The number, qualifications, term of office, manner of electing and powers, duties of the managers, the time, place and manner of calling, giving notice of and conducting managers' meetings, and the number of managers which shall constitute a quorum shall be prescribed by the By-Laws.

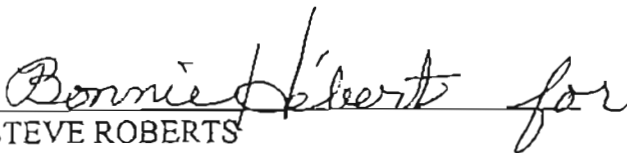
The Board of Managers shall have all powers provided by Louisiana law and shall have specific authority to borrow money, purchase, sell, or lease movable property, encumber, or otherwise alienate any of the movable property belonging to the corporation without obtaining the approval or a resolution, authorizing the same by the members of the corporation as contradistinguished from the Board. Any such actions taken with respect to immovable property belonging to the Association shall require a majority vote of the members to approve same.

Now therefore, be it RESOLVED by the Board of Managers, That these specific changes to the Articles of Grande Hills Estates Homeowners Association, Inc. as described above be adopted as included in the minutes of this meeting.

WHEREUPON, this Resolution and Adoption was submitted to a vote and this amendment to the Articles was approved unanimously by the current Board of Managers as reflected by their signatures below and dated effective this 31st day of May, 2003.



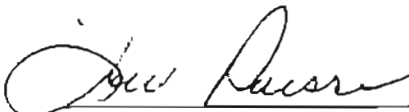
BONNIE HEBERT



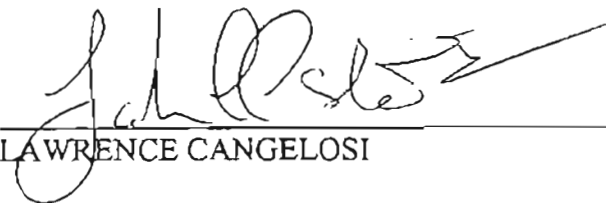
R. STEVE ROBERTS



JUDY COKER



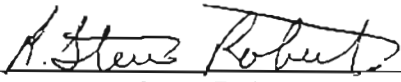
LOU ROUSSE



LAWRENCE CANGELOSI

Considering that I will be out of town for the scheduled Grande Hills Estates Homeowners membership meeting scheduled for Saturday, May 31, 2003, I give authorization to Bonnie Hebert, President, to cast my vote by proxy on any matter to be approved and voted on by the Board of Managers at said meeting.

May 16, 2003



Steve Roberts
Vice President

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P. O. Box 395
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Board of Managers:

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Harold Moore (985) 871-6762
Lawrence Cangelosi (985) 867-8002

RESOLUTION - 2004 - NO. 1

AMENDMENT TO THE ARCHITECTURAL CONTROL COMMITTEE
RULES AND REGULATIONS

WHEREAS, Section II, D,7. of the Act Creating Deed Restrictions and Covenants and Article 6 of the By-Laws provide the authority to the Board of Managers to adopt or amend the Architectural Control Committee Rules and Regulations, and

WHEREAS, these proposed changes of the Architectural Control Committee Rules and Regulations were included in the agenda and discussed at the Board of Managers meeting on June 25, 2004.

IT IS THEREFORE ADOPTED on motion duly made and unanimously carried that the current Architectural Control Committee Rules and Regulations shall be amended to include the following:

4.2 Lake

The following are the specific requirements for use, construction and conduct pertaining to the 55 acre Grande Hills Estates Lake:

4.2.1 Docks, piers, or other such structures constructed for a distance not more than twenty (20) feet from the lot line into the lake, and not more than thirty (30) feet along the lot line, except the bulkheadings along the property line, with a three (3) foot wide or less walkway on top may be constructed for the full width of the lot.

4.2.2 No houseboats shall be permitted in the lake or allowed to moor next to

any permitted dock, pier, bulkhead or similar structure.

4.2.3 Boats moored to a permitted dock, pier, bulkhead or similar structure, shall not extend into the lake further than thirty (30) feet from the property line.

4.2.4 *No jet skis or boats powered by gas or diesel combustion motors shall be allowed on the lake at any time. Boats with electric trolling motors only will be allowed.*

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4.2.5 {Only members, their families, and their accompanied guests shall be allowed to use the 55 acre lake in Grande Hills Estates.

4.2.6 All of those not covered above in Section 4.2.5 will considered trespassers.}

4.2.7 *All children under the age of 12 years old shall be accompanied by an adult.*

4.2.8 *Life jackets are required when on the water.*

4.2.9 *Fish are to be taken by hook and line only.*

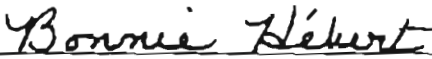
4.2.10 *Swimming is at your own risk.*

4.2.11 *No littering.*

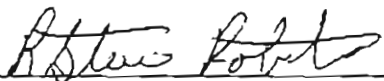
4.2.12 *Hours of use are from daybreak to sundown.*

Now therefore, be it RESOLVED by the Board of Managers, That these specific changes to the Architectural Control Committee Rules and Regulations of Grande Hills Estates Homeowners Association, Inc. as described above be adopted as included in the minutes of this meeting.

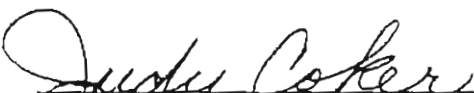
WHEREUPON, this Resolution and Adoption was submitted to a vote and this amendment to the Architectural Control Committee Rules and Regulations was approved unanimously by the current Board of Managers as reflected by their signatures below and dated effective this 25th day of June, 2004.



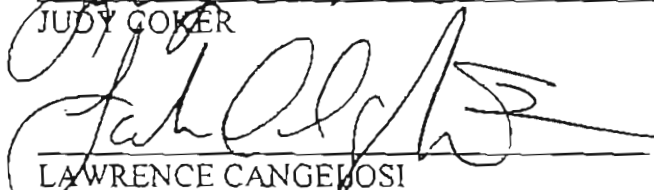
BONNIE HEBERT



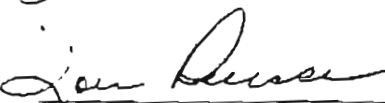
R. STEVE ROBERTS



JUDY COKER



LAWRENCE CANGELOSI



LOU ROUSSE

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RESOLUTION - 2005 - NO. 1

AMENDMENT TO THE BY-LAWS

WHEREAS, Article XI of the Articles of Incorporation provides the authority to the Board of Managers to make, amend and repeal the By-Laws of the Grande Hills Estates Homeowners Association, Inc. (the "By-Laws"), and

WHEREAS, these proposed changes of the By-Laws were included in the agenda and discussed at the Board of Managers meeting on April 16, 2005 and approved by the Association's legal counsel.

IT IS THEREFORE ADOPTED on motion duly made and unanimously carried that the current By-Laws shall be amended to include the following:

Now therefore, be it RESOLVED that No. 8 of Article 5, be amended to read as follows:

8. All *payments* on assessments shall be payable to the order of the Association and shall be paid at the principal office of the Association; or to such other person or entity and at such other places as the Board of Managers may from time to time designate.

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 *December 31st of the year it becomes due* shall be delinquent *on the first day of the following year*. Not later than eighty-three (83) days after any such assessment becomes delinquent, the Treasurer or Secretary shall serve upon the Unit 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.

WHEREUPON, this Resolution and Adoption was submitted to a vote and this amendment to the By-Laws was approved unanimously by the current Board of Managers as reflected by their signatures below and dated effective this 16th day of April, 2005.

Bonnie Hebert
BONNIE HEBERT

R. Steve Roberts
R. STEVE ROBERTS

Judy Coker
JUDY COKER

Lawrence Cangelosi
LAWRENCE CANGELOSI

Harold Moore
HAROLD MOORE

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RESOLUTION - 2005 - NO. 2

AMENDMENT TO THE BY-LAWS

WHEREAS, Article XI of the Articles of Incorporation provides the authority to the Board of Managers to make, amend and repeal the By-Laws of the Grande Hills Estates Homeowners Association, Inc. (the "By-Laws"), and

WHEREAS, these proposed changes of the By-Laws were included in the agenda and discussed at the Board of Managers meeting on June 15, 2005, and approved by the Association's legal counsel.

IT IS THEREFORE ADOPTED on motion duly made and unanimously carried that the current By-Laws shall be amended to include the following:

Now therefore, be it RESOLVED that Article 10 be amended to read as follows:

10.0 Amendments

Amendments to the By-Laws shall be proposed and adopted in the following manner:

1. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

2. A resolution *by the members* adopting a proposed amendment must receive approval by a vote of two-thirds (2/3) of the entire membership. Members not present at the meetings

considering the amendment may express their approval in writing thereafter.

3. *The Board of Managers shall have the power to make, amend, and repeal By-Laws to govern this Corporation provided they are in accordance with and do not conflict with the Articles of Incorporation.*

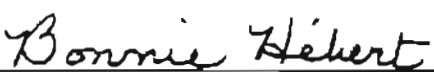
4. An amendment may be proposed *and adopted* by either the Board of Managers or by any members of the Association *as further set forth in the Articles of Incorporation and these By-Laws.*

5. An amendment when adopted as set forth in these Articles above shall become effective only after a copy of the same, certified by the President and Secretary as having been adopted, is recorded with the Clerk of Court of St. Tammany, Louisiana in the same manner as recordation of the original Articles of Incorporation.


6. *No amendment shall discriminate against any property owner unless the property owners so affected shall consent.*

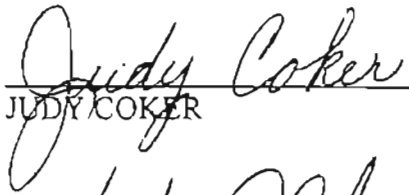
7. No amendment to these By-Laws shall operate to change or increase the owner's share of the budgeted expenses, or change the voting rights of members, unless the record owner of the property concerned and all record mortgagees thereof shall join in the execution of the amendment.

WHEREUPON, this Resolution and Adoption was submitted to a vote and this amendment to the By-Laws was approved unanimously by the current Board of Managers as reflected by their signatures below and dated effective this 16th day of April, 2005.

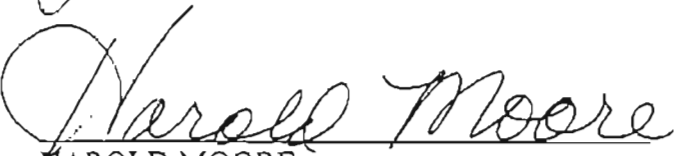


BONNIE HEBERT


R. STEVE ROBERTS


JUDY COKER


LAWRENCE CANGELOSI


HAROLD MOORE

GRANDE HILLS ESTATES HOMEOWNERS ASSOCIATION, INC.
P. O. Box 395
Bush, LA 70431

Board of Managers:

Judy Coker, (985) 893-0858
Bonnie Hebert (985) 867-9137
Steve Roberts (985) 898-0682
Harold Moore (985) 871-6762
Lawrence Cangelosi (985) 867-8002

RESOLUTION - 2005 - NO. 3

SPECIAL DEDICATED FUNDS

WHEREAS, Article V of the By-Laws provides the authority to the Board of Managers to prepare the annual budget, and

WHEREAS, these proposed changes of the annual budget were included in the agenda and discussed at the Board of Managers meeting on December 16, 2005.

IT IS THEREFORE ADOPTED on motion duly made and unanimously carried that the special dedicated funds be set up to include the following:


Now therefore, be it RESOLVED that the creation of three dedicated funds is hereby authorized.

1. Legal Defense Fund: A fund of \$11,961.80 on this day shall be set aside from the general fund for the sole purpose of defending this association from any legal action brought against it or any member of the board. In addition, this fund may be used for the purpose of initiating legal action in order to uphold and enforce any provision of the governing documents of GHEHA. Not more than 49% of this fund shall be authorized for use in any one calendar year without a majority vote of the membership. Any monies removed from this fund shall be returned at the


next assessment period by apportioning said amount equally among all property owners. Use of monies in this fund requires a majority vote of the board.

2. Capital Improvement Fund. A fund of \$11,878.34 on this day shall be set aside for capital improvements to property owned by the association. This fund shall be a one time allocation from the general fund. At such time as the fund has a zero balance, it shall become inactive and does not require replenishment.
3. Operational Reserve: A fund of \$9,057.60 on this day shall be set aside from the general fund for the sole purpose of insuring the continued solvency of the GHEHA. Monies from this fund may be used only by a unanimous vote of the GHEHA board. Not more than 49% of this fund shall be authorized for use in any one calendar year without a majority vote of the membership. Any monies removed from this fund shall be returned at the next assessment period by apportioning said amount equally among all property owners.

WHEREUPON, this Resolution and Adoption was submitted to a vote and this amendment to the By-Laws was approved unanimously by the current Board of Managers as reflected by their signatures below and dated effective this 9th day of December, 2005.



BONNIE HEBERT



R. STEVE ROBERTS

Judy Coker
JUDY COKER

Lawrence Cangelos
LAWRENCE CANGELOS

Harold Moore
HAROLD MOORE

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RESOLUTION - 2005 - NO. 4

AMENDMENT TO THE BY-LAWS

WHEREAS, Article XI of the Articles of Incorporation provides the authority to the Board of Managers to make, amend and repeal the By-Laws of the Grande Hills Estates Homeowners Association, Inc. (the "By-Laws"), and

WHEREAS, these proposed changes of the By-Laws were included in the agenda and discussed at the Board of Managers meetings on December 9, 2005 and December 16, 2005.

IT IS THEREFORE ADOPTED on motion duly made and unanimously carried that the current By-Laws shall be amended to include the following:

Now therefore, be it RESOLVED that Nos. 5 & 6 of Article II, MEMBERSHIP MEETINGS, be amended to read as follows:

5. Forty (40%) percent of the voting rights present or represented by a *notarized* proxy at a regular or special meeting of the members shall constitute a quorum. When a quorum is present at any meeting, the holders of fifty-one (51%) percent of the voting rights present or represented by proxy shall decide any question brought before the meeting, unless the question is one upon which by express provision of the statutes, the Articles of Incorporation, the Deed Restrictions, or these By-Laws a different vote is required, in which case such express provision shall govern and control the decision of such question.

6. Voting rights shall be in accordance with the Articles of Incorporation. If property is owned by one person, his right to votes shall be established by the record title to the property. If the property is owned by more than one person, the person entitled to cast the votes for the property shall be designated by a certificate of appointment signed by all of the record owners of the property and filed with the Secretary of the Association. If a property is owned by a corporation, the person entitled to cast the vote for the property shall be designated by the President or Vice President and attested by the Secretary or the Assistant Secretary of such corporation and filed with the Secretary of the Association. Such certificates shall be valid until revoked, or until a change in the ownership of the property concerned. A certificate designating the person entitled to cast the votes of any property may be revoked at any time by any Owner thereof. Votes may be cast in person or by **notarized** proxy. Proxies may be made by any person entitled to vote. They shall be valid only for the particular meeting designated and must be filed with the Secretary before the appointed time of the meeting.

Now therefore, be it RESOLVED that Nos. 1, 2, 3, 4 and 5 of Article IV,

OFFICERS, be amended to read as follows:

1. The executive officers of the Association **which include** a President, a Treasurer and a Secretary, **shall** be managers. All officers shall be elected annually by the Board of Managers and may be **peremptorily** removed by vote of the managers at any meeting thereof. Any person may hold two offices except that the President shall not also be the Secretary. The Board of Managers shall from time to time elect such other officers and designate their powers and duties as the Board shall find to be required to manage the affairs of the Association.

(The text "*shall be*", the text "*who shall be a manager, and*", and the text "*who need not*" are deleted from the first sentence in No. 1.)

2. The President shall be the chief executive officer of the Association. **They** shall have all of the powers and duties which are usually vested in the office of the President of an Association, including but not limited to the power to appoint committees from among the members from time to time, as **they** may in **their** discretion determine appropriate, **and** assist in the conduct of the affairs of the Association.

(The text "*and to preside over the member meetings*" are deleted from the last sentence in No. 2.)

3. The Secretary shall keep the minute book wherein the resolutions of all proceedings of the managers and the members shall be recorded.

They shall attend to the giving and serving of all notices to the members of the Association, except those of the Treasurer, and shall perform all other duties incident to the office of Secretary of an Association and as may be required by the managers or the President.

4. The Treasurer shall have custody of all property of the Association including funds, securities and evidences of indebtedness. *They* shall keep the assessment rolls and accounts of the members; *they* shall keep the books of the Association in accordance with good accounting practice; and *they* shall perform all other duties incident to the office of the Treasurer.

5. The compensation of all employees of the Association shall be fixed by the Board of Managers.

(The text "*including officers*" are deleted from No. 5.)

Now therefore, be it RESOLVED that Nos. 1, 2, 5, 6, 7, 8 and 9 of Article V, ASSESSMENTS AND FISCAL MANAGEMENT, be amended. An additional paragraph on special dedicated funds is inserted as No. 7 and all numbers thereafter are renumbered 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 December 31 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.

2. The failure or delay of the Board of Managers to prepare or to transmit to property owners an Annual Budget or statement of assessments shall not constitute a waiver or release in any manner of any owner's obligation to pay assessments, whenever the same shall be determined, and in the absence of an Annual Budget or statement of assessments, each Owner shall continue to pay the existing *annual* installments against the assessments established for the previous period until changed by delivery of a revised statement of assessments.

(The text "*against his Unit*" are deleted from the first sentence after the text "pay assessments" in No. 2. The word "*Unit*" is deleted from the first sentence after the word "each" in No. 2.)

5. Extraordinary or emergency expenditures not originally included in the Annual Budget which may become necessary shall be first charged against any appropriate reserves available for such contingencies, and to the extent such reserves are unavailable or inadequate, the Board of Managers may levy an additional assessment against property owners. Such assessments shall be made only upon written notice to and approval of Owners entitled to cast more than fifty (50%) percent of the votes of members in the Association and shall be due in such installments and at such times as may be specified in the notice of such assessment.

Other assessments which the Board of Managers may levy against property and property owners shall be made, apportioned and collected in the manner set forth in those provisions of the Deed Restrictions or law authorizing the same or in the action of the Board in making the assessment, and in lieu thereof, in the same manner as provided in Section 1 of this Article.

(The word "*Unit*" is deleted from the second sentence in the first paragraph after the text "approval of" in No. 5.)

6. On or before the date of the annual members' meeting of each year, the Board of Managers shall provide all property owners of residential subdivision property with a copy of an audit or itemized accounting of the expenses actually incurred and paid for the preceding year, together with a tabulation of all amounts collected pursuant to assessments levied, and showing the net amount over or short of actual expenditures plus reserves. Any amount accumulated in excess of the amount required for actual expenses or reserves shall be surplus and shall be apportioned among the property owners and shall be credited to each property owner's next assessments for the current year, until exhausted. Any net shortage

shall, at the option of the Board, either be accounted for in the Annual Budget of the current year or added to each Owner's Assessment for the current year to be paid with the installments against assessments due in the six (6) months immediately succeeding the rendering of the accounting.

(The text "*monthly installments against*" are deleted from the second sentence after the word "next" in No. 6.)

7. *The creation of three dedicated funds shall be set up as follows:*

- a. *Legal Defense Fund: On the 9th day of December, 2005, a fund of \$11,961.80 shall be set aside from the general fund for the sole purpose of defending this association from any legal action brought against it or any member of the board. In addition, this fund may be used for the purpose of initiating legal action in order to uphold and enforce any provision of the governing documents of Grande Hills Estates Homeowners Association, Inc. ("the GHEHA"). Not more than 49% of this fund shall be authorized for use in any one calendar year without a majority vote of the membership. Any monies removed from this fund shall be returned at the next assessment period by apportioning said amount equally among all property owners. Use of monies in this fund requires a majority vote of the board.***
- b. *Capital Improvement Fund: On the 9th day of December, 2005, a fund of \$11,878.34 shall be set aside for capital improvements to property owned by the association. This fund shall be a one time allocation from the general fund. At such time as the fund has a zero balance, it shall become inactive and does not require replenishment.***
- c. *Operational Reserve: On the 9th day of December, 2005, a fund of \$9,057.60 shall be set aside from the general fund for the sole purpose of insuring the continued solvency of the GHEHA. Monies from this fund may be used only by a unanimous vote of the GHEHA board. Not more than 49% of this fund shall be authorized for use in any one calendar year without a majority vote of the membership. Any monies removed from this fund shall be returned at the next assessment period by apportioning said amount equally among all property owners.***

(This text is an inserted section to Article V, Assessments and Fiscal Management.)

- 8. The Treasurer shall keep full and correct books of account, including itemized records of all receipts and expenditures, and the same shall be**

open for inspection by any property owners, any representative of a property owner duly authorized in writing or the mortgagee of any property at such reasonable time or times *requesting dates for inspection* during normal business hours as may be requested by the owner or his representative or mortgagee. *The requesting party shall afford all expenses related to the request other than when documents are available for review at the official annual meeting.* The Treasurer shall also maintain a separate account for each property which shall be kept current at all times and which shall show: (i) the name and address of the property owner or owners, if any, (ii) the amount and due date of all assessments pertaining to the property, (iii) all amounts paid on account, and (iv) any balance due. Upon written request of a property owner or his mortgagee, the Treasurer shall promptly furnish a certificate or statement of account setting forth the amount of any unpaid assessments or other charges due and owing by such Owner.

(The text "*Unit*" is deleted from the last line before the word "Owner". This paragraph is renumbered to No. 8.)

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 December 31st of the year it becomes due shall be delinquent on the first day of the following year. 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 text "*at the principal office of the Association; or to such other person or entity and at such other places as the Board of Managers may from time to time designate.*" are deleted from the first sentence of the first paragraph. This paragraph is renumbered to No. 9.).

10. Any property owner who mortgages his property shall notify the Secretary of the name and address of his mortgagee and any such mortgagee shall have the right to notify the Secretary of the existence of a mortgage on any property. The Secretary shall maintain such information in a special book or file. The Treasurer is authorized to report to a mortgagee of any property any unpaid assessments or other default by the owner of such property. A copy of every notice of default and claim for delinquent assessment or claim of lien sent by the Association to an owner may also be sent to the mortgagee of the property whose name and address has theretofore been furnished the Association.

(The text "*installment or*" are deleted from the last sentence before the word "assessment". This paragraph is renumbered to No. 10.)

Now therefore, be it RESOLVED that No. 1 of Article VII, ARBITRATION, be amended to read as follows:

1. Any question or issue in controversy (the "controversy") other than the payment due of any assessment required to be paid to the Association, arising between two or more property owners or between one or more property owners and the Association or its Board of Managers, or the employees and agents, concerning the administration of the subdivision property shall, at the written request of any party to such controversy delivered to the other party thereto, be submitted to arbitration.

(The text "*or the Developer, (Lexington Hills Partnership)*" and the text "*of either*" are deleted from No. 1.)


Now therefore, be it RESOLVED that Nos. 1 and 5 of Article VIII, NOTICES, be amended to read as follows:

1. Any notice required by the Deed Restrictions, Articles of Incorporation, *By-Laws*, or by law to be given in writing by any property owner to another property owner or the Association or its Board of Managers or by the Association or its Board of Managers to any property owner, Association member or other person or entity shall be deemed sufficient if delivered personally or deposited in the United States Mail, registered or certified mail, addressed to the registered office of the Association, as filed with the Louisiana Secretary of State, with respect to the Association, and to the last address of such property owner, Association member, or other person appearing in the records of the Association.


Now therefore, be it RESOLVED that No. 5 of Article X, AMENDMENTS, be amended to read as follows:

5. An amendment when adopted as set forth in these Articles above shall become effective only after a copy of the same, certified by the President and Secretary as having been adopted, is recorded with the Clerk of Court of St. Tammany *Parish*, Louisiana in the same manner as recordation of the original Articles of Incorporation.

WHEREUPON, this Resolution and Adoption were submitted to a vote and this amendment to the By-Laws was approved unanimously by the current Board of Managers as reflected by their signatures below and dated effective this 16th day of December, 2005.



BONNIE HEBERT



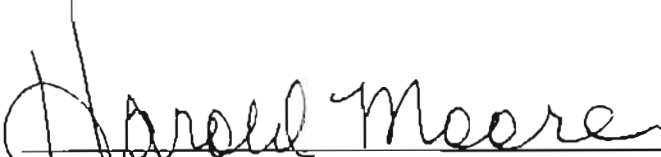
R. STEVE ROBERTS



JUDY COKER



LAWRENCE CANGELOSI



HAROLD MOORE

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P. O. Box 395
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Board of Managers:

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Bonnie Hebert (985) 867-9137
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Harold Moore (985) 871-6762
Lawrence Cangelosi (985) 867-8002

RESOLUTION - 2005 - NO. 5

AMENDMENT TO THE BY-LAWS

WHEREAS, Article XI of the Articles of Incorporation provides the authority to the Board of Managers to make, amend and repeal the By-Laws of the Grande Hills Estates Homeowners Association, Inc. (the "By-Laws"), and

WHEREAS, these proposed changes of the By-Laws were included in the agenda and discussed at the Board of Managers meetings on December 20, 2005.

IT IS THEREFORE ADOPTED on motion duly made and unanimously carried that the current By-Laws shall be amended to include the following:

Now therefore, be it RESOLVED that Nos. 2 and 3 of Article X, AMENDMENTS, be amended to read as follows:

Amendments to the By-Laws shall be proposed and adopted in the following manner:

2. A resolution by the members adopting a proposed amendment must receive approval by a vote of a **simple majority at any meeting of the members called for the purpose of said amendment**. Members not present at the meetings considering the amendment may express their approval in writing thereafter.

(The text "*two-thirds (2/3) of the entire membership*" are deleted from the first sentence in No. 2.)

3. The **membership** shall have the power to make, amend, and repeal

By-Laws to govern this Corporation provided they are in accordance with and do not conflict with the Articles of Incorporation. The Board of Managers shall not have the authority to amend the By-Laws without the approval of a majority vote of the members as further provided herein.

(The text "Board of Managers" are deleted from the first sentence in No. 3.)

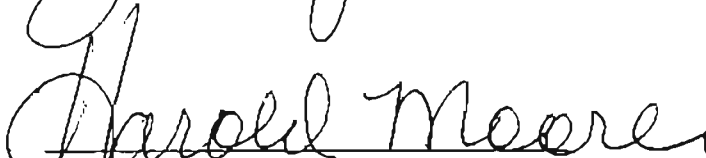
WHEREUPON, this Resolution and Adoption were submitted to a vote and this amendment to the By-Laws was approved unanimously by the current Board of Managers as reflected by their signatures below and dated effective this 20th day of December, 2005.


BONNIE HEBERT


STEVE ROBERTS


JUDY COKER


LAWRENCE CANGELOSI


HAROLD MOORE

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Lawrence Cangelosi (985) 867-8002

RESOLUTION - 2006 - NO. 1

AMENDMENT TO THE ARTICLES OF INCORPORATION

WHEREAS, Article XIV of the Articles of Incorporation provides the authority to the Board of Managers to amend the Articles of Incorporation of the Grande Hills Estates Homeowners Association, Inc. (the "Articles"), and

WHEREAS, the proposed changes of the Articles of Incorporation were included in the agenda and discussed at the Board of Managers meeting on January 23, 2006.

IT IS THEREFORE ADOPTED on motion duly made and unanimously carried that the current Articles shall be amended in the following particulars:

ARTICLE XI - BY-LAWS

Amendments to the By-Laws shall be proposed and adopted in the following manner:

1. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.
2. A resolution by the members adopting a proposed amendment must receive approval by a vote of a simple majority at any meeting of the members called for the purpose of said amendment. Members not present at the meetings considering the amendment may express their approval in writing thereafter.

3. The membership shall have the power to make, amend, and repeal By-Laws to govern this Corporation provided they are in accordance with and do not conflict with these Articles. The Board of Managers shall not have the authority to amend the By-Laws without the approval of a majority vote of the members as further provided herein.

4. An amendment may be proposed and adopted by either the Board of Managers or by any members of the Association as further set forth in these Articles and the By-Laws.

5. No amendment shall discriminate against any property owner unless the property owners so affected shall consent.

6. No amendment to the By-Laws shall operate to change or increase the owner's share of the budgeted expenses, or change the voting rights of members, unless the record owner of the property concerned and all record mortgagees thereof shall join in the execution of the amendment.

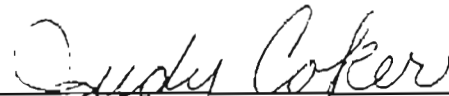
ARTICLE XIV - AMENDMENT OF ARTICLES

The Articles may be amended by a two-third (2/3) membership vote of the quorum at any annual or special meeting where written notice is given at least ten (10) days prior to the meeting date to each member.

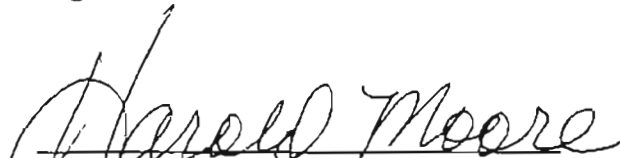
WHEREUPON, this Resolution and Adoption was submitted to a vote and this amendment to the Articles of Incorporation was approved unanimously by the current Board of Managers as reflected by their signatures below and dated effective this 23rd day of January, 2006.


BONNIE HEBERT


R. STEVE ROBERTS


JUDY COKER


LAWRENCE CANGELOSI


HAROLD MOORE

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Board of Managers:

Judy Coker (985) 893-0858
Bonnie Hebert (985) 867-9137
Steve Roberts (985) 809-5279
James Smith (985) 809-5209
Ron Trupp (985) 809-1180

RESOLUTION - 2010 - NO. 1

AMENDMENT TO THE BY-LAWS

WHEREAS, the Amendment to the Articles of Incorporation filed with the Secretary of State on 1/27/2006, provides that under Article XI, No. 3, of the Articles regarding the method of amending the By-Laws of Grande Hills Estates Homeowners Association, Inc. (The By-Laws), the membership shall have the power to make, amend, and repeal By-Laws to govern this Corporation provided they are in accordance with and do not conflict with these Articles,

WHEREAS, the Amended and Restated By-Laws filed with the St. Tammany Parish Judicial District Court, under Instrument # 1533617, Registry # 1571621, on 1/26/2006, provides that under Article X, No. 3, the membership shall have the power to make, amend, and repeal By-Laws to govern this Corporation provided they are in accordance with and do not conflict with the Article of Incorporation;

WHEREAS, this proposed change of The By-Laws was included in a survey mailed to the membership in the August 2009 Newsletter to solicit input. Said survey was due back to the Association by August 31, 2009.

WHEREAS, the results of survey and proposed change of The By-Laws was discussed at the Grande Hills Estates general membership meeting held on 09/26/2009 and included in the October, 2009 Newsletter to the membership of Grande Hills

Estates. Survey results indicated 70% of the participants who filled out the survey indicated they would not object to changing the due date of the annual assessment.

WHEREAS, this proposed change to The By-Laws was submitted to the membership for a vote at the annual membership meeting held on January 9, 2010.

Results of this vote were included in the minutes of the annual meeting as follows:

318.27 acre votes or 50.7% in **FAVOR** of changing the yearly assessment due date to April 30th. Total votes cast for this proposal were 627.34 out of 1255.11 voting acres.

IT IS THEREFORE ADOPTED on motion duly made and unanimously carried that the current By-Laws shall be amended to include the following:

Now therefore, be it RESOLVED that No. 1 of Article V, ASSESSMENTS AND FISCAL MANAGEMENT, be 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 30th** 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.

Now therefore, be it RESOLVED that No. 9 of Article V, ASSESSMENTS AND

FISCAL MANAGEMENT, be amended to read as follows:

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.

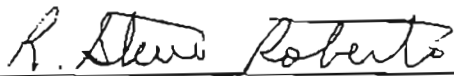
Any yearly assessment not paid by **April 30th** of the year it becomes due shall be delinquent on the first day **of May**. Not later than eighty-three (83) days after any such assessment becomes delinquent, the Treasurer or Secretary shall serve upon the Owner liable for any such delinquent assessment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

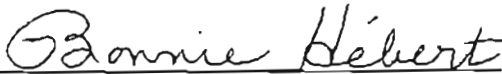
In the event that payment of the claim of lien is not forthcoming after filing of the claim of lien, the Board of Managers shall take necessary measures to have filed on behalf of the Association a suit on such claim plus reasonable attorney's fees and all additional incurred costs and charges which 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.

WHEREUPON, this Resolution and Adoption were submitted to a vote and this Amendment to The By-Laws was approved unanimously by the current Board of Managers as reflected by their signatures below and dated effective this 26th day of January, 2010.



R. STEVE ROBERTS



BONNIE HEBERT



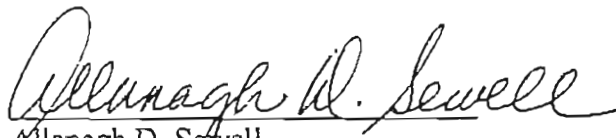
JUDY COKER



RON TRUPP



SWORN TO AND SUBSCRIBED BEFORE ME this 12th day of June 2010.



Allanagh D. Sewell

Notary Public # 39685

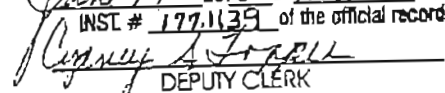
Parish of St. Tammany

- 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 2010 at 11:05 AM
INST. # 177,1139 of the official records.



DEPUTY CLERK