

AMENDMENT TO THE BY-LAWS OF  
HOMEOWNERS ASSOCIATION OF  
LAKE RAMSEY, INC.

BY

HOMEOWNERS ASSOCIATION OF  
LAKE RAMSEY, INC.

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UNITED STATES OF AMERICA

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

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BE IT KNOWN, that on the 30<sup>th</sup> day of October, 2020,

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified in and for the State and Parish hereinabove set forth, and in the presence of the undersigned competent witnesses, personally came and appeared:

**HOMEOWNERS ASSOCIATION OF LAKE RAMSEY, INC.**, a Louisiana non-profit corporation, domiciled in the Parish of Orleans, organized and established per Articles of Incorporation filed in the office of the Louisiana Secretary of State on December 19, 2002; represented herein by it duly authorized President, David Caldwell, pursuant to corporate resolutions, an original of which is annexed hereto as Exhibit "A" and made a part hereof;

Mailing Address: c/o GNO Property Management, LLC  
826 Union Street, Suite 200  
New Orleans, LA 70112

Taxpayer ID No.: XX-XXX9861

(hereinafter, the "Association")

who declared unto me, Notary, that:

WHEREAS, the By-Laws of Homeowners Association of Lake Ramsey, Inc. ("the By-Laws") provide in pertinent part at Article 9 (Amendments) therein that the By-Laws may be altered, amended or repealed, or new By-Laws may be adopted by the members of the Association as any regular meeting of the membership.

St. Tammany Parish 2421  
Instrument #: 2235904  
Registry #: 2729521 awb  
11/5/2020 8:30:00 AM  
MB CB X MI UCC


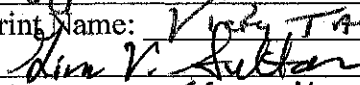
WHEREAS, the membership of the Association, at its regular meeting of the membership held on October 17, 2020, voted in favor to amend the By-Laws, specifically to amend Article 2 (Membership), Article 3 (Directors), Article 5 (Officers) and Article 6 (Assessments and Fiscal Management), with all other provisions of the By-Laws to remain in full force and effect as written.

WHEREAS, the membership of the Association voted in favor that said amendments be implemented in a new set of By-Laws entitled "2020 Revised By-Laws of Homeowners Association of Lake Ramsey, Inc.", with said new set of By-Laws to replace and supersede any and all previous sets of By-Laws for the Association.


NOW, THEREFORE, upon a resolution for adoption of the proposed 2020 Revised By-Laws of Homeowners Association of Lake Ramsey, Inc. and a vote of the majority of the voting power of the members present at the Association's regular meeting of the membership held on October 17, 2020, and as set forth in Article 9 of the By-Laws, the Association, through its Board, hereby amends the By-Laws as noted above and implements said amendments in a new set of By-Laws entitled "2020 Revised By-Laws of Homeowners Association of Lake Ramsey, Inc.", a copy of which said document is attached hereto as Exhibit "B", thereby replacing and superseding all prior By-Laws of the Association.

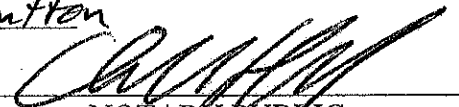
**THUS DONE AND PASSED** in the Parish of St. Tammany, State of Louisiana, on the date hereinabove set forth, in the presence of the undersigned competent witnesses and me, Notary, after due reading of the whole.

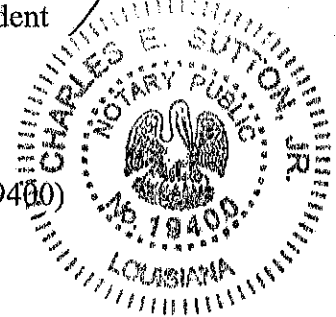
WITNESSES:

  
Print Name: Vicki Tate  
  
Print Name: Gina V. Sutton

HOMEOWNERS ASSOCIATION OF  
LAKE RAMSEY, INC.

By:   
David Caldwell, President

  
NOTARY PUBLIC  
Charles E. Sutton, Jr. (Louisiana Bar Roll No.: 19460)



EXHIBITS:

- A – Resolutions
- B – 2020 Revised By-Laws of Lake Ramsey Homeowners Association, Inc.

**CERTIFIED RESOLUTIONS OF THE BOARD OF DIRECTORS OF  
HOMEOWNERS ASSOCIATION OF LAKE RAMSEY, INC.**

The following resolutions were adopted by the Board of Directors of the Homeowners Association of Lake Ramsey, Inc, a Louisiana non-profit corporation (the "Association") by unanimous consent, and in accordance with the provisions of the Louisiana Business Corporation Law they approved the following:

**BE IT RESOLVED**, that pursuant to Article 9 (Amendments) of the By-Laws of Homeowners Association of Lake Ramsey, Inc. ("the By-Laws"), the Board of Directors for the Homeowners Association of Lake Ramsey, Inc. (the "Association") hereby proposes the adoption of certain amendments to the By-Laws in certain respects, including amending Article 2 (Membership), Article 3 (Directors), Article 5 (Officers) and Article 6 (Assessments and Fiscal Management). In addition, the Board hereby proposes that the aforesaid amendments be implemented in a new set of By-Laws entitled "2020 Revised By-Laws of Homeowners Association of Lake Ramsey, Inc.", with said new set of By-Laws to replace and supersede any and all previous sets of By-Laws for the Association.

**WHEREAS**, pursuant to Article 9 of the By-Laws, upon a vote of the majority of the voting power of the members present at the Association's regular meeting of the membership held on October 17, 2020, duly noticed and held with a quorum present, the Board resolves to amend the By-Laws as noted above and to implement said amendments in a new set of By-Laws entitled "2020 Revised By-Laws of Homeowners Association of Lake Ramsey, Inc.", with said new set of By-Laws to replace and supersede any and all previous sets of By-Laws for the Association.

**WHEREAS**, David Caldwell, the Association's duly authorized President, is hereby authorized, empowered and directed, for and on behalf of the Association, to execute an act of amendment reflecting the adoption of said amendments to the By-Laws and the implementation of same in a new set of By-Laws entitled "2020 Revised By-Laws of Homeowners Association of Lake Ramsey, Inc." and to record or cause to be recorded said act in the land records of the Clerk of Court for St. Tammany Parish, Louisiana for the purpose of giving effect thereto.

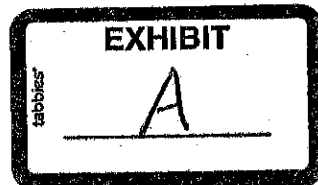
**CERTIFICATE**

I, Billy Abbott, do hereby certify that I am the Secretary of the Homeowners Association of Lake Ramsey, Inc. ("the Association") and that the above and foregoing is a true, correct and exact copy of the resolutions which were adopted by the Association at a special meeting of the Board of Directors held on October 17, 2020, and that said resolutions have not been modified, amended or rescinded and are now in full force and effect.

Covington, Louisiana, this 30<sup>th</sup> day of October, 2020.

By: \_\_\_\_\_

Billy Abbott, Secretary



2020 REVISED BY - LAWS OF  
HOMEOWNERS ASSOCIATION OF LAKE RAMSEY, INC.  
A non-profit corporation

ARTICLE 1 - OFFICES

Section 1. The registered office of this corporation shall be in the Parish of St. Tammany, State of Louisiana.

Section 2. The corporation may also have offices at such other places both within and without the State of Louisiana as the Board of Directors may from time to time determine or that the business of the corporation may require.

ARTICLE 2 - MEMBERSHIP

Recognition of Members

Section 1. The corporation shall recognize, for purposes of voting membership, members as defined in Article 6 of the Articles of Incorporation. The Secretary or designated agent shall keep the name of each member of the corporation on a roll which shall be a part of the corporation's books and records. Members shall have the voting power allocated under the provisions of Article 7 of the Articles of Incorporation. Members shall be liable for calls and assessments

Membership Meetings

Section 2. All meetings of the membership for the election of directors shall be held at the registered office of the corporation, or at such place as may be fixed from time to time by the Board of Directors and stated in the notice of the meeting. Meetings of the membership for any other purpose may be held at such time and place as shall be stated in the notice of the meeting or in a duly executed waiver of notice thereof

Section 3. Annual meetings of the membership, commencing with the year 2002, shall be held on the first Saturday or Sunday of the month of October, if not a legal holiday, and then on the next following secular day, at 2:00 p.m., or at such other date and time as may be designated from time to time by the Board of Directors and stated in the notice of the meeting, at which time the members present shall elect by ballot vote a Board of Directors, and transact such other business as may properly be brought before the membership at the meeting.

Section 4. Written notice of the annual meeting of the membership stating the place, date and hour of the meeting shall be given to each member entitled to vote at such meeting not less than ten (10) nor more than thirty (30) days before the date of the meeting. A notice of such meeting shall be mailed by United States mail to each member at his or her last know post office address.

Section 5. Special meetings of the membership, unless prescribed statute or by the Articles of Incorporation, may be called for any purpose by the President or Secretary and shall be called by the President or Secretary at the direction of the Board of Directors or at the written request of a one-third (1/3) of the members of the corporation, or at the written request of members representing a majority of votes as set forth in the Articles of Incorporation of this corporation. Any such direction from the Board of Directors or request from members shall state the purpose of the proposed meeting.



Section 6. Written notice of any special meeting of the members shall set forth the place, date and hour of the meeting and the purpose or purposes for which the meeting is called and shall be given to each member entitled to vote at such meeting not less than ten (10) nor more than thirty (30) days before the date of the meeting.

Section 7. Business transacted at any special meeting of the members shall be limited to the purposes set forth in the notice of the meeting.

Section 8. Twenty-five (25) percent of the voting rights constitute a quorum at a regular or special meeting of the members.

Section 9. When a quorum is present at any meeting, the vote of the majority of the voting power present shall decide any question brought before the meeting, unless the issue is one upon which a different vote is required by express requirement of law or by provision of the Articles of Incorporation, in which case such express requirement or provision shall govern and control the decision of that issue.

#### Section 10 Proxy and Absentee Voting

A. When the notice of a general membership meeting at which officers and directors are to be elected, amendment(s) to the bylaws or a significant matter to be voted on, it will contain general notice of voting rights, instructions on Proxy votes and absentee ballots.

B. A properly signed and dated "proxy" vote from a resident not in attendance will be accepted as valid in constituting a "quorum". A resident in attendance may be given only one "proxy" by a resident not in attendance. The Secretary or authorized ballot collector will date and initial next to the submitting member's signature and lot number/address to validate the proxy.

C. Ballots may be sent in as absentee ballots. Ballots should have the appropriate number of votes marked, will be mailed or submitted to the Secretary or authorized ballot collector with an inner envelope in which the ballot is sealed to preserve secrecy and a signed by the member with lot number/address to indicate that this is their vote.

D. Members who submitted an absentee ballot are not permitted to vote in person. Absentee ballots must be received not less than three (3) days prior to the date set for the meeting. Ballots received after this date shall be void.

E. Absentee ballots will be accepted as valid in constituting a "quorum".

### ARTICLE 3 – DIRECTORS

Section 1. All directors shall be members in good standing of the Corporation at the time of his or her election and throughout his or her term of office. Delinquency of HOA Dues as of the month of May prior to election (Annual Meeting), will constitute a member not in Good Standing. Therefore, payment of dues after the month of May would not give a member the opportunity to serve or be elected to the Board of directors. No two (2) immediate family members may serve on the Board of Directors at the same time.

Section 2. The Board of Directors shall be composed of an odd number of not less than five (5) members, consisting of the President, Vice President, Secretary, Treasurer and other non-officer directors, all of whom shall be elected by the membership. The board members shall serve terms of two (2) years each. Election of directors shall be held at the annual meeting of the membership, except as provided in the following section of these By-Laws. A director shall continue in office following the expiration of his or her term until his or her successor is elected and qualified.

Section 3. During the term, should an elected Board member's position become available, the majority members of the Board have the right to appoint an association member in good standing to serve the remaining time of that term.

Section 4. The business of the corporation shall be managed by its Board of Directors, which may exercise all powers of the corporation and do all lawful acts and things that are not directed or required to be exercised or done by the membership by any requirement of law or provisions of the Articles of Incorporation. The Board of Directors shall have the authority to delegate duties, as may be identified by the Board, to persons of its choice, in order to fulfill the objectives of the Association.

#### Section 5. Selection and Election of Directors

##### A. Nominating Committee

At the regular July board meeting, the President shall appoint, subject to approval by the Board of Directors, a Nominating Committee of three (3) to five (5) candidates. The Vice President shall serve as a member of this committee and be designated as its chairman.

At the regular August board meeting the Nominating Committee shall present to the Board of Directors a slate of all qualified candidates who agree to run to serve two (2) year terms to replace the directors whose regular terms are expiring. Each candidate must be an active member in good-standing and must have agreed to accept the responsibility of directorship.

##### B. Publicity of Nominations

Upon receipt of the report of the Nominating Committee, the Secretary shall immediately notify the membership as described in Article 4 of these By-Laws, of the names of persons nominated as candidates for directors and the right of petition.

##### C. Nominations by Petition

Additional names of candidates for directors can be nominated by petition bearing the genuine signatures of two (2) qualified members of the Association. Such petition shall be filed with the Nominating Committee within ten (10) days after notice has been given of the names of those nominated. Each nominated candidate must meet the eligibility requirements outlined in Article 3, §1 and must agree to accept the responsibility of directorship. The determination of the Nominating Committee as to the legality of the petition(s) shall be final.

##### D. Determination

If no petition is filed within the designated period, the nominations shall be closed.

If a legal petition shall present additional candidates, the names of all candidates shall be placed on a ballot in random order. Instruction will be to vote for as many candidates as there are vacant positions to be filled. The ballots shall be distributed to each member of the corporation duly qualified as set forth in Article 7 of the Articles of Incorporation of the Association and voted upon at the Annual Membership Meeting of the Association. The ballots shall be marked in accordance with instructions printed on the ballot and returned by the time specified on the ballot at the Annual Membership Meeting of the Association. The Board of Directors shall at the annual Meeting of the Membership in October declare the candidates with the greatest number of votes elected.

##### E. Judges

The President shall appoint, subject to the approval of the Board of Directors, at least three (3), but not more than five (5) judges who are not members of the Board of Directors or candidates for election. One (1) will be designated chairman. Such judges shall have complete supervision of the election, including the auditing of the ballots. They shall report the results of the election to the Board of Directors.

Section 6. All newly-elected Board Members shall be seated at the regular November board meeting and presented with a copy of the current By-Laws for their review and recommendations. Retiring directors shall retire at this meeting following the presentation of the new fiscal budget recommendations.

Section 7. The absence of a member of the Board of Directors from any three (3) regular meetings within a calendar year, shall be construed as an automatic resignation, unless such absences are approved by the Board.

Section 8. The Board of Directors may hold meetings, both regular and special.

Section 9. Regular meetings of the Board of Directors shall be held at least monthly in accordance with a schedule of meetings adopted annually at the first meeting of the Board of Directors following the annual meeting of the membership. No notice need be given of any meeting convened under this schedule.

Section 10. Special meetings of the Board of Directors may be called by the President of the corporation on not less than two (2) day(s) notice to each director. Special meetings shall be called by the President or by the Secretary in like manner and on like notice upon the written request of three directors.

Section 11. At all meetings of the Board of Directors a majority of directors shall constitute a quorum for the transaction of business and the act of a majority of the directors present at any meeting at which there is a quorum shall be the act of the Board of Directors. If a quorum shall not be present at any meeting of the Board of Directors, the directors present may adjourn the meeting from time to time without notice other than announcement at the meeting of the time and place for reconvening the meeting, until a quorum shall be present.

Section 12. Any action required or permitted to be taken at any meeting of the Board of Directors or at any committee thereof may be taken without a meeting, if all members of the board or of the committee as the case maybe consent thereto in writing, and the writing is filed with the minutes of the proceedings of the board or committee.

Section 13. The Board of Directors shall present at each annual meeting of the membership, and at any special meeting of the membership when called for by vote of a majority of the voting power present and voting, a full and clear statement of the business and condition of the corporation. The new Board shall have a projected budget for the upcoming year at the regular December meeting of the Board. The new budget takes effect January 1st.

#### ARTICLE 4 - NOTICES

Section 1. Whenever, under the requirements of law or the provisions of the Articles of Incorporation or these by-laws, notice is required to be given to any member or director, such notice may be given in person or in writing by mail addressed to such member or director at his or her address as it is set forth in the records of the corporation, postage prepaid, and such notice shall be deemed to be given at the time of its deposit in the United States Mail. Notice may also be given by telegram, by facsimile transmission, by e-mail or regular monthly board meeting or by posting such notice in the minutes of the meeting on the corporation's designated web site. It shall be the responsibility of each member to notify the Secretary or designated agent of the corporation, of any change of address and/or other contact information within thirty (30) days of any such change.

## ARTICLE 5 - OFFICERS

Section 1. The Board of Directors at its November meeting shall reorganize for the coming year. At this meeting the new Board shall elect the President, Vice President, Secretary and Treasurer. Officers will be elected from the members of the Board. All officers shall take office immediately after elections and serve for a term of one (1) year or until their successors assume the duties of office. They shall be voting members of the Board of Directors, except for the President who will vote only in the event of a tie vote by the then present board members.

Section 2. Officers of the corporation shall hold office until their successors are elected and qualified. Any officer may be removed from office at any time by a majority of the votes present and voting at any regular meeting of the Board of Directors or special meeting called for such purpose. Should the office of any officer or officers become vacant for any reason, the vacancy shall be filled by the affirmative vote of a majority of the whole of the Board of Directors.

Section 3. In the case of the absence of any officer of the corporation, or for any other reason that the Board may deem sufficient the Board may delegate, for the time being, the powers or duties, or any of them, of such officer to any other officer, or to any director, or to a designated agent, provided a majority of the entire Board concurs therein.

Section 4. Officers shall be members in good standing of this corporation at the time of election and throughout their term of office.

### The President

Section 5. The President shall be the chief executive officer of the corporation, shall preside at all meetings of the members and of the Board of Directors, shall have general and active management of the business of the corporation and shall see that all orders and resolutions of the Board of Directors are carried into effect.

Section 6. The President shall execute bonds, mortgages and other contracts involving the corporation, except where required or permitted by law to be otherwise signed and executed and except where the signing and execution thereof shall be expressly delegated by the Board of Directors to some other officer or designated agent of the corporation.

### The Vice President

Section 7. The Vice President shall exercise the powers and authority and perform the duties of the President in the absence or disability of the President.

### The Secretary

Section 8. The Secretary shall attend all meetings of the Board of Directors and all meetings of the membership and record all the proceedings of these meetings and shall be organized as "Minutes of the Meeting" and posted on the corporation's designated web site. The Secretary may perform like duties for any standing committees when required. The Secretary shall give, or cause to be given, notice of meetings of the membership and special meetings of the Board of Directors, and shall perform such other duties as may be prescribed by the Board of Directors or by the President. The Secretary shall have full voting privileges of a member of the corporation. The Secretary or designated agent shall have custody of any corporate seal and shall have authority to affix the seal to any instrument, and when so affixed it may be attested by his or her signature.



The Board of Directors may give general authority to any other officer or designated agent to affix and attest the seal of the corporation. All acts of the Secretary shall be under the supervision of the President.

Section 9. In the absence of the Vice President the Secretary shall execute the duties of the office of Vice President.

#### The Treasurer

Section 10. The Treasurer or designated agent shall have custody of all corporate funds and securities and shall keep full and accurate accounts of receipts and disbursements in books belonging to the corporation. The Treasurer or designated agent shall deposit all moneys and other valuable assets of the corporation in the name and to the credit of the corporation in such depositories as may be designated by the Board of Directors.

Section 11. The Treasurer or designated agent shall disburse funds of the corporation as may be directed by the Board of Directors, taking proper vouchers for such disbursements, and shall render to the President and the Board of Directors, at its regular meetings and when the Board of Directors may otherwise require, an account of his or her transactions as treasurer and of the financial condition of the corporation.

Section 12. The Treasurer or designated agent shall make assessments as directed by the Board of Directors in the manner prescribed in the covenants, conditions and restriction affecting any of the property which is included in or comprises any part of Lake Ramsey Development which appear of record in the conveyance records of St. Tammany Parish.

Section 13. The Treasurer shall have full voting privileges of a member of the corporation.

### ARTICLE 6 - ASSESSMENTS AND FISCAL MANAGEMENT

Section 1. Annual assessments must be paid in full by January 1<sup>st</sup> of each year, with such payments to be made payable to the order of the Homeowners Association of Lake Ramsey, Inc. The due date(s) for the payments of any special assessments shall be set by the Board of Directors.

Section 2. In the event that an owner shall fail to pay any annual and/or special assessment within thirty (30) days after the due date thereof, the Association may take any such action as provided for under the Louisiana Homeowners Association Act, the Deed Restrictions and Covenants and/or these By-Laws.

Section 3. In addition to the rights granted to the Association in the preceding Section 2, in the event that an owner shall fail to pay any annual and/or special assessment within thirty (30) days after the due date thereof, such owner may also, by resolution of the Board of Directors, be obligated to pay such penalties and/or late charges as the Board of Directors may fix. Moreover, in the event that an owner shall violate the Association's Deed Restrictions and Covenants, such owner may also, by resolution of the Board of Directors, be obligated to pay such penalties as the Board of Directors may fix.

Section 4. To the extent that the Association engages legal counsel and/or otherwise engages in collections and/or legal action for unpaid assessments and/or violations of the Association's Deed Restrictions and Covenants, all attorney's fees and costs incurred by the Association in connection therewith shall be paid by the owner to the Association.

Section 5. The obligation of an owner to pay any annual and/or special assessments (together with any applicable interest, penalties, late fees, attorney's fees, costs and/or other related charges) shall remain the owner's personal obligation and shall not terminate upon conveyance of the owner's lot. In the event that a lot is conveyed and any annual and/or special assessments (together with any applicable interest, penalties, late fees, attorney's fees, costs and/or other related charges) remain outstanding and not paid at or prior to closing, the owner conveying such lot remains personally obligated to pay the delinquent assessments (together with any applicable interest, penalties, late fees, attorney's fees, costs and/or other related charges) which have accrued prior to the closing on the lot.

ARTICLE 7 - FIXING RECORD DATE

Section 1. In order that the corporation may determine the members entitled to notice of to vote at any meeting of the membership or any adjournment thereof, or to express consent to corporate action in writing without a meeting, the Board of Directors may, in advance, fix a record date, which shall not be more than sixty (60) days prior to any meeting of the membership which has been called or scheduled at the time of the fixing of the record date. A determination of members of record entitled to notice of or to vote at a meeting of the membership shall apply to any adjournment of that meeting unless the Board of Directors should act to fix a new record date for the adjourned meeting.

ARTICLE 8 - GENERAL PROVISIONS

Section 1. Checks. All checks, drafts or demands for money and notes of the corporation shall be signed by the President or Vice President and by the Secretary or Treasurer, or by designated agent. A minimum of two (2) authorized signatures shall be required for each item.

Section 2. Seal the corporate seal shall have inscribed thereon the name of the corporation "Homeowners of Lake Ramsey Association, Inc.", the year of its organization, 2002, and the words "Corporate Seal, Louisiana", the seal may be used by causing it or a facsimile thereof to be impressed or affixed or reproduced otherwise.



ARTICLE 9 - AMENDMENTS

Section 1. These by-laws may be altered, amended or repealed, or new by-laws may be adopted by the Board of Directors at any regular meeting of the Board of Directors or at any special meeting of the Board of Directors if notice of such alteration, amendment, or repeal or adoption of new by-laws was contained in the notice of that special meeting. Any alteration, amendment, repeal or adoption of new by-laws by the Board of Directors shall take effect upon the vote of the Board but shall be subject to review and nullification at the next subsequent annual or special meeting of the membership of the corporation.

Section 2. These by-laws may be altered, amended or repealed, or new by-laws may be adopted by the members of the corporation at any regular meeting of the membership or at any special meeting of the membership if notice of such alteration, amendment, repeal or adoption of new by-laws was contained in the notice of that special meeting.

We hereby attest that the foregoing sets forth the 2020 Revised By-Laws of Homeowners Association of Lake Ramsey, Inc., a non-profit corporation.

Dated at Covington, Louisiana, this 30<sup>th</sup> day of October, 2020.

President   
David W. Caldwell  
Secretary   
Billy Abbott