

Lafayette Parish Recording Page

Louis J. Perret
Clerk of Court
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First VENDOR

CYPRESS MEADOWS SUBDIVISION

First VENDEE

CYPRESS MEADOWS SUBDIVISION

Index Type : CONVEYANCES

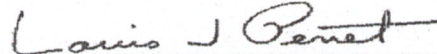
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I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for Lafayette Parish, Louisiana


Clerk of Court

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STATE OF LOUISIANA

**AMENDMENT TO ACT OF DEDICATION AND
RESTRICTIVE COVENANTS FOR CYPRESS MEADOWS
SUBDIVISION, PHASES I AND II**

PARISH OF LAFAYETTE

BE IT KNOWN, that on this 23rd day of October, 2015, before me, the undersigned Notary Public, duly commissioned and qualified as such, personally came and appeared:

SUGAR MILL VENTURE, LLC, a Louisiana limited liability company, having its principal place of business in Lafayette Parish, whose permanent mailing address is 187 S. Beadle Road, Lafayette, LA 70508, appearing herein by and through its duly authorized Manager, Brian Clement, per a resolution rendered under Entry No. 2013-27147 (sometimes hereinafter referred to as "Appearer" or "Developer"),

who, after being first duly sworn, did depose and declare that:

WHEREAS, Appearer executed and caused to be recorded Restrictive Covenants for CYPRESS MEADOWS SUBDIVISION, which Covenants are dated April 1, 2012 and were filed for record under Entry No. 2012-13014, records of Lafayette Parish;

WHEREAS, under Article 9.01, Appearer reserved the absolute right to amend the Restrictive Covenants in such a manner as Declarant may deem appropriate;

WHEREAS, by Act No. 2014-11681, records of Lafayette Parish, Appearer executed an Act of Annexation, Dedication and Restrictive Covenants for Cypress Meadows, Phase II, whereby Phase II of Cypress Meadows was annexed and made a part of Cypress Meadows Subdivision and thereby subjected to the hereinabove referenced Restrictive Covenants;

WHEREAS, the Declarant has deemed it appropriate to amend the Restrictive Covenants for Cypress Meadows Subdivision, Phases I and II, in the respects set forth hereinafter, accordingly:

NOW THEREFORE, Appearer appears herein for the purpose of amending the original Act of Dedication and Restrictive Covenants for Cypress Meadows Subdivision, Phases I and II in the following respects, to-wit:

A.

Article VIII of the original Restrictive Covenants is hereby amended and supplemented by the addition of the following provisions, to-wit:

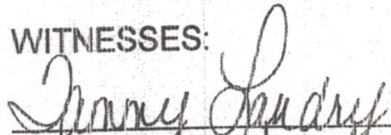
8.11 **Late Fees.** The Board shall have the right to assess and impose late fees against any Lot Owner who fails to pay an assessment within thirty (30) days of the due date thereof. The amount of the late fee shall be within the discretion of the Board, but shall be uniformly imposed once set for a particular year's assessments. Additionally, all assessments not paid within thirty (30) days of the date payment is due shall bear interest at the rate of 12% per annum.


8.12 **Levy of Fines.** The Board shall have the authority to establish, adopt and collect monetary fines for violations of such Restrictive Covenants as the Board deems appropriate. Such fines shall be in such amounts and for such violations as the Board, in its discretion, deems appropriate, and may include fines for such things as violations of the parking restrictions, violations of the prohibition against signs, noise or offensive activity violations, and such other violations as the Board, in its discretion, may deem appropriate. The foregoing illustrations are intended to be illustrations only and shall not preclude the Board from adopting fines for such other violations as it may deem appropriate. The Board shall establish and promulgate a list of offenses for which fines may be imposed and the amounts of the fines from time to time, and shall provide notice thereof to the Lot Owners in any manner reasonably calculated to accomplish actual notice. No fine shall be issued by the Board until fifteen (15) days after notice to the Lot Owner of the violation and the action necessary to correct same. After the lapse of fifteen (15) days, the Board may impose the fine and, in its discretion, may impose a new fine for each day or other time interval in the discretion of the Board for which the violation continues to exist. The Board shall have the right to file a Lien in the same manner as it may file a Lien for unpaid Assessments in order to secure payment of the fine against the Lot for which the fines have been imposed.

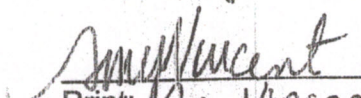
In all other respects, Restrictive Covenants shall remain as originally written.

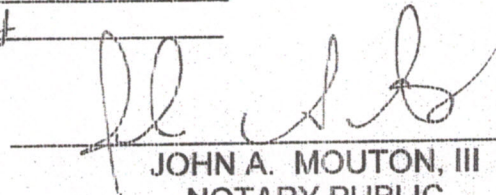
THUS DONE AND PASSED, before me, Notary on the date first hereinabove written, before me, Notary, and in the presence of the undersigned competent witnesses, after due reading of the whole.

WITNESSES:


Print: Tammy Landry


CYPRESS MEADOWS, LLC,
by Brian Clement


Print: Amy Vincent


JOHN A. MOUTON, III
NOTARY PUBLIC
NOTARY ID NO. 43342

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