

Lafayette Parish Recording Page

Louis J. Perret
Clerk of Court
800 South Buchanan
PO Box 2009
Lafayette, LA 70502-2009
(337) 291-6400

First VENDOR

CYPRESS MEADOWS SUBDIVISION HOMEOWNERS ASSOC INC

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CYPRESS MEADOWS SUBDIVISION HOMEOWNERS ASSOC INC

Index Type : Conveyances


File Number : 2012-00000372

Type of Document : Articles Of Incorporation

Recording Pages : 13

Recorded Information

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

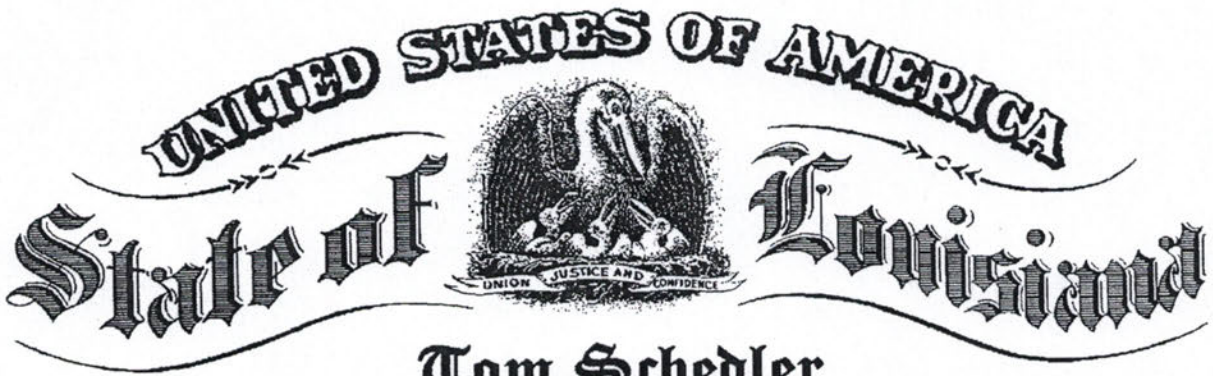
On (Recorded Date) : 01/04/2012

At (Recorded Time) : 1:33:01PM



Doc ID - 032230350013





Tom Schedler
SECRETARY OF STATE

As Secretary of State of the State of Louisiana, I do hereby Certify that

a copy of the Articles of Incorporation of

CYPRESS MEADOWS SUBDIVISION HOMEOWNERS ASSOCIATION, INC.

Domiciled at LAFAYETTE, LOUISIANA,

Was filed and recorded in this Office on December 22, 2011,

And all fees having been paid as required by law, the corporation is authorized to transact business in this State, subject to the restrictions imposed by law, including the provisions of R.S. Title 12, Chapter 2.

In testimony whereof, I have hereunto set my hand and caused the Seal of my Office to be affixed at the City of Baton Rouge on,

December 27, 2011

Secretary of State

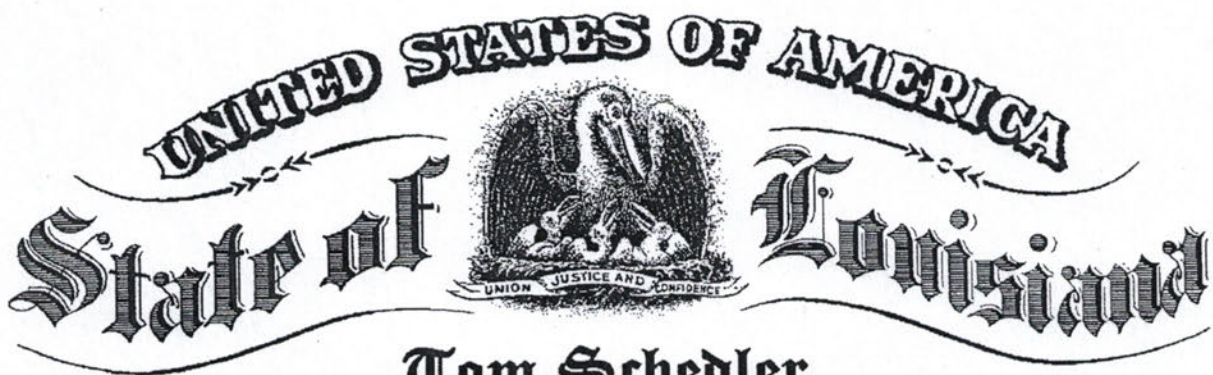


Certificate ID: 10229561#HHH62

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www.sos.louisiana.gov

BB 40699462N



Tom Schedler
SECRETARY OF STATE

As Secretary of State of the State of Louisiana, I do hereby Certify that
the attached document(s) of

CYPRESS MEADOWS SUBDIVISION HOMEOWNERS ASSOCIATION, INC.

are true and correct and are filed in the Louisiana Secretary of State's Office.
Original Filing 12/22/2011 10 pages

In testimony whereof, I have hereunto set my
hand and caused the Seal of my Office to be
affixed at the City of Baton Rouge on,

December 27, 2011

Secretary of State

BB 40699462N



Certificate ID: 10229562#RKH62

To validate this certificate, visit the following
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**ARTICLES OF INCORPORATION
OF
CYPRESS MEADOWS SUBDIVISION HOMEOWNERS ASSOCIATION, INC.**

STATE OF LOUISIANA
PARISH OF LAFAYETTE

BE IT KNOWN, that on this 22nd day of December, 2011, before me, the undersigned Notary Public, duly commissioned and qualified as such in and for the aforesaid Parish and State, and in the presence of the undersigned competent witnesses, personally came and appeared:

JOHN A. MOUTON, III, single, a person of lawful age and domiciled in Lafayette Parish, whose permanent mailing address is P.O. Box 82438, Lafayette, Louisiana, 70598.

who, after being first duly sworn, did depose and declare that he appears herein for the purpose of availing himself and those who may hereinafter join with him or become associated with him of the provisions of the Nonprofit Corporation Law of the State of Louisiana, namely LSA-R.S. 12:201 et seq as amended, in accordance with and subject to the hereinafter set forth articles of incorporation, to-wit:

ARTICLE I.

The name of the corporation is CYPRESS MEADOWS SUBDIVISION HOMEOWNERS ASSOCIATION, INC.

ARTICLE II.

This corporation is and shall be a nonprofit corporation.

ARTICLE III.

This corporation shall be of perpetual duration.

ARTICLE IV.

This corporation does not contemplate pecuniary gain or profit to the members thereof, and the specific objects and purposes for which it is formed shall be to provide the maintenance, preservation, control and improvement of the lots, common areas and rights, title and interest relative thereto and located upon the hereinbelow described property as and when all or portions of same become subjected to Restrictive Covenants naming this Association as the Owners' Association for the subdivision, to-wit:

That certain tract of land in Lafayette Parish, Louisiana,
Being located in Section 4, T-11-S, R-5-E.
Said tract contains 40.345 acres, and is more fully described
as follows:

Commencing at the Northeast corner being the Point of Beginning;
thence North 89°33'04" East, a distance of 758.23 feet;
thence South 52°09'57" East, a distance of 162.90 feet;
thence South 49°44'04" East, a distance of 59.05 feet;
thence South 47°39'19" East, a distance of 226.73 feet;
thence South 44°58'27" East, a distance of 159.20 feet;
thence South 42°12'16" East, a distance of 139.70 feet;
thence South 45°42'50" East, a distance of 97.20 feet;
thence South 43°13'56" East, a distance of 202.97 feet;
thence South 38°22'20" East, a distance of 265.59 feet;
thence South 25°41'33" East, a distance of 193.30 feet;
thence South 26°16'33" East, a distance of 327.90 feet;
thence South 69°45'42" West, a distance of 132.39 feet;
thence North 29°23'27" West, a distance of 226.20 feet;
thence South 89°33'04" West, a distance of 1833.62 feet;
thence North 00°26'56" West, a distance of 120.00 feet;
thence South 89°33'04" West, a distance of 39.01 feet;
thence North 00°01'31" East, a distance of 1135.04 feet;
to the Point of Beginning.

The corporation is further specifically formed to provide the maintenance, preservation, control and improvement of the lots, common areas and rights, title and interest relative thereto with reference to any of the following described property upon said property, or any portion thereof, being annexed into CYPRESS MEADOWS SUBDIVISION by future supplemental declarations, annexations and/or dedications, to-wit:

That certain parcel of ground, situated in Sections 4 and 9, Township 11 South, Range 5 East, containing 368.483 acres and more particularly described as follows, to-wit:

Commencing at the Northeast corner of the Intersection of Louisiana Highway 92 and Larriviere Road,
proceed thence North 89°43'33" West, a distance of 25 feet to the center line of Larriviere Road to a point and a corner; being the POINT OF BEGINNING;
proceed thence North 00°08'16" West, a distance of 4,570.40 feet to a point;
proceed thence North 00°17'03" East, a distance of 679.55 feet to a point and a corner;
proceed thence North 89°33'04" East, a distance of 2,415.08 feet to a point;
proceed thence South 89°19'38" East, a distance of 186.28 feet to a point;
proceed thence South 86°34'40" East, a distance of 189.45 feet to a point;
proceed thence North 89°59'05" East, a distance of 442.81 feet to a point and a corner;
proceed thence South 00°26'47" East, a distance of 2,645.78 feet to a point and a corner;
proceed thence South 89°56'22" East, a distance of 28.88 feet to a point and a corner;
proceed thence South 00°56'31" East, a distance of 527.26 feet to a point;
proceed thence South 00°56'31" East, a distance of 1280.63 feet to a point;
proceed thence South 00°43'02" East, a distance of 459.06 feet to a point and a corner;
proceed thence North 87°33'26" West, a distance of 289.56 feet to a point and a corner;
proceed thence South 00°40'42" East, a distance of 369.70 feet to a point and a corner;
proceed thence North 89°21'28" West, a distance of 333.96 feet to a point and a corner;
proceed thence North 01°02'57" West, a distance of 479.50 feet to a point;

proceed thence North 01°02'57" West, a distance of 288.00 feet to a point and a corner;
proceed thence North 89°17'57" West, a distance of 147.20 feet to a point;
proceed thence North 88°24'19" West, a distance of 627.06 feet to a point;
proceed thence North 88°21'14" West, a distance of 237.78 feet to a point;
proceed thence North 88°16'35" West, a distance of 93.97 feet to a point;
proceed thence North 88°17'52" West, a distance of 94.13 feet to a point;
proceed thence North 89°06'14" West, a distance of 168.40 feet to a point and a corner;
proceed thence South 00°48'21" East, a distance of 794.60 feet to a point and a corner;
proceed thence North 89°43'33" West, a distance of 1,320.70 feet to the point of beginning.

The aforementioned objects and purposes of this corporation shall not be construed as a limitation on the authority of the Association to undertake any actions reasonably related to the use and enjoyment of the hereinabove described property by its members. In connection with the aforementioned objects and purposes, this corporation shall be empowered with all powers, rights and privileges which a corporation formed under the Nonprofit Corporation Law of the State of Louisiana now or hereafter allow, including but in no way limited to the right to:

(a) Exercise all of the powers and privileges and perform all duties and obligations of the Association as set forth in the Restrictive Covenants of CYPRESS MEADOWS SUBDIVISION, a subdivision situated in the Parish of Lafayette, Louisiana, applicable to the hereinabove described property and recorded or to be recorded in the records of the Office of the Clerk of Court in and for Lafayette Parish, and any amendments thereto which may be hereafter adopted and filed for record in said office;

(b) Fix, levy, collect and enforce by any lawful means the payment thereof, all charges and/or assessments pursuant to the terms of the aforementioned Covenants; pay all expenses in connection therewith, and all other expenses incidental to the conduct of the business of the Association, including all fees for licenses, all taxes or governmental charges or assessments which may be levied against or imposed upon the property of the Association, and any and all other charges which may be imposed upon said property;

(c) Subject to the limitations imposed herein, or which may be imposed in the Covenants, acquire, improve, hold, own, build upon, operate, maintain, convey, bargain, transfer, sell, lease, exchange or dedicate for public use, or otherwise dispose of, encumber or alienate any and all of the real or personal property owned by the Association;

(d) Borrow money, and as security therefor mortgage, pledge or otherwise encumber any and all property which may be owned by the Association;

(e) Participate in mergers and consolidations with other nonprofit corporations organized for the same or similar purposes or annex additional property to be subject to this Association, its by-laws and the Covenants, provided that any such merger, consolidation or annexation shall have the assent of at least two-thirds of the members of the Association entitled to vote upon Association matters;

(f) Act as manager of the common areas and any other property maintained by or under the control of the Association and perform such duties as may become necessary or proper in connection therewith or contract with and/or employ other persons, firms or entities to perform the management or contract with others for the operation of certain functions and operations of the Association;

(g) Procure and maintain such insurance as is necessary and proper for the protection of the Association and its members;

(h) Enforce by all lawful means, the provisions of these Articles, the by-laws of this Association and the Covenants hereinabove mentioned.

(i) Adopt and amend by-laws and rules and regulations.

(j) Adopt and amend budgets for revenues, expenditures, and reserves and make and collect assessments for common expenses from lot owners.

(k) Hire and terminate managing agents and other employees, agents, and independent contractors.

(l) Institute, defend or Intervene in litigation or administrative proceedings in its own name on behalf of itself or two or more unit owners on matters affecting the subdivision.

(m) Make contracts and incur liabilities.

(n) Regulate the use, maintenance, repair, replacement, and modification of common areas.

(o) Cause additional improvements to be made a part of the common areas.

(p) Acquire, hold, encumber, and convey in its own name any right, title, or interest to real or personal property.

(q) Grant easements, leases, licenses, and concessions, through or over the common areas.

(r) Impose and receive any payments, fees, or charges for the use, rental, or operation of the common elements, other than limited common areas, if any, and any other properties which the Association operates, maintains or has under its control.

(s) Impose charges for late payments of assessments and, after notice and an opportunity to be heard, levy reasonable fines for violations of the Covenants, by-laws, and rules and regulations of the Association and, when the violation is a failure to pay for services, interrupt those services until the violation has ceased.

(t) Impose reasonable charges for the preparation and recordation of amendments to the covenants or statements of unpaid assessments.

(u) Provide for the indemnification of its officers and executive board and maintain directors' and officers' liability insurance.

(v) Exercise any other power conferred by the covenants, these Articles or by-laws.

(w) Exercise all other powers that may be exercised in the State of Louisiana by non-profit corporations, and

(x) Exercise any other powers necessary and proper for the governance and operation of the Association.

ARTICLE V.

This corporation is organized and shall operate upon a non-stock basis. Membership may, however, be evidenced by a certificate of membership. The membership shall consist of every and all entities who are a record owner of one or more lots in Cypress Meadows Subdivision, a subdivision situated in the City and Parish of Lafayette. The foregoing is not intended to include any person or entity who may hold an interest in any lot merely as security for the performance of an obligation. Membership shall be appurtenant to, and may not be separated from, ownership of a lot or lots. Membership shall cease automatically upon divestiture of an ownership interest in a lot in Cypress Meadows Subdivision and shall immediately vest in the individual or entity acquiring the interest so divested, subject to the right of the Association to demand proof of a transfer of ownership prior to recognition of a new member as such.

ARTICLE VI.

Members shall be entitled to vote in accordance with the right of one vote per lot owned, provided, however, for so long as SUGAR MILL VENTURE, LLC owns Lots in Cypress Meadows Subdivision, the said SUGAR MILL VENTURE, LLC shall be entitled to five votes for each lot owned. Votes in the Association appurtenant to each lot are determined on the number of lots owned. In addition, should SUGAR MILL VENTURE, LLC elect by future supplemental declaration, amended declaration or by other act to subject additional property to the Restrictive Covenants for CYPRESS MEADOWS, and in particular all or any portion of the property referenced in Article IV hereof, the said SUGAR MILL VENTURE, LLC shall be entitled to five votes for each lot owned with reference to such annexed property or may provide by said supplemental declaration that voting on any matter affecting property in the annexed area shall be in accordance with a weighted vote in favor of SUGAR MILL VENTURE, LLC not to exceed ten votes for each lot owned.

In the event that a lot is owned by an entity or entities, or by more than one person in indivision, such entity, entities or persons shall designate one person as sole voting member to be the sole person authorized to vote for that entity, entities or group of persons. Such designation shall be in writing and shall be revocable, but the Association, its members, officers and agents shall be entitled to rely upon such written authority until such time as a written notice of a change in the sole voting member designation is given to the Secretary of the Association. In the absence of any designation, the Board of Directors may designate one of a group of members or any officer, employee or agent of any entity or group of entities to be the sole voting member until such time as a voting member is selected by such persons or entity and written notice thereof given to the Secretary of the Association.

ARTICLE VII.

The affairs of the Association shall be managed by a Board of Directors consisting of not less than one (1) nor more than five (5) persons who need not be members of the Association. The number of directors may from time to time be changed within the above set forth limits by amendments to the by-laws of the Association. The names of the first persons who shall serve as Directors of the Association are as follows:

Robert S. Austin

Brian Clement

The initial term of office for the above set forth Directors shall be one (1) year. In case of the resignation, death, or failure, incapacity, or refusal to serve of any of the initial directors prior to the termination of his term, the remaining Directors may appoint a substitute Director or Directors to serve the remainder of said period.

ARTICLE VIII.

The Board of Directors shall elect a President, a Secretary and a Treasurer. The President shall be a Director. Any two offices may be combined in one person, provided that no person holding any two offices may sign, in more than one capacity, any certificate or instrument required by law, by these articles or by the by-laws to be signed by more than one officer. The Board of Directors may create such additional offices and elect any other officer or officers as it shall deem necessary or proper. The initial officers of the Association shall be:

President:	Robert S. Austin
Secretary/Treasurer:	Brian Clement

New officers shall be elected at the first meeting of the Board of Directors following the election of new directors.

ARTICLE IX.

Each officer and director of the Association shall be indemnified by the Association against all liabilities and expenses, including attorney's fees reasonably incurred or imposed, in connection with any proceeding in which he may be made a party or become involved by virtue of his being or having been an officer or director of the Association, or any settlement thereof, regardless of whether he is an officer or director at the time such expenses are incurred, unless such officer or director shall be determined to be guilty of willful malfeasance in the performance of his duties. In case of a settlement, the indemnification provided herein shall apply only when the Board of Directors may approve such settlement and reimbursement as being in the best interests of the Association. The within right of indemnification shall not be exclusive but shall be in addition to any other rights which any officer or director may have.

ARTICLE X.

Upon the sale, transfer, conveyance, exchange, donation or other form of alienation of a lot by any person, firm or entity owning a lot in Cypress Meadows Subdivision, the membership of such transferor shall cease and the transferee thereof shall become a replacement or substitute member in this Association. Any person or entity which may become an owner of a lot and thereby a member of this Association shall be obligated to give written notice to the Board of Directors of the transfer. Until such time as the Board of Directors shall receive such notice, it shall not be required to recognize such person or entity as a member of the Association although lack of notice shall not relieve any lot owner from any obligation imposed upon him. Written notice shall consist of a certified copy of the act of conveyance whereby the lot was transferred. Subject to the restrictions contained in these Articles, membership shall be freely transferable and heritable, provided however, that such membership shall at all times be appurtenant to and may not be separated from ownership of a lot or lots in Cypress Meadows Subdivision.

ARTICLE XI.

The Board of Directors shall have authority to make and amend by-laws, and the initial by-laws of the Association shall be adopted by the initial Board of Directors. Thereafter, the Board of Directors shall have continuing authority to make and amend by-laws, subject to the power of the members of this Association to amend or repeal any by-laws so made.

The Board of Directors shall further be entitled to adopt rules and regulations, in addition to the by-laws, governing the conduct of members and use of common elements. The Board shall be further empowered to adopt and impose sanctions, including the imposition of reasonable fines, late charges and other financial sanctions, for violation of the by-laws, rules and regulations and the Restrictive Covenants, and in connection therewith to declare that such fines, late charges and all assessments imposed by the Association shall bear interest as may be fixed by the Board. The Board shall be further entitled to collect reasonable attorney's fees and reimbursement of all costs incurred in the collection of same.

ARTICLE XII.

Neither the Association nor the members shall have preemptive rights.

ARTICLE XIII.

The name and address of the Incorporator is:

John A. Mouton, III
1200 Camellia Boulevard
Suite 204
Lafayette, LA 70508

ARTICLE XIV.

The registered office and municipal address of the corporation is and shall be 187 S. Beadle Road, Lafayette, LA 70508. The registered office may be changed by vote of the members and any change shall be registered with the Office of the Louisiana Secretary of State.

ARTICLE XV.

The name and address of the registered agent for service of process of the corporation is:

John A. Mouton, III
1200 Camellia Boulevard
Suite 204
Lafayette, LA 70508

ARTICLE XVI.

The names and addresses of its first Board of Directors are:

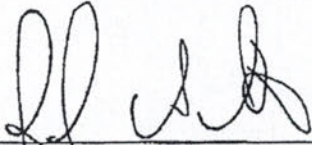
Robert S. Austin
187 S. Beadle Road
Lafayette, LA 70508

Brian Clement
187 S. Beadle Road
Lafayette, LA 70508

THUS DONE AND SIGNED, at Lafayette, Louisiana, 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:

Name: Danielle Marcantel
Print: Danielle Marcantel



JOHN A. MOUTON, III
Incorporator

Name: Amy Bourque
Print: Amy Bourque



NOTARY PUBLIC

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HENRY C. PERRET, JR.
NOTARY PUBLIC
Bar Roll No. 10614/Notary ID No. 57631
Lafayette Parish, Louisiana
My Commission Is Issued For Life

**AFFIDAVIT OF ACCEPTANCE OF APPOINTMENT
BY DESIGNATED REGISTERED AGENT
ACT 769 OF 1987**

To the State Corporation Department
State of Louisiana

STATE OF LOUISIANA

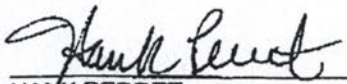
PARISH OF LAFAYETTE

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On this 22nd day of December, 2011, before me, a Notary Public in and for the
State and Parish aforesaid, personally came and appeared JOHN A. MOUTON, III, who
acknowledges and accepts the appointment as Registered Agent for and on behalf of
CYPRESS MEADOWS SUBDIVISION HOMEOWNERS ASSOCIATION, INC.


REGISTERED AGENT

Subscribed and sworn to before
me on the day, month, and year
first above set forth.


HANK PERRET
NOTARY PUBLIC
NOTARY ID NO. 57631

NOTE: If the Agent is a Corporation authorized to act as an agent then the affidavit
must be executed by an officer of the corporation.

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Incorporation.wpd

