

Malise Prieto
Clerk of Court

P.O. Box 1090
Covington, LA 70434
(985) 898-2430

22nd Judicial District
Parish of St. Tammany

Date: 12-7-02 ✓

Dear Customer:

Enclosed please find a copy of the document(s) filed by you into the public records of St. Tammany Parish. The recordation information is stamped thereon, showing an original instrument number which will be associated with the document for retrieval purposes, as well as into which computer data base, (conveyance - CB; mortgage - MB; or miscellaneous - MI) the information is located. Should you have any questions regarding this filing, please do not hesitate to contact our Recording Department at 898-2854. Mrs. Barbara Pierpont serves as our Recording Department Head, and she and her staff would be happy to help you.

Thanking you for this opportunity to be of service, I remain,

Very truly yours,

Malise Prieto
Malise Prieto

Chanticleer Estates Homeowners Association, Inc.
By-Laws (Approved 9/6/02)

ARTICLE I
MEETING OF MEMBERS

Section 1. Regularly Scheduled Meetings. Regularly Scheduled Meetings shall be held on a quarterly basis. These meetings shall be held on the second Tuesday in the months of February, May, August, and November. All Eligible Chanticleer Estates Homeowners Association (CEHA) Members will be allowed to participate in these meetings.

Section 2. Special Meeting. The President may call Special Meetings when requested by the Chairpersons of the Standing Committees. Notification of these meetings shall be made in the manner decided upon by the Board of Directors, to all lot owners of record with the time, date, place, and reasons for the meeting contained in the notice. All Eligible CEHA Members will be allowed to participate in these meetings.

At the written request of one-fifth (1/5) of the Eligible CEHA Membership, the President shall call a meeting within fifteen (15) days after receipt of the written notice. All Eligible CEHA Members will be allowed to participate at these meetings.

Section 3. Notice of Meeting. Notice of CEHA meetings shall be in writing and directed to all lot owners of record as of the date of the notice, which notice shall be posted at least ten (10) days prior to the date of the meeting setting forth the date, time, and place thereof, and the matters to be considered.

Section 4. Voting. Eligible Members will have one vote per lot owned. Furthermore, the maximum-voting Members per lot shall be one (1). Dues and/or assessments must be paid in full to experience voting rights. An absent Eligible Member may vote at any Regularly Scheduled Meeting or Special Meeting by giving prior written proxy to another Eligible Member in attendance.

Section 5. Member and Eligible Member. All lot owners in Chanticleer Estates are Members of CEHA. A Member is deemed to be Eligible if that Member's dues and/or assessments are current and paid in full.

Section 6. Quorum and Manner of Acting. The presence at the meeting of one-third (1/3) of the Eligible Member property owners of CEHA shall constitute a quorum for any action except otherwise provided in the Articles of Incorporation.

ARTICLE II
BOARD OF DIRECTORS

Section 1. Number and Tenure. The number of directors shall be the four Officer Members.

Section 2. Meetings of the Board of Directors. The meetings of the Board of Directors shall take place quarterly at the time and place deemed necessary by the Board Members. Notification of the meetings shall be made not less than three (3) days prior to the date set for the meeting.

Section 3. Quorum and Manner of Action. A majority shall constitute a quorum for the transaction of business. The Board shall act by majority vote of the Directors present and constituting a quorum. Any action, which may be taken at the meeting of the Board of Directors, may be taken by consent in writing and signed by all the Directors and filed in the minutes of the Board.

Section 4. Vacancy. Any vacancy occurring in the Board of Directors or any directorship to be filled by reason of an increase in the number of the Board of Directors shall be filled by the Board until the next regular election of Directors, or the next Regularly Scheduled Meeting.

Section 5. Removal. Any Director may be removed at any time by the affirmative vote of two-thirds (2/3) of those voting at any Regularly Scheduled Meeting or Special Meeting provided fifteen (15) days notice is given of such proposed action.

ARTICLE III
OFFICERS

Section 1. Election and Terms of Office. The Officers of CEHA shall be elected annually at the annual meeting held in August. No Officer may hold one (1) office for more than two (2) successive years.

Section 2. Duties of the Office. The duties of the Officers shall be as follows:

- **President** – The President shall be the chief executive officer of CEHA. He/She shall preside at all CEHA Regularly Scheduled Meetings and Special Meetings and at the meetings of the Board of Directors. He/She shall appoint and/or remove from appointment special committees and perform their duties as specified herein.
- **Vice President** – The Vice President shall preside at all meetings and fulfill all the functions of the President whenever the President is absent

for any reason. He/She shall perform any special duties as the President may direct.

- **Secretary** – The Secretary shall keep all CEHA records and minutes and have charge of all CEHA correspondence. He/She shall also maintain the official CEHA roster of Eligible Members.
- **Treasurer** – The Treasurer shall receive, have custody of, and disburse all funds for CEHA. He/She must also keep accurate records of all CEHA financial transactions. The Audit Committee, appointed by the President, shall audit such records at the end of each fiscal year. The Treasurer shall pay out funds only in such a manner as authorized by the Board of Directors. He/She shall maintain a deposit account only in a bank approved by the Board of Directors. All checks issued by the Treasurer shall be counter-signed by the President, Vice President, or Secretary. He/She shall notify each lot owner of dues owed. He/She will work with the Audit Committee to maintain a balance sheet.

Section 3. Power of the Officers. In the case of absence of any Officer of CEHA, or for any reason that the Officers deem sufficient, the Officers may delegate, for the time being, the powers or any of them, of any Officer to any other Eligible Member of CEHA.

Section 4. Removal. Any Officer may be removed at any time by the affirmative vote of two-thirds (2/3) of those voting at any Regularly Scheduled Meeting or Special Meeting provided fifteen (15) days notice is given of such proposed action.

ARTICLE IV ELECTION OF OFFICERS

Section 1. Time, Place, and Details of Election. Directors and Officers shall be elected every year, beginning in August 2002. Voting in all elections for the Officers shall be by secret ballot. Directors and Officers shall be elected by majority vote with a run off of the top two (2) candidates, in the case no one candidate receives a clear majority during the initial vote. Only resident homeowners who are current with their dues are Eligible to be nominated and elected to one of the Officer positions.

Section 2. Nominations and Manner of Election. The manner of nominations and election of Directors and Officers shall be as follows:

- A. The Board of Directors may appoint from among the CEHA Eligible Members a Nominating Committee, which shall nominate one or more candidates for the position or positions to be filled in the election. This appointment will occur at the May meeting. The report of the Nominating Committee shall be filed with the Board not less than

twenty-one (21) days prior to the date of the election, which will occur at the August meeting, and the names of the persons nominated by the Nominating Committee shall appear on the ballot, with designations to the source of the nomination.

- B. Any Member of CEHA Eligible to be a candidate may secure a place on the ballot by providing a written, seconded nomination to the Secretary of CEHA not more than sixty (60) days or less than (21) days prior to the election.
- C. The Secretary shall furnish all Members a list of the candidates for all Officer positions and a designation of the number to be elected to each position at least seven (7) days prior to the election.
- D. Additional names may be placed in nomination from the floor by the general Membership at the meeting prior to voting.

ARTICLE V

DUES AND ASSESSMENTS

Section 1. Annual Dues. The CEHA Membership by vote at the August meeting shall determine the amount of annual dues (from September 1 through August 31), but may do so at more frequent intervals should circumstances require. The annual dues are to be paid in advance once a year prior to September 1. Notices of annual dues adopted by the CEHA Membership shall be mailed to all lot owners of record, but the failure to do so shall not nullify the dues, but shall mean that the lot owner not notified shall not be subject to any penalty for failure to pay any dues on which he/she has received no notification. Each lot owner shall pay the proportionate share of the annual dues.

Section 2. Special Assessments. In addition to the annual dues, the CEHA Membership shall have the right to levy and collect special assessments deemed necessary and appropriate if approved by fifty-one (51%) percent of the Members of CEHA at a meeting called for this purpose by written notice sent at least ten (10) days and not more than thirty (30) days in advance of such meeting, setting forth the purpose of the meeting. Each lot owner shall pay the proportionate share of the special assessment.

Section 3. Non-Payment of Dues and Assessments. Any dues and/or assessments levied by CEHA which is not paid within fifteen (15) days after it is owed shall be delinquent and shall bear interest at the rate of twelve (12%) percent per annum, and may also subject the Member to pay such other penalty or late charge as the CEHA Membership may deem necessary and proper by a fifty-one (51%) percent vote of all Members.

Section 4. Enforcement of Dues and Assessments and Restrictions. Any dues and/or assessments authorized by the CEHA Membership shall be a debt obligation of the owner of the lot against which said dues and/or assessments are levied. In the event of non-payment of dues and/or assessments within thirty

(30) days, CEHA has the right to file a lien affidavit setting forth the amount due against the lot owner thereof, as is authorized by and provided for in La. R.S. 9:1145, et seq. CEHA is further authorized to file suit in its own name in any court of competent jurisdiction to perfect said lien and collect said dues and/or assessments, late charges and other penalties as well as to enforce any other provision of these restrictions. The party cast in judgment shall pay all reasonable attorney fees and court costs.

ARTICLE VI RESIGNATION OF OFFICERS

Any officer of CEHA intending to resign from the CEHA Board of Directors must give written notice of his/her intention to the CEHA Secretary.

ARTICLE VII COMMITTEES

Section 1. Standing Committees. The CEHA Board of Directors shall appoint any Standing Committees as defined by the CEHA Officers.

Section 2. Special Committees. The CEHA Officers may appoint any Special Committees.

ARTICLE VIII FUNDS

Section 1. All monies and property of CEHA must be used for the benefit of CEHA as provided for in these by-laws. All expenditures and appropriations must be authorized by a majority of the Officers.

Section 2. All check, drafts, and notes of CEHA shall be signed by the Treasurer and counter-signed by the President, Vice President, or Secretary.

Section 3. The Board of Directors shall designate the banking institution to be used for the deposit of funds of CEHA.

Section 4. Before any indebtedness (indebtedness shall be defined as any monetary loan or loan guarantee) is incurred by CEHA, it must be approved by a simple majority of the CEHA Membership.

Section 5. An Audit Committee, consisting of at least two (2) Eligible Members and a chairperson, shall be appointed by the President, with the approval of the Board of Directors, at least thirty (30) days prior to the date of the annual election meeting. This committee shall audit the books of CEHA and prepare a detailed report. This report shall be delivered to all Members at least one (1) week prior to the annual election meeting.

Section 6. Spot audits of CEHA's books may be authorized at any time, by a majority vote of the Board of Directors or by a majority of the Membership present and voting at any Regularly Scheduled Meeting or Special Meeting.

Section 7. No Member of CEHA shall ever be held liable or responsible for any contracts, debts or obligations of CEHA nor shall any informality in organization have the effect of rendering these by-laws null, or of exposing the Members to any individual liability.

ARTICLE IX AMENDMENTS

A two-thirds (2/3) vote of the Eligible Members of CEHA in attendance at any given meeting may amend these by-laws. Notices of such meetings must be posted for all Members at least ten (10) days in advance of the meeting and contain the proposed amendment to be acted upon at the meeting.

ARTICLE X COPIES OF BY-LAWS

Copies of the by-laws shall be furnished to each Member of CEHA. The Secretary shall have a copy present at all meetings and shall hold in his/her possession any extra copies.

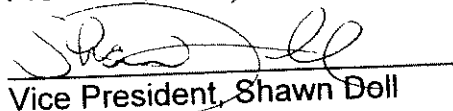
ARTICLE XI RULES OF ORDER

Roberts Rules of Order shall govern the proceedings of all meetings of CEHA and its constituent parts, except as provided in these by-laws.


Adopted by the Officers effective this 6th Day of September 2002.



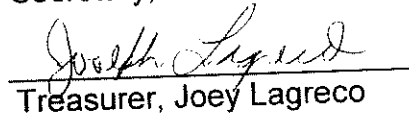
President, Dan Megilligan



Vice President, Shawn Doll



Secretary, Linda Ashley



Treasurer, Joey Lagreco