



Tom Schedler

SECRETARY OF STATE

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

the attached document(s) of

WOODRIDGE PROPERTY OWNERS ASSOCIATION, INC.

are true and correct and are filed in the Louisiana Secretary of State's Office.

36096876N	ORIGF	1/19/2006	6 page (s)
40212244	REVOK	5/21/2010	1 page (s)
40755459	REINS	2/22/2012	1 page (s)
41823826	CHOFF	3/18/2015	2 page (s)
42159058	16 AR	2/3/2016	2 page (s)

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,

July 11, 2016

Secretary of State

WEB 36096876N



Certificate ID: 10728448#XYN83

To validate this certificate, visit the following web site, go to **Business Services, Search for Louisiana Business Filings, Validate a Certificate**, then follow the instructions displayed.

www.sos.la.gov

**State of Louisiana
Parish of East Baton Rouge**

**Articles of Incorporation
of
Woodridge Property Owners Association, Inc.
a Non-Profit Corporation**

BE IT KNOWN, that on the dates indicated below before me, the undersigned Notary Public, duly commissioned and qualified, personally came and appeared:

Susan L. Waite
Incorporator & Registered Agent
C/O Phelps Dunbar
Suite 701, City Plaza Building
445 North Blvd.
Baton Rouge, Louisiana 70802

who declared, in my presence and in the presence of the undersigned competent witnesses, that, availing himself of the provisions of the Louisiana Non-Profit Corporation Law (Title 12, Chapter 2, Louisiana Revised Statutes 1950, as revised and modified by Act 105 of 1968, Legislature of Louisiana), she does hereby organize a non-profit corporation and she does hereby execute the Articles of Incorporation of Woodridge Property Owners Association, Inc. a Non-Profit Corporation.

**ARTICLE I
NAME**

The name of this corporation is **Woodridge Property Owners Association, Inc.** (the "Corporation")

**ARTICLE II
NON-PROFIT CORPORATION**

This Corporation shall be a non-profit corporation.

**ARTICLE III
LOCATION**

The location of the registered office of Woodridge Property Owners Association, Inc. is:

Suite 701, City Plaza Building
445 North Blvd.
Baton Rouge, Louisiana 70802

the registered Agent is: Susan L. Waite - same address

**ARTICLE IV
OBJECTS AND PURPOSES**

This Corporation is organized to provide for the operation and management of the common areas located within the subdivision in East Baton Rouge Parish known as Woodridge, and to provide for the maintenance, control, and preservation of the subdivision and to promote the health, safety and welfare of the owners and occupants of property within the subdivision pursuant to and in accordance with the powers and duties vested or to be vested in this corporation pursuant to Act of Restrictions for Woodridge Subdivision was executed on December 18, 2002 and was recorded in the official records of East Baton Rouge Parish on December 18, 2002 as Original 389, Bundle 11422, as amended by the First Amendment to the Act of Restrictions for Woodridge Subdivision executed on November 20, 2003 and recorded in the official records of East Baton Rouge Parish on November 20, 2003 as Original 485, Bundle 11550 and as amended by the Second Amendment to the Act of Restrictions for Woodridge Subdivision executed on March 17, 2005 and recorded in the official records of East Baton Rouge Parish on March 18, 2005 as Original 681, Bundle 11704 (all of such documents collectively being referred to as the "Restrictions") affecting the property therein described. This Corporation shall be authorized to exercise and enjoy all of the powers, rights and privileges granted to or conferred upon non-profit corporations by the Louisiana Non-Profit Corporation Law. All of the powers of this Corporation shall be subject to and shall be exercised in accordance with the provisions of the Restrictions as same may be modified from time to time.

**ARTICLE V
DURATION**

The duration of this Corporation shall be in perpetuity, or such maximum period as may be authorized by the laws of Louisiana.

**ARTICLE VI
MEMBERSHIP**

The qualification of members, the manner of their admission and voting by members shall be as follows:

- (a) This Corporation shall be organized without any capital stock.

(b) All Owners as defined in the Restrictions shall be members of the Corporation and no other person or entity shall be entitled to membership.

(c) Persons shall become members of the Corporation by the recording in the Conveyance Records of the Parish of East Baton Rouge, Louisiana, of a deed or other act of conveyance establishing a change of record title to a Lot (as defined in the Restrictions), the new owner designated by such instrument thereby becoming a member of the Corporation, and the membership of the prior Owner with respect to such Lot shall at such time be terminated.

(d) The interest of any member in part of the funds and assets of the Corporation cannot be conveyed, assigned, mortgaged, hypothecated, or transferred in any manner except as an incident to his ownership of a Lot.

(e) Voting by the members of the Corporation shall be in accordance with the provisions of the Restrictions as amended from time to time, and in accordance with the By-Laws of the Corporation.

ARTICLE VII DIRECTORS

7.1 The number of directors is hereby fixed at not less than 3 nor more than 7. Any director absent from a meeting of the Board of Directors, or any committee thereof, may be represented by any other director who may cast the absent director's vote according to his or her written instructions, whether general or special, filed with the Secretary of the Corporation.

7.2 Unless and until otherwise provided in the By-laws, all of the corporate powers of this Corporation shall be vested in and all of the business and affairs of this Corporation shall be managed by the Board of Directors.

7.3 The Board of Directors shall have authority to make and alter By-laws, including the right to make and alter By-laws fixing their qualifications, classifications, or terms of office, subject to the power of the members to change or repeal the By-laws so made.

7.4 Any action which may be taken at a meeting of the Board of Directors may be taken by the written consent signed by all of the directors and filed with the Secretary of the Corporation.

7.5 The Board of Directors shall further have authority to exercise all such other powers and to do all such other lawful acts and things which this Corporation or its members might do, unless prohibited from doing so by applicable laws, or by the Articles of Incorporation, or by the By-laws of the Corporation.

7.6 After expiration of the "Appointment Period" as defined in the Restrictions, and upon the written request of members holding two-thirds of the voting power of this Corporation, any member of the Board of Directors of this Corporation may be replaced by a director designated by such members in writing at any time, whether or not their term of office shall have expired.

7.7 No director or officer of the Corporation shall have any personal liability to the Corporation or its members for monetary damages for breach of fiduciary duty as director or officer; provided, however, that this provision shall not limit the liability of a director or officer:

- 1) For acts or omissions not in good faith or which involve intentional misconduct or known violation of law;
- 2) For liability under La. R.S. 12:92 (D);
- 3) Illegal dividend Restrictions; or
- 4) Any transaction from which a director or officer derived an improper benefit.

7.8 The Corporation shall indemnify its directors to the full extent permitted by La. R.S. 12:227.

7.9 The name(s) and address(s) of the initial directors are:

<u>Name and Address</u>	<u>Term Expires</u>
Kendra Fletcher 8510 Foxfield Drive Baton Rouge, LA 70817	December 31, 2006
Art Lancaster 7525 Picardy Baton Rouge, LA 70808	December 31, 2006
Mark Mathews 13335 Woodridge Ave. Baton Rouge, LA 70817	December 31, 2006
Kelly McNaulty 8451 Grand View Drive Baton Rouge, LA 70817	December 31, 2006
Justin McDonald 8576 Glenfield Drive Baton Rouge, LA 70817	December 31, 2006

**ARTICLE VIII
SPECIAL MEETINGS**

Special meetings of the Association Corporation may be called by the President or by a majority of the Board of Directors. A director may appear at any general or special Board of Directors meeting through a proxy granted to an individual for that purpose, provide the proxy is filed with the secretary of the Corporation prior to the commencement of the meeting.

**ARTICLE IX
DISPOSITION OF ASSETS UPON DISSOLUTION**

Upon the dissolution of the Corporation, the Board of Directors shall, after paying or making provisions for the payment of all of the liabilities of the Corporation, dispose of all of the assets of the Corporation exclusively for the purposes of the Corporation in such manner, or to such organization or organizations organized and operating exclusively for charitable, educational, religious or scientific purposes as shall at the time qualify as an exempt organization or organizations under Internal Revenue Code section 501(a)(3). Any assets not so disposed of shall be disposed of by a court of competent jurisdiction upon suitable proceedings brought exclusively for such purposes.

**ARTICLE X
AMENDMENTS TO ARTICLE OF INCORPORATION**

The Articles of Incorporation may be amended by the members at a duly constituted meeting for such purpose provided, however that no amendment shall take effect unless approved (i) by a majority of the members of the Board of Directors, (ii) by not less than 75% of the members and (iii) by Woodridge Development LLC, as long as it own a Lot in Woodridge.

THUS DONE AND SIGNED at Baton Rouge, Louisiana, on 19th day of January, 2006 in the presence of the undersigned competent witnesses and me, Notary, after due reading of the whole.

WITNESSES:

Rebecca G. Purvis
Print Name: Rebecca G. Purvis

Susan L. Waite
Susan L. Waite
Incorporator

Kelly M. O'Connell
Print Name: Kelly M. O'Connell

Rs
NOTARY PUBLIC

Name and Bar Roll No.: Randy P. Roussel
#14387

DESIGNATION AND ACKNOWLEDGMENT OF REGISTERED AGENT
of
Woodridge Property Owners Association, Inc.
a Louisiana Non-Profit Corporation

NAME AND ADDRESS OF REGISTERED AGENT(S):


Susan L. Waite
c/o Phelps Dunbar LLP
445 North Blvd, Ste. 701
Baton Rouge, Louisiana 70802

I HEREBY ACCEPT THE APPOINTMENT OF REGISTERED AGENT:



Susan L. Waite

Sworn to and subscribed before
me this 19 day of January, 2006.



Notary Public
Name: Randy P. Roussel
Bar Roll Number: #14387
My Commission Expires At Death

Jay Dardenne
SECRETARY OF STATE

State of Louisiana
Secretary of State



04/15/2010

STEPHEN A. SMITH
C/O REALTY MANAGEMENT SERVICES, INC.
760 COLONIAL DR.
BATON ROUGE, LA 70806

COMMERCIAL DIVISION
Uniform Commercial Code
(225) 925-4704
Fax
(225) 932-5318
Administrative Services
(225) 925-4704
Fax
(225) 932-5317
Corporations
(225) 925-4704
Fax
(225) 932-5314

RE: 36096876N 40212244
WOODRIDGE PROPERTY OWNERS ASSOCIATION, INC.

Dear Sir or Madam:

In accordance with the provisions of R.S. 12:262.1, whereby a corporation has failed to file an annual report for three consecutive years, the Secretary of State is directed by law to revoke the Articles of Incorporation.

You are hereby notified that the articles of incorporation and franchise of your corporation will be revoked unless the corporation places itself in good standing. The revocation shall become effective thirty (30) days from the date of this letter.

Please disregard if the corporation has filed its current annual report with the Secretary of State prior to receipt of this notice.

In accordance with R. S. 12:262.1(H), a church which is a member of and in good standing with a statewide church association shall not be subject to revocation. Please notify this office if your corporation falls into this category.

Forms are available upon request from this office by calling (225) 925-4704, or from our website at www.sos.louisiana.gov in the "Commercial Database" section.




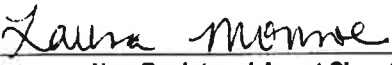
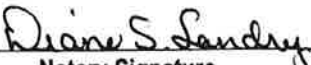
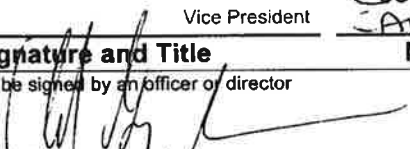
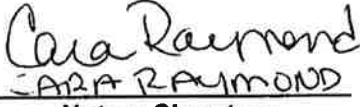
Sincerely

A handwritten signature in black ink, appearing to read "Jay Dardenne", written over a large, stylized circular flourish.

Jay Dardenne

Rev 09/09

Mailing Address: P. O. Box 94125, Baton Rouge, LA 70804-9125
Office Location: 8585 Archives Ave., Baton Rouge, LA 70809
Web Site Address: www.sos.louisiana.gov

Tom Schedler Secretary of State 	DOMESTIC CORPORATION ANNUAL REPORT & REINSTATEMENT For Period Ending 1/19/2012	 36096876N  2012
Mailing Address Only (INDICATE CHANGES TO THIS ADDRESS IN THIS BOX) 36096876 N WOODRIDGE PROPERTY OWNERS ASSOCIATION, INC. 9618 JEFFERSON HWY. SUITE D, BOX 336 BATON ROUGE, LA 70809	(INDICATE CHANGES TO THIS ADDRESS IN THIS BOX) Registered Office Address in Louisiana (Do not use P. O. Box) 9618 JEFFERSON HWY. SUITE D, BOX 336 BATON ROUGE, LA 70809	Federal Tax ID Number
Our records indicate the following registered agents for the corporation. Indicate any changes or deletions below. All agents must have a Louisiana address. Do not use a P. O. Box. A NEW REGISTERED AGENT REQUIRES A NOTARIZED SIGNATURE. STEPHEN A. SMITH C/O REALTY MANAGEMENT SERVICES, INC. 760 COLONIAL DR. BATON ROUGE, LA 70806 Laura Monroe Hannis T. Bourgeois, LLP 2322 Tremont Drive Baton Rouge, LA 70809		
I hereby accept the appointment of registered agent(s).  New Registered Agent Signature LAURA MONROE	Sworn to and subscribed before me on NOTARY NAME MUST BE TYPED OR PRINTED WITH NOTARY #  2/1/2012 Notary Signature Date DIANE S. LANDRY # 9670	
This report reflects a maximum of three officers or directors from our records for this corporation. Indicate any changes or deletions below. Include a listing of all names along with each title held and their address. Do not use a P. O. Box. If additional space is needed attach an addendum.		
KENDRA FLETCHER 8510 FOXFIELD DRIVE BATON ROUGE, LA 70809 JOHN ZACHARY 13315 WOODBRIDGE AVE. BATON ROUGE, LA 70809 NICOLE GRILLE 8813 FOXGATE BATON ROUGE, LA 70809	President - Robert M. Porter 8513 Grand View Baton Rouge, LA 70809 President Vice President - Chad Guzzardo 8640 Highcrest Dr. Baton Rouge, LA 70809 Vice President Secretary - Stephanie Nunez 8908 Spring Grove Dr. Baton Rouge, LA 70809 Secretary/Treasurer Treasurer - Philip Zanco 8960 Glenfield Dr. Eaton Rouge, LA 70809	
IT IS HEREBY REQUESTED THAT YOU REINSTATE THE ABOVE REFERENCED ENTITY AS OF THE DATE OF RECEIPT OF THIS APPLICATION. (NOTARY NAME MUST BE TYPED OR PRINTED WITH NOTARY #)		
Vice President  Officer Signature and Title	 Notary Signature	2/22/12 Date 1069080 BAE 28731
SIGN → To be signed by an officer or director Signee's address 8640 Highcrest Dr. Baton Rouge, LA 70809	Title Vice President Email Address chad.guzzardo@centurionCM.net	Phone 225-806-7338 Date 01/03/2012 (For Office Use Only)
Enclose filing fee of \$65.00 Return by: 1/19/2012 Make remittance payable to Secretary of State Do Not Send Cash Do Not Staple web site: www.sos.louisiana.gov DO NOT STAPLE To: Commercial Division P. O. Box 94125 Baton Rouge, LA 70804-9125 Phone (225) 925-4704		

ALL UNSIGNED REPORTS WILL BE RETURNED

Notice Of Change

Charter Number:

36096876N

Name:

WOODRIDGE
PROPERTY OWNERS
ASSOCIATION, INC.

Mailing Address:

9618 JEFFERSON HWY.
SUITE D, BOX 336
BATON ROUGE, LA 70809

Registered Office Address in Louisiana:

9618 JEFFERSON HWY.
SUITE D, BOX 336
BATON ROUGE, LA 70809

Agents:

LAURA MONROE
2322 TREMONT DRIVE
BATON ROUGE, LA 70809

Officers/Directors

ROBERT M. PORTER (Director)
8513 GRAND VIEW
BATON ROUGE, LA 70809

ROSELYN B. BONENO (President)
8857 SPRING GROVE DR.
BATON ROUGE, LA 70809

TISHA W. MONSON (Secretary)
8848 GLENFIELD DR.
BATON ROUGE, LA 70809

PHILIP ZANCO, III (Treasurer)
8687 UNITED PLAZA BLVD
BATON ROUGE, LA 70809

YVONNE REED (Director)
8834 FOXGATE DR.
BATON ROUGE, LA 70809

P. NEIL ST. GERMAINE (Director)
13312 QUAIL GROVE AVE
BATON ROUGE, LA 70809

ROBERT R. TANORY (Director)
13216 GREEN HILL AVE
BATON ROUGE, LA 70809

To be electronically signed by an officer or director. The filing of a false public record, with the knowledge of its falsity, is a crime, subjecting the filer to fine or imprisonment or both under R.S. 14:133.

Electronic Signature:

PHILIP ZANCO, III
(3/18/2015)

Title: TREASURER

**Annual Report Supplemental Page
for Period Ending 1/19/2016**

Charter Number : 36096876N

Charter Name: WOODRIDGE PROPERTY OWNERS ASSOCIATION, INC.

Additional Officers

PHILIP ZANCO, III Treasurer remove
8687 UNITED PLAZA BLVD BATON ROUGE, LA 70809

YVONNE REED Director remove
8834 FOXGATE DR. BATON ROUGE, LA 70809

P. NEIL ST. GERMAINE Director remove
13312 QUAIL GROVE AVE BATON ROUGE, LA 70809

ROBERT R. TANORY -Director Secretary
13216 GREEN HILL AVE BATON ROUGE, LA 70809

Brandy Parsons - director
13770 Quail Grove, Baton Rouge, La 70809

Jarrud Brown- director
13702 Quail Grove, Baton Rouge, La. 70809