

**FIRST AMENDMENT TO  
DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND  
RESTRICTIONS OF  
THE COTTAGES AT SOUTHFORK TOWNHOMES**

FILED AND RECORDED  
EAST BATON ROUGE PARISH, LA  
DOUG WELBORN  
CLERK OF COURT AND RECORDER

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

**WHEREAS**, the Declaration of Protective Covenants, Conditions and Restrictions of the Cottages at Southfork Townhomes (the "Declaration") dated February 27, 2014, executed by The Cottages at Southfork, L.L.C., as Declarant ("Declarant") and The Cottages at Southfork Townhome Association, Inc., (the "Association"), also appearing herein to acknowledge and ratify this First Amendment, was recorded in the official records of East Baton Rouge Parish, Louisiana, in Original 438, Bundle 12563, on March 5, 2014; and

**WHEREAS**, pursuant to Article XII, Section 3 of the Declaration, Declarant reserves the right to amend the Declaration for the purpose of, *inter alia*, "as is reasonable necessary and appropriate";

**WHEREAS**, the hazard and liability coverage for the Townhome Units requires clarification;

**WHEREAS**, there are several typos which require correction; and

**WHEREAS**, the Declarant wishes to amend the Declaration in order to clarify insurance coverage for the Townhome Units and correct various typos.

**NOW THEREFORE**, Declarant does hereby amend the Declaration in the following particulars:

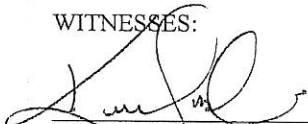
I. Notwithstanding the provision set forth in Article V, Section 4, and the insurance provisions set forth in Article IX, all of this Declaration, and despite the primary legal responsibility of each Townhome Unit owner to repair and maintain his or her Townhome Unit and to insure against hazard and destruction, the following provision shall be added as Article IX, Section 10:

**Section 10. Option to Provide Collective Insurance.** Notwithstanding the provisions of Article V and Article IX, or otherwise to the contrary in this Declaration, the Association reserves the right, and has so initially elected, so as to provide more efficient and cost effective coverage, to provide collective hazard or other insurance coverage, as applicable, for the Townhome Units, and to charge the Townhome Unit Owners for the price of the premiums therefor as part of the Common Area Expenses.

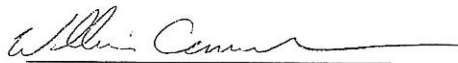
II. Several instances, including in Article VII, Sections 3 and 5, or otherwise in the Declaration, by mistake and typo, reference is made to "The Cottages at Southdowns Condominium Association, Inc.". No such entity exists. All such references to "The Cottages at Southdowns Condominium Association, Inc." shall be replaced with the corrected "The Cottages at Southfork Condominium Association, Inc."

All other terms, conditions and provisions of the Declaration unaffected hereby shall remain in full force and effect.

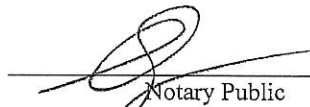
IN WITNESS WHEREOF, the Declarant has caused this instrument to be signed, sealed and delivered by it undersigned representative, duly authorized, this \_\_\_\_ day of December, 2014, in the presence of the undersigned Notary Public and competent witnesses.

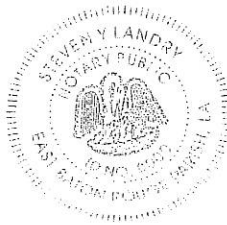
WITNESSES:  
  
Printed Name: Kenay J. Babin

THE COTTAGES AT SOUTHFORK,  
L.L.C.  
By: William N. FaKouri  
William N. FaKouri, Manager

  
Printed Name: William Commers

THE COTTAGES AT SOUTHFORK  
TOWNHOME ASSOCIATION, INC.  
By: William N. FaKouri  
William N. FaKouri, President

  
Notary Public  
Printed Name of Notary: STEVEN Y. LANDRY  
Bar Roll No. 8000  
My Commission Expires at Death



**CERTIFICATE OF AUTHORITY**  
**FOR**  
**THE COTTAGES AT SOUTHFORK, L.L.C.**

The undersigned, as the Certifying Official of The Cottages at Southfork, L.L.C. (the "Company") and acting in such capacity, hereby certifies that the Members of the Company have unanimously granted William N. FaKouri, as Manager of the Company (the "Manager") the authority to act for and on behalf of the Company as follows:

The Manager be and are hereby authorized and empowered on behalf of the Company to sign and execute the First Amendment to Declaration of Protective Covenants, Conditions and Restrictions of The Cottages at Southfork Townhomes, adding new Article IX, Section 10

The Manager be and are hereby authorized and empowered for and on behalf of the Company to execute the First Amendment to Declaration of Protective Covenants, Conditions and Restrictions of The Cottages at Southfork Townhomes and to execute any and all other documents necessary to carry out the authority granted in this Certificate.

**CERTIFICATE**

The undersigned duly designated Certifying Official does hereby certify that the foregoing Certificate of Authority has been duly adopted and approved by all Members of the Company.

THUS DONE AND SIGNED this 22 day of December, 2014.

  
\_\_\_\_\_  
William N. FaKouri, Certifying Official