

Calcasieu Parish Recording Page

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First VENDOR

WOODLAND FOREST ESTATES HOMEOWNERS' ASSOCIATION, INC.

First VENDEE

-RE: BY LAWS

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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 Calcasieu Parish, Louisiana

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BY-LAWS
OF
WOODLAND FOREST ESTATES HOMEOWNERS' ASSOCIATION, INC.

BE IT REMEMBERED, that on the dates and before the Notaries as set forth below personally came and appeared:

WALLACE H. NICHOLS, a person of full age of majority and a resident of Calcasieu Parish, Louisiana

AND

JOHN F. WHITE, JR., a person of full age of majority and a resident of Jefferson Parish, Louisiana

both of whom constituted the current Board of Director of Woodland Forest Estates Homeowners' Association, Inc. who adopt by-laws of the Woodland Forest Estates Homeowners' Association, Inc. as follows:

ARTICLE I

These by-laws are created in consideration of the desire of existing residents of the Woodland Forest Estates subdivisions to take over some of the management of the Woodland Forest Estates Homeowners' Association, Inc., but in deference to present need of the Developer to retain control over various decisions, including those of the Architectural Control Committee, pending complete development of the Woodland Forest Estates subdivisions.

ARTICLE II

There is hereby created a committee which shall be called **LOT OWNERS' COMMITTEE OF THE WOODLAND FOREST ESTATES HOMEOWNERS' ASSOCIATION, INC.** (hereinafter "**LOT OWNERS' COMMITTEE**").

The Board of Directors of the **WOODLAND FOREST ESTATES HOMEOWNERS' ASSOCIATION, INC.** hereby delegates to the **LOT OWNERS' COMMITTEE** the following authority:

- 1) To fix, levy, collect, and enforce payment by lawful means, of all charges or assessments pursuant to the maintenance, enhancement, and preservation of the Woodland Forest Estate subdivisions;
- 2) To pay expenses in connection therewith, and all other expenses relating to the conduct of the business of the Association and the **LOT OWNERS' COMMITTEE**, including all licenses, taxes, or governmental charges levied or imposed against the property of the Association;
- 3) To employ personnel to perform the services required for the proper maintenance and preservation of Woodland Forest Estates subdivisions; and
- 4) To enforce any restrictive covenant which has been or may be filed in connection with the development of any part or phase of Woodland Forest Estates

subdivisions, which restrictions are recorded or to be recorded in the conveyance records of Calcasieu Parish and as the same may be amended from time to time.

ARTICLE III

The **LOT OWNERS' COMMITTEE** shall consist of not less than two (2) or more than seven (7) members. **COMMITTEE** members shall be elected by annual vote of the Class A and Class B members of the Woodland Forest Estates Homeowners' Association, Inc., with each class member having the votes as set forth in Article VI of the Articles of Incorporation of the Woodland Forest Estates Homeowners' Association, Inc.

ARTICLE IV

The Board of Directors shall retain all powers and authority granted by the original Articles of Incorporation, not otherwise specifically delegated herein to the **LOT OWNERS' COMMITTEE**, which retained powers include the authority to amend, change, or repeal these by-laws and authority to select the Architectural Control Committee and defer its powers and responsibilities.

THUS DONE AND SIGNED at my office in Lake Charles, Louisiana on the 29th
day of July, 2011 in the presence of the
undersigned competent witnesses and me, Notary Public, after due reading of whole.

WITNESSES:

Raven D. Land Wallace H. Nichols
John D. Wilson WALLACE H. NICHOLS

David B. McCain
DAVID B. MCCAIN, NOTARY PUBLIC
ID #: 030031

THUS DONE AND SIGNED at my office in New Orleans, Louisiana on the 25th
day of August, 2011 in the presence of the
undersigned competent witnesses and me, Notary Public, after due reading of whole.

WITNESSES:

Janet L. Lait John F. White, Jr.
Susan P. Claffey JOHN F. WHITE, JR.

Nathaniel P. Phillips, III
NOTARY PUBLIC
ID #: NATHANIEL P. PHILLIPS, III
Notary Public, No. 59430
Parish of Orleans, State of Louisiana
My Commission is issued for life.