

Brookstone Property Owners Association

Rental Resoultion

MINUTES OF A MEETING OF DIRECTORS of Brookstone Property Owners Association (the "Corporation") held at 155 Brookstone Drive on this 19th day of August, 2018.

1. The following members were present:

Josie Baudoin
Doug Dow
Marcel Jumonville
Kelly Kreminski
Pramod Menon.

Apologies:
Damon Denaburg
Steve Sceroler.

STATE OF LOUISIANA PARISH OF ST. TAMMANY
MELISSA R. HENRY CLERK OF COURT
I certify that this instrument was filed and recorded
November 26, 2018 at 11:02 A.M.
INST. # 213107 of the official records.
Patty Lane
DEPUTY CLERK

Patty Lane, Deputy Clerk

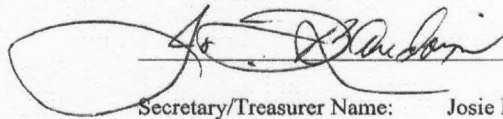
2. **UPON A MOTION DULY MADE**, seconded and unanimously carried, Kelly Kreminski acted as Chairperson of the meeting and Josie Baudoin as Secretary/Treasurer of the meeting.
3. The Chairperson noted that notice of this meeting was properly provided to each director within the time periods required by the bylaws of the Corporation and the laws of the State of Louisiana. Accordingly, the Chairperson called the meeting to order.
4. The Chairperson presented to the meeting and thereupon the following resolutions were offered, seconded and unanimously adopted.

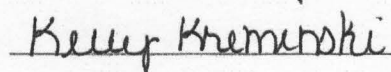
IT WAS RESOLVED THAT:

1. At a meeting duly convened via email on the 2nd day of August, 2018, after due notice, with all Directors voting, the Board of Directors proposed a Resolution restricting rentals within the community. WHEREAS the Board unanimously opted to put said Resolution before the voting members of Brookstone Property Owners Association Inc. (hereinafter the "Association").
2. At a meeting duly convened via email on the 8th day of August, 2018, after due notice, with a quorum voting, the following Resolution was approved and adopted by over fifty-one (51%) percent of the members of the Association pursuant to Article IV Section 6 of the Articles of

Incorporation of the Association: WHEREAS sixty-seven (67%) percent of the total voting power of the Association, voted to restrict any rentals within Brookstone Subdivision (67% voted not to allow rentals).

3. At a meeting duly convened on the 19th day of August 2018, after due notice, with a majority of Directors present, WHEREAS, Article 3 Section 4.e. of the By-Laws gives the Board of Directors the powers and duties necessary to conduct the affairs of the Association and to make and amend rules and regulations as the Directors deem in the best interests of the Association respecting the use of property; WHEREAS the Board of Directors adopted a rental restriction (hereinafter referred to as Rental Resolution) within Brookstone Subdivision based on the overwhelming majority of members of voting power of the Association.
4. After additional business to come before the meeting, the meeting was adjourned.
5. Dated in the State of Louisiana on the 19th day of August, 2018.

 (Signature)
Secretary/Treasurer Name: Josie Baudoin

 (Signature)
Chairperson/President Name: Kelly Kreminski

INTRODUCTION
OF
BROOKSTONE PROPERTY OWNERS ASSOCIATION, INC.

At a meeting duly held and convened on the 28th day of February, 2010, after due notice, with a quorum present and voting, the following resolution was approved and adopted by over fifty-one (51%) percent of the members of the Brookstone Property Owners Association, Inc. (hereinafter the "Association") pursuant to the Act Creating Deed Restrictions and Covenants governing Brookstone Subdivision, as amended, and Articles of Incorporation of the Association:

IT WAS RESOLVED that any assessment levied pursuant to the Act Creating Deed Restrictions and Covenants governing Brookstone Subdivision, as amended, or the any assessment authorized by the Association or any installment thereof, which is not paid within fifteen (15) days after it is due shall be delinquent and shall be subject to a late fee of TWENTY FIVE AND NO/100 DOLLARS (\$25.00) per month for every month payment of said assessment is delinquent, provided that the aggregate of such late fee assessed shall not exceed twenty-five (25%) percent of the amount then due. This late fee shall be in addition to any other penalties for non-payment of assessments as set forth in Article VIII of the Act Creating Deed Restrictions and Covenants governing Brookstone Subdivision, as amended.

At a meeting duly held and convened on the 1st day of November, 2013, after due notice, with a quorum present and voting, the following resolution was approved and adopted by over fifty-one (51%) percent of the members of the Association pursuant to the Act Creating Deed Restrictions and Covenants governing Brookstone Subdivision, as amended, and Articles of Incorporation of the Association:

IT WAS RESOLVED that any notice of meeting of the Association or invoice for any annual or special assessment shall be in writing and sent to all property owners and recorded via electronic mail transmission (e-mail). All property owners are responsible for notifying the Association of the e-mail address to which notices shall be sent.

At a meeting duly held and convened on the 8th day of June, 2014, after due notice, with a quorum present and voting, the following resolution was approved and adopted by over fifty-one (51%) percent of the members of the Association pursuant to the Act Creating Deed Restrictions and Covenants governing Brookstone Subdivision, as amended, and Articles of Incorporation of the Association:

IT WAS RESOLVED that the Association shall have the right to levy and collect a construction deposit in the following amounts:

1. ONE THOUSAND AND NO/100 DOLLARS (\$1,000.00) refundable deposit for any remodel and/or additions made to the exterior of any property, including but not limited to, pools, outdoor kitchens, cabana, etc.
2. TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$2,500.00) refundable deposit for all new construction.

The purpose of the construction deposit is to cover any damages or deficiencies arising from any construction performed within the subdivision. All construction deposits required hereunder are to be