

CONVEYANCE OF COMMON PROPERTY AND SERVITUDES

STATE OF LOUISIANA
PARISH OF ST. TAMMANY

St. Tammany Parish 21
Instrmnt #: 1792782
Registry #: 2029429 mb2
11/22/2010 11:00:00 AM
MR CB X MI UCC

FROM: B.I.L., L.L.C.
TO: BROOKSTONE PROPERTY OWNERS ASSOCIATION, INC.

BE IT KNOWN, that on the dates that on the dates set out below, in the presence of me, Notary, and that of the undersigned competent witnesses.

PERSONALLY CAME AND APPEARED:

B.I.L., L.L.C., a limited liability company organized under the laws of the State of Louisiana, formed by Articles of Organization filed with the Secretary of State on April 8, 1998, and recorded with the Clerk of Court, St. Tammany Parish, Louisiana on April 13, 1998 as Instrument No. 1090497, represented herein by Gary M. Intravia, Manager, authorized in accordance with Article VIII of the Articles of Organization. The mailing address of said company is declared to be 845 Galvez Street, Mandeville, Louisiana 70448.

(hereinafter referred to as the "Development Co.")

AND ALSO

BROOKSTONE PROPERTY OWNERS ASSOCIATION, INC., a Louisiana corporation organized and existing under the laws of the State of Louisiana, the Articles of Incorporation of which were filed with the Secretary of State on May 27, 2004, and duly recorded with the Clerk of Court, St. Tammany Parish, Louisiana, as Instrument No. 1435392, represented herein by its duly authorized undersigned President. The mailing address of the corporation is 101 Brookstone Drive, Covington, Louisiana 70433.

(hereinafter referred to as the "Association")

WHO AFTER BEING DULY SWORN, declared and said that for and in consideration of the said Association accepting the full and complete responsibility and liability for all of the common areas located within Brookstone Subdivision, all phases, Development Co. does hereby and by these presents, grant, bargain, sell, convey, transfer, assign, setover, abandon and deliver with full warranty of title and full substitution and subrogation in and to all the rights and actions of warranty against preceding owners and vendors unto the Association, the parcels of land

described below, which are fully described by reference to the dimensions and directional calls depicted on the various recorded subdivision plats, which are incorporated herein by reference, as if copied in full herein.

1. All of the streets, constructed perimeter fences, gates, any and all drainage servitudes, including the stormwater detention storage areas shown as S.D.S.A. #31 and #32, utility servitudes, conservancy and/or greenspaces created by depiction on the official map files, or by the restrictive covenants, and/or recorded servitudes and/or natural servitudes actually existing within the various phases of the subdivision created as follows:

1. Map File No. 1790 - Brookstone Subdivision, Phase 1
2. Map File No. 3358 - Brookstone Subdivision, Phase 2
3. Map File No. 4105 - Brookstone Subdivision, Phase 3
4. Servitudes created by the Act Creating Deed Restrictions and Covenants dated February 10, 2000, recorded as COB Instrument No. 1184960, as amended thereafter from time to time, last amended by act adding Phase 3 recorded as COB Instrument 1528710.

To have and to hold said property unto said Association in perpetuity, free and clear of all encumbrances and liens.

THUS DONE AND PASSED, in the presence of me, Notary, and that of the undersigned competent witnesses, on the 18th day of November, 2010, after reading the whole and for the purposes set out herein.

WITNESSES:

Andrew Mackay
Andrew Mackay
Kerric B. Snow
 KERRIC B. SNOW

B.I.L.L., L.L.C.

By: *Gary M. Intra Via*
 GARY M. INTRAVIA, Manager

Martha L. J. Monville
 MARTHA L. J. MONVILLE #7592
 NOTARY PUBLIC

THUS DONE AND PASSED, in the presence of me, Notary, and that of the undersigned competent witnesses, on the 17th day of November, 2010, after reading the whole and for the purposes set out herein.

WITNESSES:

Sundra McKay
SUNDR A MCKAY

Anna Dupuy
ANNA DUPUY

BROOKSTONE PROPERTY OWNERS ASSOCIATION, INC.

By: Michael L. Clark
PRESIDENT
MICHAEL L. CLARK

Martha L. Lemonville
MARTHA L. LEMONVILLE #7592
NOTARY PUBLIC

**RESOLUTION
OF
BROOKSTONE PROPERTY OWNERS ASSOCIATION, INC.**

At a meeting of the Board of Directors of this corporation, held at its domicile, after due notice, with a quorum present and voting, the following resolution was adopted unanimously:

BE IT RESOLVED, that Michael L. Clark, President of this Association be and he is hereby authorized and empowered to act for and on behalf of this Association to:

1. Acquire from the Developer all areas designated as the streets, constructed perimeters, fences, gates, any and all stormwater detention storage areas, drainage servitudes, utilities servitude, rights and greenspace/common area/conservancy storage areas created by depiction on the official subdivision plats and map files creating Phase 1 (Map File No. 1790), Phase 2 (Map File No. 3358) and Phase 3 (Map File No. 4105) within Brookstone Subdivision, St. Tammany Parish, Louisiana and to accept, on behalf of this Association, ownership of and the full and complete liability for said areas.

BE IT FURTHER RESOLVED, that said officer be and he is hereby authorized and empowered to execute on behalf of this Association any and all other instruments and/or documents, necessary in order to carry out the intents and purposes of this resolution as in her absolute discretion she may deem necessary and advisable for the benefit of the Association in his or her judgment.

CERTIFICATE

I, the undersigned Secretary of this Association, do hereby certify that the above and foregoing resolution is true and correct copy of the resolution of the Board of Directors of Brookstone Property Owners Association, Inc. held at its domicile with a quorum present, at which all present voted unanimously in favor thereof, and which resolution is in full force and effect, and has not been revoked or rescinded, so certified, this 17th day of November, 2010.

BROOKSTONE PROPERTY OWNERS ASSOCIATION, INC.

By: Michael L. Clark
MICHAEL L. CLARK, President
Type/Print Name

COUNTERSIGNED:
By: Stephen A. Scetalek
Stephen A. Scetalek, Secretary
Type/Print Name

St. Tammany Parish 21
Instrument #: 1792783
Registry #: 2029430 mb2
11/22/2010 11:00:00 AM
MR CE X MI UCC