

SECOND AMENDMENT TO CONDOMINIUM DECLARATION

OF AVANT GARDE, A CONDOMINIUM

UNITED STATES OF AMERICA STATE OF LOUISIANA PARISH OF JEFFERSON

Handwritten initials and number 341

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BE IT KNOWN, that on this 29th day of September in the year of our Lord one thousand nine hundred and eighty-two,

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified, in and for the State and Parish aforesaid, and in the presence of the undersigned competent witnesses:

PERSONALLY CAME AND APPEARED:

DONALD C. OSTER & ASSOCIATES, INC., a corporation organized under the laws of the State of Louisiana, and domiciled in the Parish of Jefferson, herein represented by its undersigned officer, duly authorized by virtue of a resolution of the Board of Directors, recorded in COB 940, folio 793, Jefferson Parish, Louisiana, and whose mailing address is Post Office Box 1935, Kenner, Louisiana, 70063 (hereinafter referred to as "Appearer"), who declared as follows:

WHEREAS, Appearer and his assigns are the owners of certain real estate situated in the City of Kenner, Parish of Jefferson, State of Louisiana, more fully described as follows:

ONE CERTAIN TRACT OF LAND, together with all the buildings and improvements thereon, and all rights, ways, privileges, servitudes and appurtenances thereunto belonging or in anywise appertaining, situated in CHATEAU ESTATES, CITY OF KENNER, in the PARISH OF JEFFERSON, STATE OF LOUISIANA, in that part thereof designated as SUBPHASE I OF PHASE II of LOT X-2. Said tract of land commences N 74 degrees, 43 minutes, 46 seconds W a distance of 310 feet from the corner of Holly Heights Drive and along the South right-of-way line of West Esplanade Avenue to a point; thence along the South right-of-way line of West Esplanade Avenue N 74 degrees, 43 minutes, 46 seconds W a distance of 70 feet to a point; thence S 15 degrees 16 minutes, 14 seconds W a distance of 120 feet to a point; thence N 86 degrees, 06 minutes, 21 seconds West a distance of 36.12 to the point of beginning; thence S 03 degrees, 59 minutes, 39 seconds, W a distance of 52.34 feet to a point; thence N 86 degrees 06 minutes, 21 seconds W a distance of 8.74 to point; thence S 03 degrees, 59 minutes, 39 seconds W a distance of 210 feet to a point; thence S 86 degrees, 06 minutes, 21 seconds E, a distance of 33.74 feet to a point; thence S 03 degrees, 59 minutes, 39 seconds W a distance of 51.68 feet to a point; thence S 86 degrees, 06 minutes, 21 seconds E a distance of 70 feet to a point; thence N 03 degrees, 59 minutes, 39 seconds, E a distance of 15 feet to a point; thence S 86 degrees, 06 minutes, 21 seconds E a distance of 80.51 feet to a point; thence S 03 degrees, 59 minutes, 39 seconds W a distance of 145 feet to a point; thence N 86 degrees, 06 minutes, 21 seconds W a distance of 218 feet to a point; thence N 03 degrees, 59 minutes, 39 seconds E a distance of 123 feet to a point; thence N 86 degrees, 06 minutes, 21 seconds W a distance of 50 feet to a point; thence N 03 degrees, 59 minutes, 39 seconds E a distance of 321.02 feet to a point; thence S 86 degrees, 06 minutes, 21 seconds E a distance of 92.49 feet to the point of beginning; all as shown on plat

C. N. E.

1033.279.3

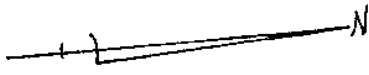
Handwritten signature and 'Cov. office' text

Instrument: 1031041

# EXHIBIT A-II-A

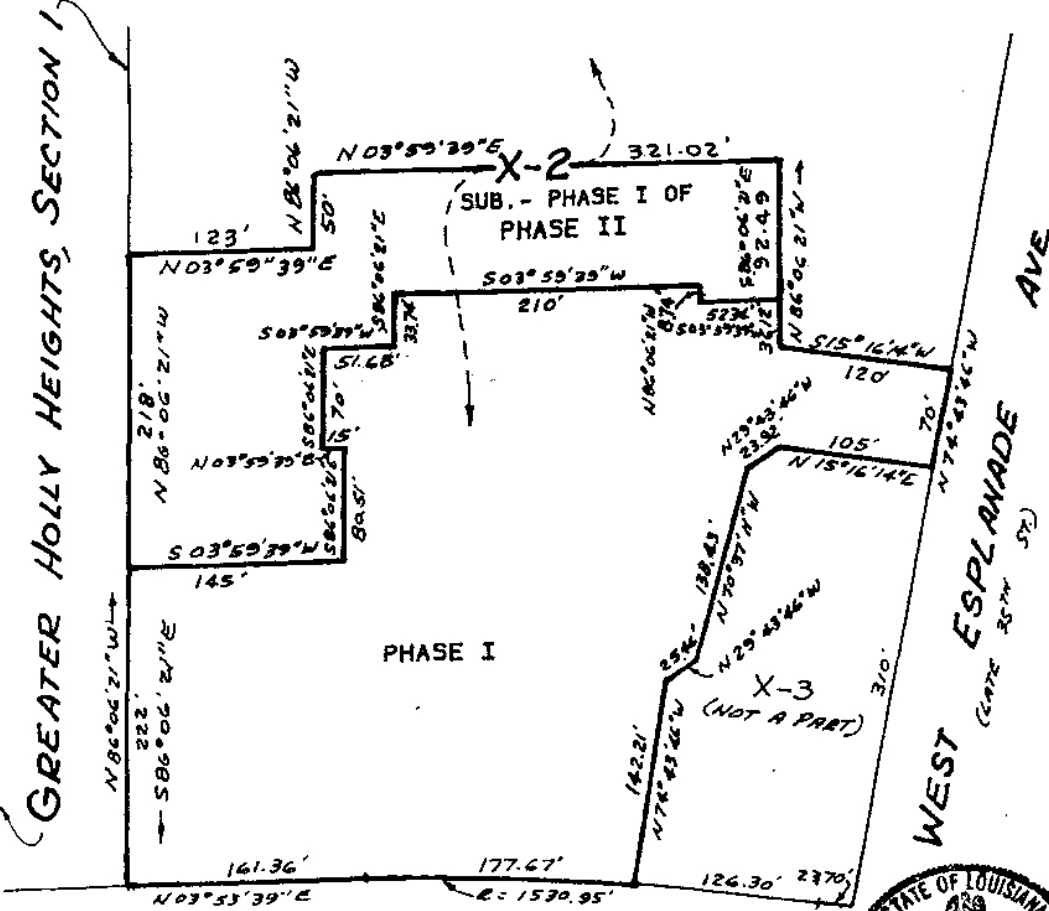
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PHASE I AND SUB - PHASE I OF PHASE II OF LOT X-2  
AVANT GARDE  
AT CHATEAU ESTATES  
KENNER,  
JEFFERSON PARISH, LA.



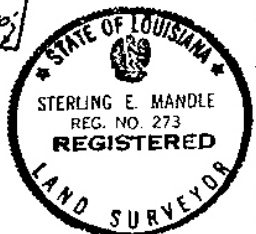
OLE MISS DRIVE (SIDE)

GREATER HOLLY HEIGHTS, SECTION 1



HOLLY HEIGHTS DRIVE

WEST ESPLANADE AVE.  
(COURT 35' W 50')



AUGUST 18, 1982 CERTIFIED CORRECT PHASE II TO  
DON OSTER & ASSOCIATES, INC.

MARCH 4, 1982  
SURVEY CERTIFIED CORRECT TO DON OSTER & ASSOCIATES, INC.

NOTE: IMPROVEMENTS NOT SHOWN.  
SCALE: 1" = 100'

**MANDLE SURVEYING, INC.**

LAND SURVEYORS METAIRIE, LA

BY

1031041

of survey by Sterling Mandie, R.L.S., dated March 4, 1982, revised and recertified August 18, 1982, a copy of which is marked Exhibit "A-II-A", attached hereto and made a part hereof;

WHEREAS, by Act of First Amendment to Condominium Declaration of Avant Garde, A Condominium, dated September 20, 1982 passed before Andrew Joffe, Notary Public, registered on September 20, 1982, in the Conveyance Office of the Parish of Jefferson, State of Louisiana, under Entry No. 1029707, in COB 1032, folio 620, Appearer submitted the above described real estate, together with all buildings and improvements and other permanent fixtures of whatsoever kind thereon, and all rights and privileges belonging or in anywise appertaining thereto to the provisions of the Louisiana Condominium Act (LSA R.S. 9:1121, et seq.); and

WHEREAS, Appearer desires to amend and supplement the aforesaid Declaration as contemplated by its original terms, particularly with respect to Article XII, Paragraph 1, subparagraph (b) thereof and further with respect to Article XIII, paragraph 2, thereof;

NOW THEREFORE, Appearer hereby declares that contrary provisions and exhibits in the original Declaration notwithstanding, the actual location and dimensions of the Units, Common Elements and Limited Common Elements, composing Subphase I of Phase II of Avant Garde, A Condominium (Entry No. 1029707, COB 1032, folio 620) are as shown on the "as built" plat of survey by Sterling Mandie, Land Surveyor, dated September 7, 1982, a copy of which is Exhibit "A-1-B", attached hereto and made a part hereof.

The foregoing notwithstanding, Appearer hereby reserves the right to add to said property above described additional improvements and/or amenities by further amendment to the Declaration.

THUS DONE AND PASSED in my office in the Parish of Jefferson on the day, month and year herein first above written, in the presence of the undersigned competent witnesses and me, Notary, after reading of the whole.

WITNESSES:

DONALD C. OSTER & ASSOCIATES, INC.

Donna T. Siebenman  
John F. Webb

BY: Donald C. Oster  
DONALD C. OSTER, PRESIDENT

George L. Gibbs  
GEORGE L. GIBBS, NOTARY PUBLIC

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