

Articles of Incorporation

of the

Bouligny Improvement Association, Inc.

State of Louisiana, Orleans Parish, City of New Orleans

August 3, 1964

BE IT KNOWN, That on this 3<sup>rd</sup> day of August, 1964 BEFORE ME, the undersigned, a Notary Public duly commissioned and qualified in and for the state, parish, and city aforesaid, therein residing, and in the presence of the witnesses hereinafter named and undersigned, PERSONALLY CAME AND APPEARED:

Lucius K. Burton,  
Henry Zac Carter  
Celeste Gaudet Desobry,  
Richard W. Gamble,  
Walter F. Jahncke,  
James J. Meyers,  
Paul H. Ramos, and  
Henry J. Reed,

All of the full age of majority and domiciled in the state and city aforesaid, who declared to me, Notary, in the presence of the undersigned competent witnesses who also reside in the state, parish and city aforesaid, that, availing themselves of the provisions of the Louisiana Non-Profit Corporation Law (Title 12, Chapter 2, Louisiana Revised Statutes of 1950, as amended), they have united to form and do by these presents form and organize themselves, as well as all such other persons who may hereafter join or become associated with them or their successors, into a non-profit corporation for the objects and purposes and under the covenants, stipulations and agreements set forth in the following articles of incorporation, to-wit:

Article I

The name and title of this corporation shall be BOULIGNY IMPROVEMENT ASSOCIATION, INC. and, under and by said name, unless dissolved in accordance with law, it shall exist and continue and shall have and enjoy corporate existence and succession for a period of ninety-nine years from and after the date of this act, during which time it, generally, shall possess all the powers, rights, privileges, capacities and immunities which non-profit corporations are authorized, and may hereafter be authorized, to possess under the Constitution and laws of this state and, in particular under Title 12, Section 101 et seq. of the Louisiana Revised Statutes of 1950.

In addition to the general powers hereinafter set forth, this corporation shall have the power to contract, sue and be sued in its corporate name; to acquire, in any legal manner, and to hold, sell, dispose of, lease, pledge, mortgage, or otherwise alienate or encumber any property, movable or immovable, corporeal or incorporeal, subject to any limitations prescribed by law or by these Articles; to appoint such officers and agents as the business of the corporation may require; to make By-Laws not inconsistent with the laws of this State or with these Articles of Incorporation; and to fix and change Directors for the management of its business and the regulation and government of its affairs.

Article II.

This corporation has been organized and it shall be operated, exclusively, to promote and stipulate social, ethical, moral and financial values accruing to the owners of real estate within, and the residents of the area hereinafter described in Article III, and therein to advocate the enactment of zoning and regulatory laws and

ordinances pertaining to real estate and its uses in the said area; to encourage and procure the enforcement of the existing laws and ordinances and to assist in the prosecution and prevention of all violations thereof; and generally to do any good which is incidental and necessary, or in any manner complimentary to the objects and purposes herein set forth.

This corporation shall also seek to protect and maintain the hereinafter described area as a attractive and permanent residential section in Uptown New Orleans.

This corporation is a non-profit corporation as defined in Section 101, Subsection 8, of Title 12 of the Louisiana Revised Statutes of 1950. No part of the net earnings or other assets of this corporation shall inure to the benefit of any member; provided that the corporation may pay reasonable compensation or salaries for services rendered.

#### Article III

The area within which the corporation shall strive to accomplish the purposes hereinabove set forth in Article II is hereby defined as follows:

That portion of the City of New Orleans bounded by ST. CHARLES AVENUE on the north, NAPOLEON AVENUE on the east, LYONS STREET on the west, and COLISEUM STREET on the south, and in addition, SQUARES NOS. 290 and 291 bounded by NAPOLEON AVENUE, CHESTNUT STREET, CADIZ STREET, and COLISEUM STREET.

#### Article VIII

The corporate powers and management of this corporation shall be vested in and exercised by a Board of Directors of seven members, to be elected annually, at a general meeting of the members, on the first day of May in each year, beginning with the year 1965.

At all elections for directors, as well as at all other meetings of the members, each member, whose dues are paid for the current fiscal year, shall be entitled to one vote and a majority of a quorum of such members shall decide all elections or any question coming before any such meeting.

#### Article IX

The officers of this corporation shall consist of a President, who shall be a member of the Board of Directors, a Vice-President, a Secretary-Treasurer and such other officers as the directors may elect or appoint. Any two or more officers may be held by the same person, except the office of President and Secretary. The President, the Vice-President, the Secretary, and the Treasurer are to be elected annually by the Board of Directors and shall serve for one year or until their successors are duly elected and installed.