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2131 E-185 Service Road East Suite 200
Metairie, Louisiana 70002

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ELEVENTH AMENDMENT TO
CONDOMINIUM DECLARATION
OF
AVANT GARDE, A CONDOMINIUM

UNITED STATES OF AMERICA
STATE OF LOUISIANA
PARISH OF JEFFERSON

BE IT KNOWN, that on this 18th day of April in the year of our Lord One
Thousand Nine Hundred and Eighty-four,

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

PERSONALLY CAME AND APPEARED: APR 18 9 12 22 B 99 2970 REC'D

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,
registered in COB 940, folio 793, 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:

1.

ONE CERTAIN TRACT OF LAND, together with all the buildings
and improvements thereon, and all the rights, ways, privileges,
servitudes and appurtenances theretunto belonging or in anywise
appertaining, situated in **CHATEAU ESTATES, CITY OF KENNER,
PARISH OF JEFFERSON, STATE OF LOUISIANA**, in that part
thereof designated as Phase I 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 the westerly right of way line of Holly
Heights Drive and the Southerly line of West Esplanade Avenue.
From said Point of Beginning, run thence N 74 degrees 43 minutes
46 seconds W, along the southerly line of West Esplanade Avenue, 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 W, a distance of 36.12 feet to a point; 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 feet to a 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 S 86 degrees 06
minutes 21 seconds E, a distance of 222 feet to a point on the
westerly right of way line of Holly Heights Drive; thence N 03
degrees 53 minutes 39 seconds E, along said right of way line, a
distance of 161.36 feet to a point; thence continuing along said right
of way line, along a curve to the right having a radius of 1530.95
feet, an arc distance of 177.67 feet to a point; thence N 74 degrees
43 minutes 46 seconds W, a distance of 142.21 feet to a point;
thence N 29 degrees 43 minutes 46 seconds W, a distance of 25.46
feet to a point; thence N 70 degrees 37 minutes 11 seconds W, a
distance of 138.43 feet to a point; thence N 29 degrees 43 minutes
46 seconds W, a distance of 23.92 feet to a point; thence N 15
degrees 16 minutes 14 seconds E, a distance of 105 feet to the Point
of Beginning. PHASE I is bounded by Holly Heights Drive, West
Esplanade Avenue, Greater Holly Heights, Section 1, and Ole Miss
Drive.

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2.

ONE CERTAIN TRACT OF LAND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes and appurtenances thereunto belonging or in anywise appertaining, situated in CHATEAU ESTATES, CITY OF KENNER, PARISH OF JEFFERSON, STATE OF LOUISIANA, in that part thereof designated as SUBPHASE 1 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 the westerly right of way line of Holly Heights Drive and the southerly line of West Esplanade Avenue; thence along said 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 W, a distance of 36.12 feet 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 feet to a 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 a plat of survey by Sterling Mandle, dated March 4, 1982, revised and recertified August 18, 1982.

3.

ONE CERTAIN TRACT OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes and appurtenances thereunto belonging or in anywise appertaining, situated in CHATEAU ESTATES, CITY OF KENNER, PARISH OF JEFFERSON, STATE OF LOUISIANA. Said tract of land commences at a point lying N 74 degrees 43 minutes 46 seconds W, a distance of 380 feet from the corner of the westerly right of way line of Holly Heights Drive and the southerly line of West Esplanade Avenue, the Point of Beginning; thence along the southerly line of West Esplanade Avenue, N 74 degrees 43 minutes 46 seconds W, a distance of 195 feet to a point; thence N 86 degrees 06 minutes 21 seconds W, a distance of 31.05 feet to a point; thence S 03 degrees 53 minutes 39 seconds W, a distance of 155.98 feet to a point; thence S 86 degrees 06 minutes 21 seconds E, a distance of 198.61 feet to a point; thence N 15 degrees 16 minutes 14 seconds E, a distance of 120 feet to the Point of Beginning; all as shown on a plat of survey by Sterling Mandle, dated January 6, 1983.

4.

ONE CERTAIN TRACT OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes and appurtenances thereunto belonging or in anywise appertaining, situated in CHATEAU ESTATES, CITY OF KENNER, PARISH OF JEFFERSON, STATE OF LOUISIANA, in that part thereof designated as SUBPHASE 2 OF PHASE 2 OF LOT X-2. Said tract of land is more particularly described as follows: Commencing at the intersection of the westerly line of Holly Heights Drive and the southerly line of West Esplanade Avenue, run thence S 15 degrees 16 minutes 14 seconds W, along the said line of Holly Heights Drive, a distance of 23.70 feet to a point; thence continuing along said line of Holly Heights Drive and along a curve to the left having a radius of 1,530.95 feet, an arc distance of

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303.97 feet to a point; thence continuing along said line of Holly Heights Drive S 03 degrees 53 minutes 39 seconds W, a distance of 161.36 feet to a point; thence N 86 degrees 06 minutes 21 seconds W, a distance of 440 feet to the Point of Beginning; thence continuing N 86 degrees 06 minutes 21 seconds W, a distance of 205 feet to a point; thence N 03 degrees 59 minutes 39 seconds E, a distance of 150 feet to a point; thence S 86 degrees 06 minutes 21 seconds E, a distance of 80 feet to a point; thence S 03 degrees 59 minutes 39 seconds W, a distance of 27 feet to a point; thence S 86 degrees 06 minutes 21 seconds E, a distance of 125 feet to a point; thence S 03 degrees 59 minutes 39 seconds W, a distance of 123 feet to the Point of Beginning; all as more fully shown on a plat of survey by Sterling E. Mandle, dated February 24, 1983.

5.

ONE CERTAIN TRACT OF LAND, together with all the buildings and improvements thereon, all rights, ways, privileges, servitudes and appurtenances thereunto belonging or in anywise appertaining, situated in CHATEAU ESTATES, CITY OF KENNER, PARISH OF JEFFERSON, STATE OF LOUISIANA, in that part thereof designated as SUBPHASE 3 of PHASE 2 of LOT X-2. Said tract of land is described as follows: Commencing at the corner of Holly Heights Drive and the South Line of Lot X-2, run thence N 86°06'21" W, a distance of 440' along the South Line of Lot X-2 to a point; thence N 3°59'39" E, a distance of 123' to a point; thence N 86°06'21" W, a distance of 50' to the Point of Beginning; thence N 3°59'39" E, a distance of 47' to a point; thence N 86°06'21" W, a distance of 70' to a point; thence N 3°59'39" E, a distance of 305' to a point; thence N 86°06'21" W, a distance of 130' to a point; thence S 3°59'39" W, a distance of 325' to a point; thence S 86°06'21" E, a distance of 125' to a point; thence S 3°59'39" W, a distance of 27' to a point; thence S 86°06'21" E, a distance of 75' to the Point of Beginning; all as more fully shown on a plat of survey by Sterling E. Mandle, dated April 1, 1983.

6.

ONE CERTAIN TRACT OF LAND, together with all the buildings and improvements thereon, all rights, ways, privileges, servitudes and appurtenances thereunto belonging or in anywise appertaining, situated in CHATEAU ESTATES, CITY OF KENNER, PARISH OF JEFFERSON, STATE OF LOUISIANA, in that part thereof designated as SUBPHASE 4 of PHASE 2 of LOT X-2. Said tract of land is described as follows: Commencing at the corner of Holly Heights Drive and West Esplanade Avenue, run thence N 74°43'46" W a distance of 575' along West Esplanade Avenue to a point; thence N 86°06'21" W along West Esplanade Avenue a distance of 31.05' to the Point of Beginning; thence N 86°06'21" W along West Esplanade Avenue, a distance of 261' to a point; thence S 03°53'39" W a distance of 135' to a point; thence S 86°06'21" E a distance of 131' to a point; thence N 03° 53'39" W a distance of 10' to a point; thence S 86°06'21" E a distance of 130' to a point; thence N 03°53'39"E a distance of 125' to the Point of Beginning; all as more fully shown on a plat of survey by Sterling E. Mandle, dated June 22, 1983, a copy of which is marked Exhibit "A-11-D".

7.

ONE CERTAIN TRACT OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Chateau Estates, City of Kenner, Parish of Jefferson, State of Louisiana, in that part thereof designated as SUBPHASE 5 of PHASE 2 of Lot X-2. Said tract of land is more particularly described as follows: Commencing at the intersection of the southerly line of West Esplanade Avenue and the easterly line of Continental Drive, the Point of Beginning; run thence S 86°06'21"E a distance of 104' front on West Esplanade Avenue to a point, thence S 03°53'39"W a distance of 135' to a point, thence S 86°06'21"E a distance of 131' to a point, thence S

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03°53'39"W a distance of 315' to a point, thence S 86°06'21"E a distance of 45' to a point, thence S 03°53'39"W a distance of 150' to a point, thence N 86°06'21"W a distance of 127' to a point, thence N 03°53'39"E a distance of 217.50' to a point, thence S 86°06'21"E a distance of 22' to a point, thence N 03°53'39"E a distance of 223.50' to a point, thence N 86°06'21"W a distance of 175' to Continental Drive, thence N 03°53'39"E a distance of 159' front on Continental Drive to the Point of Beginning; all as more fully shown on a plat of survey by Sterling E. Mandle, dated July 28, 1983, a copy of which is marked Exhibit "A-II-E".

8.

ONE CERTAIN TRACT OF LAND, together with all the buildings and improvements thereon, all rights, ways, privileges, servitudes and appurtenances thereunto belonging or in anywise appertaining, situated in CHATEAU ESTATES, CITY OF KENNER, PARISH OF JEFFERSON, STATE OF LOUISIANA, in that part thereof designated as SUBPHASE 6 of PHASE 2 of LOT X-2. Said tract of land is described as follows: Commencing at the corner of West Esplanade Avenue and Continental Drive, run thence S 03°53'39"W, a distance of 263' to a point; thence S 50°03'48"W, a distance of 103.97' to a point; thence S 03°53'39"W, a distance of 5' to the Point of Beginning; thence continuing S 03°53'39"W, along Continental Drive, a distance of 104' to a point; thence S 86°06'21"E, a distance of 228' to a point; thence N 03°53'39"E, a distance of 61.5' to a point; thence S 86°06'21"E, a distance of 22' to a point; thence N 03°53'39"E, a distance of 42.50' to a point; thence N 86°06'21"W, a distance of 250' to the Point of Beginning; all as more fully shown on a plat of survey by Sterling E. Mandle, dated December 13, 1983, a copy of which is marked Exhibit "A-II-F".

9.

ONE CERTAIN TRACT OF LAND, together with all the buildings and improvements thereon, all rights, ways, privileges, servitudes and appurtenances thereunto belonging or in anywise appertaining, situated in CHATEAU ESTATES, CITY OF KENNER, PARISH OF JEFFERSON, STATE OF LOUISIANA, in that part thereof designated as SUBPHASE 7 of PHASE 2 of LOT X-2. Said tract of land is described as follows: Commencing at the corner of West Esplanade Avenue and Continental Drive, run thence S 03°53'39"W, a distance of 263' to a point; thence S 50°03'48"W, a distance of 103.97' to a point; thence S 03°53'39"W, a distance of 109' to the Point of Beginning; thence continuing S 03°53'39"W, along Continental Drive, a distance of 156' to a point; thence S 86°06'21"E, a distance of 228' to a point; thence N 03°53'39"E, a distance of 156' to a point; N 86°06'21"W, a distance of 228' to the Point of Beginning; all as more fully shown on a plat of survey by Sterling E. Mandle, dated March 13, 1984, a copy of which is marked Exhibit "A-II-G".

AND WHEREAS, by Declaration Creating and Establishing Condominium Property Regime, executed on March 17, 1982, registered in March 18, 1982, in the Conveyance Office of the Parish of Jefferson, in COB 1021, folio 817, as amended by acts in COB 1032, folio 620; COB 1033, folio 279; COB 1040, folios 184 and 530; COB 1043, folio 238; COB 1046, folio 667; COB 1052, folio 728; COB 1059, folio 312; COB 1066, folio 992; and COB 1070, folio 658, Appearer submitted the above described real estate to the provisions of the Louisiana Condominium Act (La. R.S. 9:1121, et seq.).

AND WHEREAS, Appearer is the owner of certain additional real estate adjoining portions of the above described real estate, which additional property is more particularly described as follows:

ONE CERTAIN TRACT OF LAND, together with all the buildings and improvements thereon and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Chateau Estates, City of Kenner, Parish of Jefferson, State of Louisiana, in that part thereof designated as SUBPHASE 8 of PHASE 2 of LOT X-2. Said tract of

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land is described as follows: Commencing at the corner of West Esplanade Avenue and Continental Drive, run thence S 03°53'39"W, a distance of 235' to the Point of Beginning; thence continuing S 03°53'39"W, along Continental Drive, a distance of 28' to a point; thence S 50°03'48"W, along Continental Drive, a distance of 103.97' to a point; thence S 03°53'39"W, along Continental Drive, a distance of 5' to a point; thence S 86°06'21"E, a distance of 250' to a point; thence N 03°53'39"E, a distance of 89' to a point; thence N 86°06'21"W, a distance of 130' to a point; thence N 03°53'39"E, a distance of 45' to the Point of Beginning; all as more fully shown on a plat of survey by Sterling E. Mandle, dated April 9, 1984, a copy of which is marked Exhibit "A-11-H", attached hereto and made a part hereof;

AND WHEREAS, Appearer desires to amend and supplement the aforesaid Declaration, as previously amended, 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 commits the hereinabove lastly described property to the condominium regime as created by the aforesaid Declaration, as previously amended, hereby integrating said SUBPHASE 8 of PHASE 2 as an added property to the condominium regime. The foregoing notwithstanding, Appearer hereby reserves the right to alter, in part, the Common Element status of portions of the said added property by construction thereon of additional improvements or amenities which, by further amendment to the Declaration, may be designated as additional Units and Limited Common Elements under the condominium regime.

FURTHER, Appearer hereby declares that, contrary provisions and exhibits in the original Declaration or its previous amendments notwithstanding, the actual location and dimensions of the Units, Common Elements, and Limited Common Elements composing SUBPHASE 8 of PHASE 2 of Avant Garde, A Condominium are as shown on the "as-built" plat of survey by Sterling E. Mandle, dated April 9, 1984, a copy of which is marked Exhibit "A-11-H", attached hereto and made a part hereof. The foregoing notwithstanding, Appearer hereby reserves the right to add additional improvements 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 L. Oddo

BY: Donald C. Oster
Donald C. Oster, President

Alicia Marie Yblut

Andrew Joffe
Andrew Joffe, Notary Public