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**SUPPLEMENTAL DECLARATION
TO
ACT OF DECLARATION
OF COVENANTS, CONDITIONS
AND
RESTRICTIONS
FOR
LAKE BEAU PRÉ TOWNHOMES**

ORIG 450 BNDL 11775

This Act, hereinafter referred to as the "Supplemental Declaration" is made on the date hereinafter set forth by LBP Development, L.L.C., a Louisiana limited liability company (hereinafter referred to as "Declarant").

WITNESSETH:

WHEREAS, Declarant is the owner of certain property in East Baton Rouge Parish, Louisiana, referred to as the "Lake Beau Pre Townhomes A Planned Unit Development" (the "Townhome Development") which property Declarant made subject to certain covenants, conditions, and restrictions by virtue of that Act of Declaration of Covenants, Conditions and Restrictions for Lake Beau Pre Townhomes, recorded on July 14, 2004 at Original 37, Bundle 11631 of the official records of East Baton Rouge Parish, Louisiana (the "Initial Declaration").

WHEREAS, Article II, Section 3 of the Initial Declaration permits the annexation of additional lands into the jurisdiction of the Lake Beau Pre Townhomes Homeowner's Association, Inc. (the "Association") and to further subject said lands to the terms of the Initial Declaration.

WHEREAS, Article XI of the Initial Declaration provides for those terms that must be included in a Supplemental Declaration.

NOW THEREFORE, pursuant to the terms of the Initial Declaration, the Declarant hereby makes the following declaration for the purpose of adding additional lands to the jurisdiction of the Association and by virtue of this Supplemental Declaration to make such lands subject to the terms of the Initial Declaration.

RECITALS:

Section 1. Annexation of Additional Property by Owner. Declarant is the owner of the property shown on the "Final Plat of Lake Beau Pre Townhomes A Planned Unit Development" (the "Final Plat"), recorded on May 10, 2004 at Original 41, Bundle 11606 of the official records of East Baton Rouge Parish, Louisiana and located in Section 62, T-7-S, R-1-W, Greensburg Land District, East Baton Rouge Parish, Louisiana. The Final Plat reflects Phases 1, 2 & 3 of the Townhome Development.

Section 2. Additional Property. On July 15, 2005, at Original 139, Bundle 11746 of the official records of East Baton Rouge Parish, Louisiana, an additional plat was recorded, which

plat reflects Phases 4 & 5 of the Townhome Development (the "Additional Final Plat"). Phase 4 includes Lots 116 through 147 and Phase 5 includes Lots 148 through 206 (all lots in Phases 4 & 5 shall collectively be referred to as the "Lots"). Declarant is the owner of all of the Lots reflected on the Additional Final Plat. By virtue of this Supplemental Declaration, Declarant hereby subjects all of the Lots reflected on the Additional Final Plat to the terms of the Initial Declaration.

Section 3. Terms and Definitions. All terms and definitions contained in the Initial Declaration shall apply to this Supplemental Declaration.

Section 4. Assessable Tracts. All Lots shall be deemed Assessable Tracts in accordance with the Initial Declaration.

Section 5. Classes of Membership. The Owners of all Lots shall be classified as Class A Members in the Association, as that term is defined in the Initial Declaration.

Section 6. Servitudes and Common Property.

(a) All Owners of Lots defined in this Supplemental Declaration shall have the right to use any and all servitudes and common property described in the Initial Declaration.

(b) All Owners of Townhome Sites set forth in the Initial Declaration shall have the right to use any and all servitudes and common property shown on the Additional Final Plat.

Section 7. Property Development. All Lots added by this Supplemental Declaration shall be subject to the provisions of the Initial Declaration, as it may be amended, and the Lots shall be developed, held, used, sold and conveyed in accordance with and subject to the provisions of the Initial Declaration as it may be amended.

Section 8. Supplemental Declaration. All of the provisions of the Initial Declaration shall apply to the property contained in this Supplemental Declaration with the same force and effect as if said property were originally included in the Initial Declaration as part of the Initial Property (subject to any modifications and exceptions stated therein and approved by the Association and Declarant as may be required).

Section 9. Contract Lien. A contract lien is herein reserved in favor of the Association, in the same manner as provided in the Initial Declaration, to secure collection of the Assessments provided for, authorized or contemplated therein.

Section 10. Effective Date. This Supplemental Declaration shall be effective upon recordation in the office of the Clerk and Recorder for the Parish of East Baton Rouge, Louisiana.

[Remainder of this page intentionally left blank.]

IN WITNESS WHEREOF, this Supplemental Declaration is executed this the 22nd day
of September, 2005 by Declarant.

WITNESSES:

J. Clayton
Clayton Mitchell
Printed Name:

[Signature]
Printed Name:
Donald A. Law

LBP DEVELOPMENT, L.L.C.

By: [Signature]
Name: Gary Flores
Its: Manager

[Signature]
NOTARY PUBLIC
Printed Name: JOHN R. MORGANTI
Number: NOTARY #10170

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FILED AND RECORDED
EAST BATON ROUGE PARISH, LA.

2005 OCT 14 PM 01:35:23
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DOUG WELBORN

CLERK OF COURT & RECORDER

CERTIFIED TRUE COPY
BY _____

DEPUTY CLERK & RECORDER