

---

**From:** Magnolia Management Services, Inc. <info@magnoliabr.com>  
**Sent:** Thursday, May 8, 2025 12:14 PM  
**To:**  
**Subject:** Message from Eagles Landing Subdivision Homeowners Association - Notice of Cancellation of the Sixth Amendment to Declaration of Covenants & Restrictions - [#XN688774]  
**Attachments:** EGL Letter to HOA re Cancellation of Sixth Amend.pdf

Dear Eagle's Landing Homeowners,

On behalf of the Board of Directors of the Eagle's Landing Homeowners Association (HOA), we are writing to inform you of an important change regarding the governing documents of our community. Effective May 22, 2025, the HOA is formally canceling the Sixth Amendment to the Declaration of Covenants & Restrictions for Eagle's Landing Subdivision. This action was taken after careful consideration and pursuant to the authority granted under our governing documents and applicable state law.

The cancellation of the Sixth Amendment means that all provisions, modifications, or restrictions that were introduced exclusively by that amendment will no longer be in effect as of the effective date. All other prior covenants, restrictions, and amendments not affected by this cancellation will remain fully enforceable and unchanged.

We are committed to ensuring transparency and keeping all homeowners informed of matters that impact our community. If you have questions or would like to review the specific contents of the Sixth Amendment and understand how its cancellation may affect you, please contact Magnolia Management at 225-286-7546 or email info@magnoliabr.com. Copies of all governing documents are also available upon request.

Thank you for your attention to this matter and for your continued commitment to maintaining the integrity and harmony of the Eagle's Landing community.

Please see attached correspondence.

Sincerely,

Magnolia Management Services, Inc. on behalf of Eagles Landing Subdivision Homeowners Association  
(225) 286-7546 |



# *Eagles Landing*

## *Homeowners Association*

May : , 2025

### **Notice of Cancellation of the Sixth Amendment to Declaration of Covenants & Restrictions**

Dear Eagle's Landing Homeowners,

On behalf of the Board of Directors of the Eagle's Landing Homeowners Association (HOA), we are writing to inform you of an important change regarding the governing documents of our community.

Effective May 44, 2025, the HOA is formally ~~repealing~~ the Sixth Amendment to the Declaration of Covenants & Restrictions for Eagle's Landing Subdivision. This action was taken after careful consideration and pursuant to the authority granted under our governing documents and applicable state law.

The cancellation of the Sixth Amendment means that all provisions, modifications, or restrictions that were introduced exclusively by that amendment will no longer be in effect as of the effective date. All other prior covenants, restrictions, and amendments not affected by this cancellation will remain fully enforceable and unchanged.

We are committed to ensuring transparency and keeping all homeowners informed of matters that impact our community. If you have questions or would like to review the specific contents of the Sixth Amendment and understand how its cancellation may affect you, please contact Oci pqrk" Ocp ci go gpvcv"447/4: 8/9768 or email kphqB o ci pqrkdt0eqo . Copies of all governing documents are also available upon request.

Thank you for your attention to this matter and for your continued commitment to maintaining the integrity and harmony of the Eagle's Landing community.

Sincerely,

*Karissa Robertson*

Karissa Robertson  
Association Manager



Magnolia Management Services  
Post Office Box 87234  
Baton Rouge, LA 70879  
Office: (225) 286-7546

**STATE OF LOUISIANA  
PARISH OF ASCENSION**

**CANCELLATION of SIXTH AMENDMENT TO DECLARATION of COVENANTS &  
RESTRICTIONS FOR EAGLE'S LANDING SUBDIVISION  
ASCENSION PARISH, LOUISIANA**

Before me, the undersigned notary public, and in the presence of the undersigned competent witnesses, personally came and appeared:

**EAGLE'S LANDING SUBDIVISION HOMEOWNERS ASSOCIATION, INC.**, a Louisiana non-profit corporation, domiciled in the Parish of Ascension, State of Louisiana, represented herein by its President, Leigh Ann Kirkland DeBarros,

who after being duly sworn, declared as follows:

WHEREAS there is recorded at Instrument 1102713 on December 11, 2024 a document entitled Sixth Amendment to Declaration of Covenants & Restrictions for Eagle's Landing Subdivision, Ascension Parish, Louisiana (Sixth Amendment), which purports to amend the previously recorded declarations and covenants of Eagle's Landing Subdivision;

WHEREAS the purported document (Sixth Amendment) seeking to amend the previously recorded declarations and covenants of Eagle's Landing Subdivision was by action of the Board of Directors of Eagle's Landing subdivision alone;

WHEREAS the provisions of the previously recorded declarations and covenants of Eagle's Landing Subdivision sought to be amended by the Sixth Amendment cannot be accomplished by the sole actions of the Board of Directors of Eagle's Landing subdivision alone;

WHEREAS the Board of Directors of Eagle's Landing subdivision did not and failed to follow and adhere to the procedures, including but not limited to notice and voting, required to amend the provisions the Sixth Amendment sought to amend ;

WHEREAS the provisions the Sixth Amendment sought to amend were not and never were approved by Owners of at least a majority of the Lots of Eagle's Landing subdivision, nor were they ever presented for a vote to the Owners of the Lots of Eagle's Landing subdivision;

NOW THEREFORE, it is hereby stated that provisions and sections amended in the Sixth Amendment to Declaration of Covenants & Restrictions for Eagle's Landing Subdivision, Ascension Parish, Louisiana recorded at Instrument 1102713 on December 11, 2024, were never properly approved by Owners of at least a majority of the Lots of Eagle's Landing subdivision, and as such were never adopted **EAGLE'S LANDING SUBDIVISION HOMEOWNERS ASSOCIATION, INC.**

NOW THEREFORE, it is hereby stated that the Board of Directors of Eagle's Landing subdivision were without authority to prepare and record the entitled Sixth Amendment to Declaration of Covenants & Restrictions for Eagle's Landing Subdivision, Ascension Parish, Louisiana recorded at Instrument 1102713 on December 11, 2024, and as such, the Sixth Amendment has no legal effect.

The previously recorded initial Declarations of Covenants & Restrictions for Eagle's Landing Subdivision, Ascension Parish, Louisiana, recorded at Instrument 833467 on August 23, 2013, as amended and modified via Instruments 847352 recorded on April 2, 2014, 903101 recorded on July 25, 2016, 944144 recorded on March 20, 2018, 934552 recorded on October 12, 2017, and 980359 recorded on October 14, 2019, remain in full force and effect.

IN WITNESS WHEREOF, EAGLE'S LANDING SUBDIVISION HOMEOWNERS ASSOCIATION, INC., through its duly authorized representative, has executed this Cancellation of Sixth Amendment to Declaration of Covenants & Restrictions for Eagle's Landing Subdivision, Ascension Parish, Louisiana, in Gonzales, Louisiana, on this 6<sup>th</sup> day of May, 2025, in the presence of the undersigned competent witness and me, Notary, after due reading of the whole.

Witnesses:

EAGLE'S LANDING  
SUBDIVISION HOMEOWNERS  
ASSOCIATION, INC.:

Kerissa Robertson  
Print Name: Kerissa Robertson

By: Leigh Ann Kirkland DeBarros  
Leigh Ann Kirkland DeBarros, President

Alma Bourgeois  
Print Name: Alma Bourgeois

Michael D. Breaux  
NOTARY PUBLIC

Name: \_\_\_\_\_

ID/Bar Roll no: \_\_\_\_\_

**Michael D. Breaux**  
**Attorney-At-Law**  
**Bar #22272 / Notary #50096**  
**PO Box 566 Prairieville, LA 70769**  
**(225) 844-8213**  
**Commission For Life**

