

#### ARTICLE I.

No lot may be sold, subdivided, created, partitioned or in any manner established which will have less than 100 feet frontage on Bushley Bayou or Steep Bayou.

#### ARTICLE II.

The exterior of all houses and other structures must be completed within one year after the construction of same shall have commenced, except where such completion is impossible or would result in great hardships to the owner or builder due to strikes, fires, national emergencies or natural calamities.

#### ARTICLE III.

The property covered by these restrictions and described herein shall be used for residential purposes exclusively. No structure, except as hereinafter provided, shall be erected, altered, placed or permitted to remain on any lot or lots other than one single family dwelling not to exceed three stories in height, except that there shall be permitted not more than one out-building to serve as quarters for domestic servants, garage space, and the like, and said building shall be of a style and of construction compatible on the exterior to the main dwelling, and further, said building shall not be used as a separate rental property.

#### ARTICLE IV.

It shall be the responsibility of each lot owner to prevent the development of any unclean, unsightly or unkept condition of buildings or grounds on any such lot which shall tend to substantially decrease the beauty of the neighborhood as a whole or the specific area.

#### ARTICLE V.

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done

thereon tending to cause embarrassment, discomfort, annoyance or nuisance to the neighborhood. There shall not be maintained any plants or animals, or device or thing of any sort whose normal activities or existence is in any way obnoxious, dangerous, polluting, unsightly, unpleasant or of a nature as may diminish or destroy the enjoyment of other property in the neighborhood by the owners thereof, and more particularly there shall be no horses, mules, goats, packs or kennels of dogs, hogs, and the like. This shall not apply to usual household pets accompanying owners when in residence.

#### ARTICLE VI.

Each lot owner shall provide receptacles for garbage, in a screened area not generally visible from the access road.

#### ARTICLE VII.

Prior to the occupancy of any residence on any lot, a proper and suitable septic tank or tanks shall be constructed on such lot for the disposal of all sewerage, and all sewerage shall be emptied or discharged into such tank or tanks. No open sewage ponds or lagoons will be allowed at any time. No sewerage disposal system shall be permitted on any lot, nor may any sewerage disposal system be used unless such system is designed, located, constructed and maintained in accordance with the requirements, standards and recommendation of the appropriate public health authority. Approval of such system shall be obtained from such authority prior to the construction of such system and prior to the use of the system. Should a public or community sewerage disposal system become available for said lots, each lot owner shall be required to use the public system and discontinue use of any private disposal systems.

#### ARTICLE VIII.

No structure of a temporary character shall be placed on any lot at any time, provided, however, that this prohibition shall not apply to shelters used by a contractor or landowner during construction of a dwelling house, it being clearly understood that these temporary shelters may not at any time be used as residences or permitted to remain on a lot for more than eleven (11) months and only during construction.

No trailer, mobile home, tent, barn, tree house, or similar structure shall be placed on any lot or the lake adjacent thereto at anytime, provided that this shall not prohibit the construction of permanent type piers, boat houses, and pavillions.

#### ARTICLE IX.

No fuel tanks or similar storage receptacles may be kept on any lot.

#### ARTICLE X.

No building shall be located on any lot nearer than fifty (50) feet to the right-of-way of the access road. No building shall be located on any lot nearer than twenty (20) feet from the high bank line. No building shall be located on any lot nearer than ten (10) feet from the side lot line provided that this shall

not prohibit the construction of permanent type piers, boat houses and pavilions nearer that thirty (30) feet from the high bank line.

#### ARTICLE XI.

No individual water supply system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of the Louisiana State Department of Health, or any other public regulatory or governmental authority having control over such matters. Approval of such system to be installed shall be obtained from such authority.

#### ARTICLE XII.

The floor area of the main structure on any lot, exclusive of open porches and garages, shall not be less than 1,200 square feet. There should be a minimum pitch of six/twelve on any roof of the dwelling house.

The dirt for all dirt pads used on the property shall be brought in from another location. There shall be no ponds or other large holes dug on any lot.

Should more than one lot be purchased adjacent to one another, said lots shall be considered as one lot for purposes of these restrictive covenants. Should one of the adjacent lots be resold, all outbuildings shall be removed unless a new dwelling is to be built on the lot that is sold.

#### ARTICLE XIII.

These restrictions are to run with the land and shall be binding on all parties and persons claiming under them for a period of twenty (20) years from the date this instrument is recorded, after which time these restrictions automatically shall be extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change these restrictions in whole or in part.

#### ARTICLE XIV.

Enforcement of all restrictions set out herein shall be done by Kelly Hudspeth until all lots are sold. Thereafter an enforcement commission shall be set up consisting of five (5) lot owners of said subdivision and said commission shall be charged with enforcement of these restrictions. Enforcement shall be by proceedings at law against any person or persons violating or attempting to violate any restriction, either to restrain violation or to recover damages, or both. Any person or persons found to be in violation of any restriction shall pay reasonable attorney fees and court costs.

#### ARTICLE XV.

Invalidation of any one of these restrictions by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

**ARTICLE XVI**

No automobiles or other vehicles that are not in operable condition shall be kept on any lot, unless same is stored in a closed garage or building.

**ARTICLE XVII**

No 18 wheelers shall be parked overnight on any lot.