

Map Book 7, Map No. 692

CB BK 626 NO 015  
RECEIVED & FILED

ACT PRESCRIBING RESTRICTIONS AND BUILDING CONDITIONS  
WITH RESPECT TO LOTS 1 THROUGH 8B  
INGLESIDE CROSSROAD

2016 MAY 26 PM 3:29

LAMELL SWINHLER LANDRY  
CLERK OF COURT & RECORDER  
PARISH OF POINTE COUPEE

POINTE COUPEE PARISH, LOUISIANA

STATE OF LOUISIANA

PARISH OF POINTE COUPEE

BE IT KNOWN, that on this 26<sup>th</sup> day of May, 2016, BEFORE ME,

Notary Public, duly commissioned and qualified in and for the aforesaid Parish and State, herein residing, and in the presence of the undersigned competent witnesses, came and appeared:

**Luke J. Grezaffi and Jude Robillard Grezaffi**, whose mailing address is P.O. Box 692, New Roads, Louisiana 70760, located in the Parish of Pointe Coupee, State of Louisiana, (hereafter "Apparers") who declared unto me, Notary, that they are the owners of all of the lots or parcels of ground (bearing lot numbers 1 through 8B), located in Sections 11 and 43, T 6 S – R 10 E, which constitute that certain subdivision which is delineated on a map or plat of survey prepared by Chustz Surveying, Inc., and entitled "Ingleside Crossroad" which map is attached hereto and made a part hereof for identification herewith. Further declared that Apparers have established and do hereby establish the following restrictions and covenants for the benefit of Lots 1 through 8B, which restrictions and covenants shall run with the land and shall inure to the benefit of, and shall be binding upon said Apparers and all future owners or occupants of said lots or any portions thereof, their heirs, successors and assigns, viz:

- (1) These restrictions are to run with the land and shall be binding upon all parties and all persons claiming under them in perpetuity from this date.
- (2) Invalidation of any one of these restrictions or a part thereof, by judgment or Court order or as herein provided, shall in no way affect any other provisions herein contained, which other provisions shall remain in full force and effect.
- (3) There is hereby established an Architectural Control Committee (hereinafter referred to as the ACC) composed of L. J. Grezaffi, Jude R. Grezaffi and Luke J. Grezaffi, Jr. The ACC shall have the authority as designated herein and shall be the final approval authority designated to act for and on behalf of the subdivision relating to those specific matters set forth herein. The ACC may designate a representative to act for it. In the event of death or resignation of one of the members of the ACC the remaining member or members shall have full authority to designate the successor.
- (4) No structure shall be erected, altered, placed, or permitted to remain on any one of the said lots other than one (1) detached single family dwelling, not to exceed two stories in height, and a private garage for not more than two vehicles and other out buildings incidental to residential use of said tracts including, but not limited to, store rooms and barns. Said out buildings must be approved in writing by the ACC. All store rooms, barns and out buildings must be maintained in a wholesome and clean manner.

- (5) The owner of any two adjoining lots may erect a residence on the common lot line of said two lots which shall be considered for purposes of these restrictions as one building lot.
- (6) All dwellings erected on lots in this subdivision shall be finished on the exterior in stucco, brick or both. Hardi Plank & Vinyl siding may only be used on the soffit & fascia and only after approval of the ACC. Where said outside walls are not finished in stucco & brick said walls shall be painted with at least two coats of exterior paint, or some other coating approved in writing by the ACC. No dwelling exterior may be finished entirely of vinyl siding. No structure shall be constructed of concrete block, asbestos, metal, simulated brick, or similar materials. No precast concrete or concrete blocks used as exposed pillars shall be used unless approved in writing by the ACC.
- (7) No single-story dwelling shall be constructed having an area of less than one thousand nine hundred (1,900) square feet of heated/cooled living space on the first or ground floor, exclusive of garages, carports, porches and breezeways. No two-story dwelling shall be constructed having an area of less than one thousand seven hundred (1,700) square feet of heated/cooled living space on the first or ground floor, one thousand nine hundred fifty (1,950) square feet total, exclusive of garages, carports, porches and breezeways. A ten percent (10%) variance of the minimum may be granted by the ACC.
- (8) No obnoxious or offensive activities shall be conducted on any of the lots nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.
- (9) No dwelling, building, or other structure of any kind shall be placed or constructed on any lot prior to the submission of plans and specifications to, and approval thereof by, the ACC. Any additions, improvements, repairs, or refinishing from any original exterior buildings must be approved in writing by the ACC. All dwellings must conform with the surrounding properties.
- (10) The construction of every dwelling, building or other structure shall be completed within twelve (12) months from the date building materials are first delivered or placed on a lot.
- (11) No building materials or building equipment of any kind may be placed or stored on any lot except in the actual course of construction of a dwelling or other authorized building thereon.
- (12) No lot shall be used for commercial farming or commercial gardening purposes, without approval of the ACC.
- (13) No garage apartment or guest house shall be built or permitted on any of the said lots, without the written approval of the ACC.
- (14) Easements for the installations and maintenance of utilities and drainage purposes are reserved as shown on the map of said subdivision.
- (15) All animals allowed on any lot shall be maintained in a wholesome atmosphere.
- (16) No buildings, including overhangs, shall be located on any lot nearer to its front property line than ninety-five (95') feet, no deeper from its front property line than one hundred ninety-five (195') feet, nor nearer to the side property lines than ten (10') feet, and no structure shall be placed nearer to the rear property line than ten (10') feet. The ninety-five (95') foot set back line will take precedence over the setback reflected on the survey plat. Residence shall be built with the front of the home facing the street on which that lot fronts.
- (17) No fence or screening barrier of any kind shall be erected on any lot in excess of six (6) ft. in height and none shall be constructed of corrugated metal or concrete block. No fence or screening barrier shall be placed on the front property line of any tract nor on any portion of the tract in front of any dwelling, nor on the side

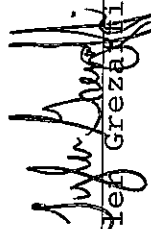
property lines between the front property line and the front of the dwelling unless a variance is granted in writing by the ACC. No fence or screening barrier shall be erected on any lot until a dwelling is constructed thereon, unless the vacant tract is being used in conjunction with a dwelling situated on an adjoining tract. All fences placed upon any lot must be approved in writing by the ACC prior to construction.

- (18) No sign of any kind shall be displayed to the public view on any lot, except one (1) sign of not more than six (6) square feet advertising the property for sale, or signs used by a licensed real estate broker or bonded builder to advertise the property during the construction and sale period, without the approval of the ACC.
- (19) No trailer, mobile home, modular home, pre-fabricated home, manufactured housing, recreational vehicle, camper, motor home, geodesic dome house, "A-frame" house, shack, tent, barn , garage, other outbuilding or any building or structure of a temporary character shall at any time be used, either temporarily or permanently, as a dwelling on any lot.
- (20) All wastewater must be treated by an independent wastewater treatment plant installed and maintained at the lot owner's expense and meet State and Parish health standards. No building shall be used as a dwelling until these requirements have been met. All wastewater affluent shall be directed to the rear of the lot.
- (21) There shall be no re-subdivision of any lot without written approval of the ACC.
- (22) All lots must be kept mowed to a maximum height of four (4) inches and maintained free of any debris, trash, or junked vehicles, trailers or boats. The ACC may, at its discretion, cause the deficiency to be corrected at the expense of the lot owner, after fifteen (15) days written notice to the lot owner of the deficiency. Any expense incurred in correcting the deficiency and not paid by the lot owner within thirty (30) days after written request therefore by the ACC shall constitute a lien on the lot and improvements for the unpaid amount together with interest, costs and reasonable attorney's fees in favor of the ACC.
- (23) Should the owner of any lot acquire by reversion or otherwise the mineral rights pertaining to said lot same may be leased for mineral exploration and development but no surface operation shall be allowed.
- (24) Upon the sale or other transfer of any lot the new owner's name, phone number and mailing address shall be provided to the ACC.
- (25) All costs for culverts or driveway permits shall be borne by the tract owner.
- (26) All costs for street lighting shall be borne by the tract owner.
- (27) Construction of any pond on any lot must be approved in writing by the ACC.
- (28) Any ground elevation built up above two (2') feet for a residence must be approved in writing by the ACC.
- (29) Neither the ACC, nor any member thereof, shall be responsible for structural or other defects of any kind or nature in plans or specifications, or in the structures and improvements erected in accordance therewith.
- (30) All storage buildings or other out-buildings shall have the same general appearance as the dwelling constructed on the same lot. All such buildings must be approved in writing by the ACC.
- (31) Metal roofs are not allowed unless a variance is granted by the ACC.
- (32) The minimum roof pitch of every dwelling shall be 7/12, unless a variance is granted by the ACC.

- (33) Minimum dwelling interior ceiling height shall be nine (9) feet.
- (34) Each lot must be landscaped within a reasonable time following the construction of the dwelling thereon, but in no event more than twelve (12) months after the dwelling is complete.
- (35) Mailboxes or other mail receptacles must be cast iron or comparable and black in color.
- (36) No home in the subdivision shall be rented or leased to a non-owner for a period of less than one (1) year. The ACC shall be provided with a copy of the written lease or rental agreement governing occupancy of a subdivision house.
- (37) All buildings and structures on any lots shall be constructed thereon and no buildings or any structures may be moved onto any lot in the subdivision, unless approved in writing by the ACC.
- (38) Yard lighting shall be designed to prevent the intrusion of such lighting onto adjacent Lots or Dwellings.
- (39) No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. Rubbish, trash, garbage or other waste shall not be kept, except in sanitary containers.
- (40) Driveways shall be constructed of concrete, brick, or asphalt.
- (41) The dwelling on any lot shall be built with the front of the home facing the street on which that lot fronts. Ingress and egress shall be from the street upon which the lot faces.
- (42) No boats, recreational vehicles, campers, buses or trailers of any kind, or parts or appurtenances shall be kept, stored, repaired or maintained on any lot nearer to the street than the front building setback line enumerated hereinabove, nor shall any such items be kept, stored, repaired or maintained on any lot behind the front building setback line in any manner which would detract from the appearance of the subdivision.
- (43) Electrical service to each dwelling must be underground, unless approved in writing by the ACC.
- (44) No private water wells will be allowed on any lot unless approved in writing by the ACC.
- (45) ACC reserves the right to grant variances.
- (46) If the parties hereto, or any of them, or any of their heirs, successors, or assigns, shall violate any of the covenants herein, it shall be lawful for the ACC or any other person or persons owning any of the said lots to prosecute in a proceeding at law including but not limited to injunctive relief against the person or persons violating or attempting to violate any such stipulation or restrictions, either to prevent them from so doing or to recover damages or other dues for such violations, and to recover costs and attorney fees for such proceedings.

THUS DONE AND PASSED in my Notarial Office in the City of New Roads, Parish of Pointe Coupee, State of Louisiana, on the day, month and year first hereinabove written in the presence of the undersigned competent witnesses, who have hereunto signed their names together with the said Appearers and me, Notary, after due reading of the whole.

Witnesses:

  
\_\_\_\_\_  
L. J. Grezaffi

  
\_\_\_\_\_  
L. J. Grezaffi

  
\_\_\_\_\_  
Jill Beauvais

  
\_\_\_\_\_  
Jude R. Grezaffi

  
\_\_\_\_\_  
Notary

Stephen P. Jewell  
NOTARY PUBLIC  
La. Bar Roll No. 23146  
My Commission is for Life.