

ACT PRESCRIBING RESTRICTIONS AND BUILDING CONDITIONS

WITH RESPECT TO TRACTS (12-A-3-A thru 12-A-3-H)  
OAKLAND POINTE

POINTE COUPEE PARISH, LOUISIANA

STATE OF LOUISIANA

PARISH OF POINTE COUPEE

BE IT KNOWN, that on this 12 day of May, 2016, **BEFORE ME,**

LANELL SWINDLER LAND  
CLERK OF COURT & RECORD  
PARISH OF POINTE COUPEE

2016 MAY 13 AM 11:40

RECEIVED & FILED

CB 625 134  
BK NO

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:

**L.J.G. Land Development Company, LLC**, whose mailing address is P.O. Box 692, New Roads, Louisiana 70760, represented herein by its Manager **L. J. Grezaffi**, located in the Parish of Pointe Coupee, State of Louisiana, who declared unto me, Notary, that **L.J.G. Land Development Company, LLC** is the owner of all of the tracts or parcels of ground (bearing tract numbers 12-A-3-A thru 12-A-3-H) which constitute that certain subdivision which is delineated on a map or plat of survey prepared by Charles R. St. Romain, Land Surveyor showing subdivision of Tract 12-A-3 of the former Levi Smith and Laruth Smith Lagroue Tract into Tracts 12-A-3-A thru 12-A-3-H (Lakeland) Plantation located in Section 41, Township 6 South, Range 10 East, Pointe Coupee Parish, Louisiana, a copy of said map is attached hereto and made a part hereof and paraphed "Ne Varietur" by me, Notary, for identification herewith. Further declared that Appearers have established and do hereby establish the following restrictions and conditions for the benefit of said property, which restrictions and conditions shall run with the land and shall inure to the benefit of, and shall be binding upon, said Appearers, and all of the purchasers, future owners or occupants of any portion 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 construction shall be erected, altered, placed or permitted to remain on any one of the said tracts 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.

- (18) No sign of any kind shall be displayed to public view on any tract 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 written approval of the ACC.
- (19) No residence/structure of a temporary nature shall be used on any tract, except mobile and/or manufactured homes approved in writing by the ACC. No travel trailers, 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 tract.
- (20) Mobile and/or manufactured homes are allowed but must first be approved in writing by the ACC. The mobile and/or manufactured home must be parked parallel to the highway, must be skirted and must have a front porch with minimum dimensions of 8' x 28' that must also be skirted. All porches must be constructed using 1" x 6" or 1" x 8" treated wood boards and have a metal roof. The design plans for porches must be approved in writing by the ACC.
- (21) All waste water shall be treated by an independent waste water treatment plant installed and maintained at the tract owner's expense and meet State and Parish health standards. No building shall be used as a residence unless and until these requirements have been met. All waste water affluent shall be directed to the rear of the tract.
- (22) There shall be no re-subdivision of any tract without approval of the ACC.
- (23) All tracts 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.
- (24) Should the owner of any tract acquire by reversion or otherwise the mineral rights pertaining to said tract same may be leased for mineral exploration and development but no surface operation shall be allowed.
- (25) Upon the sale or other transfer of any tract the new owner's name, phone number and mailing address shall be provided to the ACC.
- (26) All costs for culverts or driveway permits shall be borne by the tract owner.
- (27) All costs for street lighting shall be borne by the tract owner.
- (28) Construction of any pond must be approved in writing by the ACC.
- (29) Any ground elevation built up above two (2') feet for a residence must be approved in writing by the ACC.
- (30) The ACC reserves the right to grant variances.
- (31) 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.
- (32) 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 tracts 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.

- (5) The owner of any two adjoining tracts may erect a residence on the common tract line of said two tracts which shall be considered for purposes of these restrictions as one building tract.
- (6) All residences erected on tracts in this subdivision shall be finished on the exterior in stucco, stone, brick, vinyl or wood and where said outside walls are not finished in stucco, stone, brick, vinyl, or wood, said walls shall be painted with at least two coats of exterior paint, or some other coating approved in writing by the ACC. No residence shall be constructed of concrete blocks, asbestos, metal, simulated brick or similar materials.
- (7) No dwelling constructed or mobile and/or manufactured home placed in this subdivision for living purposes, shall contain less than one thousand one hundred (1,100) square feet of living area (Heated and Cooled) excluding porches, barns, garages and open areas, unless approved in writing by the ACC. Only one detached dwelling is allowed per tract.
- (8) No obnoxious or offensive activities shall be conducted on any of the tracts 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 tract prior to submission of plans and specifications to, and approval thereof by, the ACC. Any additions, improvements, repairs, or refinishing from any original exterior building must be approved in advance by the ACC.
- (10) The construction of every residence, building or other structure shall be completed within twelve (12) months from the date building materials are first delivered or placed on a tract.
- (11) No building materials or building equipment of any kind may be placed or stored on any tract except in the actual course of construction of a dwelling or other authorized building thereon.
- (12) No tract shall be used for commercial farming or commercial gardening purposes, without written approval of the ACC.
- (13) No garage apartment or guest house shall be built or permitted on any of the said tracts, without the written approval of the ACC.
- (14) Easements for the installation and maintenance of utilities and drainage purposes are reserved as shown on the map of said subdivision.
- (15) All animals allowed on any tract shall be maintained in a wholesome atmosphere.
- (16) No structures, including overhangs, shall be located on any tract nearer to its front property line than one hundred twenty-five (125') feet, no deeper from its front property line than three hundred (300') feet, nor nearer to its side property lines than ten (10') feet, and no structure shall be placed nearer to its rear property line than twenty five (25') feet without the written approval of the ACC. Residence shall be built with the front of the home facing the street on which that tract fronts.
- (17) No fence or screening barrier of any kind shall be erected on any tract in excess of six (6) feet 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 tract 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 or screening barriers shall be first approved by the ACC prior to construction.

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:

Candace Bueche

Candace Bueche

Jude R. Grezaffi

Jude R. Grezaffi

[Signature]  
Notary

L.J.G. Land Development Company, LLC

[Signature]  
L. J. Grezaffi, Manager