

That the Developers are the owners of Lots 149 through 169, inclusive and Lots 178 through 185, inclusive of Oak Hills Place, First Filing, Parts 3 and 4 situated in East Baton Rouge Parish, Louisiana, all according to the Official Plat of Oak Hills Place, First Filing Parts 3 and 4, made by Sam G. Dupree, Civil Engineer, on file and of record in the Office of the Clerk and Recorder for the Parish of East Baton Rouge, Louisiana, Original 91, Bundle 6913. A copy of this Plat is annexed hereto and made a part of these restrictions.

243

Appearer, on behalf of the Developers, does hereby establish the following protective covenants and restrictions affecting all of the above referred to lots in said Oak Hills Place, First Filing, Parts 3 and 4, which protective covenants and restrictions shall run with the land and shall be in favor of each and all of the lots in Oak Hills Place, First Filing, Parts 3 and 4 and any one or more of the other owners of lots in the subdivision, and shall be binding upon the purchaser, owner, or occupant of any of the property above described, their heirs and assigns, the restrictions to be as follows:

1. All of the lots contained in this subdivision are hereby designated as residential, and they shall be used for none other than residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one single-family dwelling not to exceed two and one-half stories in height with usual and appropriate out-buildings and a private garage and/or carport designated to house no fewer than two (2) nor more than three (3) automobiles. The owner of any two adjoining lots having frontage on the same street may erect a residence on said two lots, which shall be considered for the purpose of these restrictions as one building lot. No lot or lots shall be sold except with the description shown on the official plat of the subdivision except as outlined hereinabove. No school, church or assembly hall shall be built or permitted on any lots of said subdivision.
2. This filing of the subdivision will be served by an underground electric distribution system. The type of service supplied will be alternating current at approximately 60 cycles per second, single phase, three wire, 120/240 volts, and metered at 240 volts. Any purchaser of lots in Oak Hills Place, First Filing, Parts 3 and 4 understands and agrees that only underground electric service at 120/240 volts, single phase, three wire, will be available, and the locked rotor current of any motor connected to this service will be limited in accordance with standard service practices of the utilities company.

3. The minimum requirements for residential structures are set out as follows:

- (a) For single story residences, two thousand (2,000) square feet of heated living area. The minimum requirements for the horizontal roof shall be two thousand two hundred fifty (2,250) square feet.
- (b) For one and one-half story or two or two and one-half story residences, shall contain no less than two thousand three hundred (2,300) square feet total of heated living area with a minimum of one thousand five hundred (1,500) square feet of heated living area on the ground floor, the minimum roof area shall be one thousand eight hundred (1,800) square feet.

In determining the "living area," open porches, screened porches, porches with removable storm windows, breezeways, patios, landings, outside or unfinished storage or utility areas, garages, and carports shall not be included.

4. Building set-back lines from any street shall be as shown on the annexed subdivision map. In other cases, the following rules shall apply:

- (a) No building shall be located on any lot nearer to the side property line than ten (10) feet.
- (b) Garages and carports may be attached to main dwelling, but must not be nearer to the side property line than ten (10) feet.
- (c) Detached garages and/or accessory buildings shall not be erected closer than three (3) feet to any side line nor nearer than ten (10) feet to the rear lot line.
- (d) No garage or carport shall open to any street on which the residence faces unless the garage or carport is wholly on the rear one-third of the lot.

A maximum building set-back line of fifty (50) feet is hereby established. For the purpose of this covenant, eaves, steps, and open porches shall not be considered as a part of a building.

5. Servitudes and rights of way for the installations and maintenance of utilities and drainage facilities, as shown on map of record, are dedicated to the perpetual use of the public for such purposes.

6. No commercial business or noxious or offensive trade or activity shall be conducted on any lot, nor shall anything be done thereon, which may be or may become an annoyance or nuisance to the neighborhood; this shall not be interpreted to restrict a builder from erecting temporary warehouses and/or offices on any lots for the construction of houses on the same lots.

7. No sign of any kind shall be displayed to the public view on any lot except one sign of no more than five (5) square feet advertising this property for sale or rent or customary signs used by a builder or real estate broker to advertise the property during the construction and sales period. However, the limitation shall not apply to the developer of the subdivision.

8. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for the use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.
9. No house trailers, buses, commercial vehicles or trucks shall be kept, stored, repaired or maintained on any lot, servitude or right-of-way, in any manner which would detract from the appearance of the subdivision. No structure of a temporary character, trailer, basement, tent, shack, barn, or other out-building shall be allowed on any lot for a prolonged period of time so as to distract from the appearance of the subdivision. No garage apartments shall be erected or permitted on any lots.
10. No building materials and no building equipment of any kind may be placed or stored on any lot except in the actual course of construction of a residence or other building thereon. No vacant lot shall be used for gardening or farming purposes, except that flowers and shrubbery may be grown for non-commercial purposes.
11. No livestock, animals or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats, or other household pets may be kept, provided they are not kept, bred or maintained for any commercial purposes.
12. No building or structure shall be constructed using imitation brick, imitation stone or asbestos on the exteriors. Residences shall be constructed with exteriors of masonry or masonry veneer, and must cover eighty (80%) percent of the exterior. Residences proposed to be constructed with exteriors of material other than the above are subject to disapproval by the Architectural Control Committee when such use of materials in their opinion is not reasonably harmonious with the surrounding structures.
13. Construction period of any home must be limited to twelve (12) months from date of building permit.
14. No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee, as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot closer to any street than the minimum building setback line, nor any nearer any street than the location of the front of the house. No fence shall exceed six (6) feet in height.
15. The Architectural Control Committee's approval or disapproval as required of these covenants shall be in writing. In the event the Committee or its designated representative, fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required, and the related covenant shall be deemed to have been fully complied with. The Architectural Control Committee shall be composed of:

Sam G. Dupree	365 East Boulevard,	Baton Rouge, La.
Margery Voorhies	4261 Perkins Road,	Baton Rouge, La.
Chester McAndrew	4261 Perkins Road,	Baton Rouge, La.

16. Lot owners shall keep their respective lots mowed and free of noxious weeds. In the event that an owner fails to discharge this obligation, the Architectural Control Committee may, in its discretion, cause the lot(s) to be mowed, and the owner of such lot(s) shall be obligated to pay the cost of such mowing.
17. These covenants are to run with the land, and shall be binding on all parties, and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years, unless an instrument signed by a majority of the then owners of the lots will have been recorded, agreeing to change said covenants in whole or in part.
18. Invalidation of any of these covenants by judgment or court order shall in no way affect any of the other provisions hereof, and the latter shall remain in full force and effect.

THIS DONE, READ AND SIGNED in the Parish of East Baton Rouge, State of Louisiana, this 16 day of January, 1969.

WITNESSES:

L. E. Krupp
Michael V. Coyle

DU-MAC, INC.

BY: Sam B. Dupree

ROUGE REALTY, INC.

BY: John S. Phillips

MEADOW LEA, INC.

BY: John S. Phillips

AIRLINE TERRACE, INC.

BY: Sam B. Dupree

George Paulat
 George Paulat

Frank A. Barber
 Frank A. Barber

Robert T. Barber
 Robert T. Barber

Harry W. Barber
 Harry W. Barber

L. P. Barber
 L. P. Barber

A. L. Barber
 A. L. Barber

CLETA B. CORNELL
 BY: L. P. Barber

MARY JOSEPHINE B. FITZGERALD
 BY: L. P. Barber

R. D. [Signature]
 Notary Public

245

FILED FOR RECORD

JAN 17 11 04 AM '69

RECORDED PSH E. B. A.
 CSW N. 2053 FOL 242
 MTC. R. FOL
Mary M. Jones
 DEPT. OF LAND & REVENUE