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Orig 862 Bndl 10511
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Act of Restrictions
of
Oaks Hills Park Subdivision 10th Filing, Part 1

State of Louisiana
Parish of East Baton Rouge

Before me, the undersigned authority, a Notary Public in and for the parish of East Baton Rouge, State of Louisiana, duly commissioned qualified, and residing in said Parish and State, personally came and appeared:

HILLS DEVELOPMENT, INC., a Louisiana corporation domiciled in the Parish of East Baton Rouge, State of Louisiana, herein represented by R.G. Finkenaur, its President, duly authorized pursuant to a resolution recorded in the official records of East Baton Rouge parish, State of Louisiana as Original 528, Bundle 10173;

who, after being by me first duly sworn, did declare that it is the intention of the said Hills Development, Inc., as owner of all lots and parcels of ground, being Lot numbers 301 through 309 and Lots 318 through 369, inclusive, which is shown and set out on a map prepared by Chenevert, Songy, Rodi & Soderberg Engineering, Inc. recorded in the official records of the Parish of East Baton Rouge, State of Louisiana as Original 741 Bundle 10511, to establish, and it does hereby establish certain building restrictions and conditions for the benefit of said property and properties to be binding upon and enforceable by the present or future intention of Hills Development, Inc., to establish these restrictions and conditions as servitudes and covenants running with the land, said restrictions being set out as follows, to-wit:

1. All of the lots contained in said subdivision are hereby designated as residential lots and restricted to residential uses only. No building shall be erected, altered, placed or permitted to remain on any of said lots other than one (1) detached single family dwelling not to exceed 2 1/2 stories in height and private garage for not more than four (4) automobiles and not less than two (2) automobiles. All driveways must be completed upon completion of the house and must be constructed of at least four (4) inches of concrete.

Part 1

2. Oak Hills park subdivision, 10th Filing, will be served by an underground electric distribution system, except where overhead is existing and where the elevation of the ground is such that underground electric facilities would be impractical or dangerous in the opinion of the utility company of companies serving the subdivision.

3. No building shall be erected, placed, or altered on any lot until a complete set of construction plans, specifications, and a plot plan submitted to and approved by the Architectural Control committee as top quality of workman ship and materials, harmony of external design with grade elevation. Any building so erected, placed, or altered shall not be asbestos and not more than fifty (50%) of the exterior, at the discretion of the Architectural Control Committee, may be trimmed in wood or similar building material. The Architectural Control Committee may impose other appropriate and reasonable standards for exterior finished and materials so that such finishes and materials which it may deem undesirable or structure itself or the surrounding properties, the general appearance of the neighborhood or the value of the adjacent structures, will not be utilized.

4. There shall be a minimum of 2,100 square feet of living area in each three (3) bedroom residence, and a minimum of 2,400 square feet of living area in each four (4) bedroom residence, which shall be exclusive of open porches, garages, carports, or storage areas attached to the garage or carport. In the event that the residential structure to be erected shall contain more than one (1) story, then in that event, a minimum of 1,800 square feet of enclosed living area is required on the first ground floor.

5. No building shall be located on any lot nearer to the front property line than thirty (30) feet, nor nearer to the side property lines than eight (8) feet. The Architectural Control Committee shall have the authority to vary the front and side building line requirements in cases where in its opinion topographical features warrant such a variance or where such variance would prevent the destruction of one or more desirable trees, except that in no instance may the front or side building line requirements be less restrictive than required by the zoning ordinance for the Parish of East Baton Rouge, State of Louisiana, for A-1 residential area. For the purpose of this covenant, eaves, steps and open porches shall not be considered as part of a building, provided however, that this shall not be construed to allow any portion of a building on a lot to encroach upon another lot. Detached garages and accessory buildings shall not be erected closer to any sideline than five (5) feet nor nearer than ten (10) feet to the rear side lot.

6. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.

7. No noxious or offensive activity shall be carried on upon any lot nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

8. These covenants prohibit the re-subdivision of lots from any dimensions other than those shown on the official recorded plat, provided, however, that this covenant shall not prohibit the use of more than one (1) lot for one (1) residence. Notwithstanding this prohibition to the re-subdivision of lots, any lot or lots may be subdivided or re-platted with the express written consent and permission of the Architectural Control Committee.

9. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot except dogs, cats or other household pets may be purpose or in such numbers or conditions as may be offensive to other property owners in the subdivision .

10. No fence shall be erected on said lot beyond the front building setback line of that lot. No fence or wall shall be constructed on the side of any lot on which the lot fronts nearer to the street than the front of the house, regardless of the setback lines provided herein. No fence or wall shall exceed six (6) feet in height. Chain link fences are prohibited. Wood fences shall be constructed so that all posts and rails not be visible from any neighboring property or from any street.

11. Should construction of a prospective residence, building, or structure not be commenced within six (6) months after approval by the Architectural Control Committee, or should construction not be completed within eighteen (18) months after approval, then the approval of the Architectural Control Committee shall be withdrawn. The Architectural Control Committee may grant extensions of its approval from time to time for good cause stated. Should construction not commence or be completed for reasons beyond the control of the lot owner or his contractor, such as acts of God, strikes, national calamity or similar events, the time deadlines provided herein shall be extended by the Architectural Control Committee in proportion to the delay caused by the event.

12. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other out-buildings shall be used on any lot at any time as a residence, either temporary or permanent. No detached structure may be constructed without first having been approved by the Architectural Control Committee, and any such building must conform in every respect, including materials, with the exterior construction of the residence constructed on that same lot.

13. No outside lines, outside television antennas, satellite dishes or hanging devices shall be allowed without the written consent of the Architectural Control Committee evidenced by a majority vote thereof.

14. The owner shall not paint or decorate any portion of the exterior of any building or improvements facing the street without first obtaining consent of the Architectural Control Committee.

15. An Architectural Control Committee composed of R.G. Finkenaur and C.R. Kleinpeter, Jr. are hereby appointed. A majority of the Committee may designate a representative to act for it in its capacity. In the event of death or resignation of any member of the Committee, the remaining members shall have full authority to designate a successor member. Neither the members of the Committee nor its representative shall be entitled to any compensation for services performed pursuant to this covenant. The decision of the Architectural Control Committee shall be final and non-appealable in the event of any dispute or controversy involving the interpretation of the covenants.

16. The Committee's approval or disapproval as required in these covenants shall be in writing. No construction shall be started until the plans have been approved in writing by the said Committee or its representative. In the event the Committee, or its representative, fails to approve or disapprove, within thirty (30) days after the plans and specifications have been submitted to it, as aforesaid, in writing, 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 covenants shall be deemed to have been fully complied with.

17. 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 side loading garage may be constructed on the front one-half of the lot with an approved garage door.

18. No garage apartment shall be erected or permitted on any lots.

19. No sign of any kind shall be displayed to the public view on any lot or in the streets of the subdivision, except one (1) sign of no more than five (5) square feet advertising that particular 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, this limitation shall not apply to the developer of the said subdivision during the course of its initial development.

20. No rubbish, trash, garbage, or other waste materials may be accumulated or dumped or maintained on any lot of the subdivision. 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, or its representative, may, at its discretion, cause the lot to be mowed and may demand and sue for reimbursement for such costs.

21. No boats, vehicles, campers, school buses, or trailers of any kind, or parts or appurtenances thereof, may be kept, stored, repaired or maintained on any street or on any lot nearer to the street than the minimum building setback line and in no event shall the same be kept, stored, repaired, or maintained in any manner which would detract from the appearance of both the individual lot and the subdivision.

22. The owners of lots 339 & 340 inclusive will be in the "Lake Owners Association". Membership is mandatory. This association is charged with maintenance of the lake.

23. 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 the residence or other buildings thereof.

24. 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 each unless an instrument signed by a majority of the then owners of the lots shall have been recorded agreeing to change said covenants in whole or in part.

25. Invalidation of any of these covenants by judgment of court order shall remain in full force and effect.

THUS DONE, READ AND SIGNED at my office in Baton Rouge, Louisiana, by said appearer in the presence of the undersigned competent witnesses and me, Notary, on this 24th day of May 1994.

WITNESSES

Robert A. Gal
Lou Woodley

HILLS DEVELOPMENT, INC.

[Signature]

R.G. FINKENAUER PRES.

[Signature]

Notary Public

ORIG 862 BNDL 10511

FILED AND RECORDED
EAST BATON ROUGE PARISH, LA.

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DOUG WELBORN
CLERK OF COURT & RECORDER

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BY

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