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AMENDMENT TO BUILDING RESTRICTIONS

FOR

OAK HILLS PARK SUBDIVISION

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

BEFORE ME, the undersigned authority, duly commissioned and qualified in and for the Parish of East Baton Rouge, State of Louisiana, and in the presence of the undersigned competent witnesses, personally came and appeared:

OAK HILLS PARK, INC., a Louisiana corporation, domiciled in East Baton Rouge Parish, Louisiana, represented herein by its President, Walter R. Bankston, duly authorized, and

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FREDERICK W. ELLIS and JOYCE D'AUBIN ELLIS, both residents of the Parish of East Baton Rouge, State of Louisiana, married to and living with each other,

who after being duly sworn, did declare that they are the owners of certain lots bearing numbers 1 through 43, both inclusive and being designated on the final plat of Oak Hills Park Subdivision, located in East Baton Rouge Parish, Louisiana, dated September 9, 1974, recorded as Original 17, Bundle 8889 of the official records of the Parish of East Baton Rouge, State of Louisiana.

Apparers further declare that they have heretofore established certain buildings restrictions and conditions for the benefit of said property to be binding upon and enforceable by the present and/or future owners of said lots, by act dated September 9, 1974 recorded as Original 61, Bundle 8763, of the official records of East Baton Rouge Parish, Louisiana, the following paragraph of the prior restrictions are hereby modified and restated as follows:

. . .

3. The minimum requirements for residential structures are set out as follows:
  - (a) For single story residences, 2000 square feet of heated living area. The minimum requirements for the horizontal roof area shall be 2375 square feet.
  - (b) For two story or 1-1/2 story residences 2250 square feet total of heated living area with a minimum of 1200 square feet of heated living area on the ground floor. The minimum roof area shall be 1850 square feet.

The above set out living areas are exclusive of open porches and carports or garages. The above set out roof areas are inclusive of porches, carports and/or garages' roofs. No carport or garage shall be erected unless said carport or garage is constructed large enough to contain a minimum of two (2) automobiles.

- 4. No building shall be located on any lot nearer to the front lot line than thirty (30') feet nor nearer to the side property line than ten (10') feet. Garages and carports may be attached to main dwelling but if so attached must not be nearer to the side property line than ten (10') feet. A maximum building set back line of fifty feet (50') feet is hereby authorized. Detached garages and/or accessory buildings shall not be erected closer than five (5') feet to any side line or closer than ten feet (10') to rear of lot line.

No building shall be set back from the property line the same distance as a building on an adjoining lot. Each building must vary at least three feet (3') from the building adjoining it, unless approved by the Architectural Control Committee in writing.

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In all other respects the said restrictions shall remain unchanged.

THUS DONE AND SIGNED in my office in Baton Rouge, Louisiana, in the presence of the undersigned competent witnesses, this 26 day of February, 1975.

WITNESSES:

OAK HILLS PARK, INC.

Halyne Beller  
Halyne Beller

BY: Walter R. Bankston  
Walter R. Bankston, President

Brenda Lofton  
Brenda Lofton

Fred W. Ellis  
FRED W. ELLIS

James F. Pierson, Jr.  
JAMES F. PIERSON, JR., NOTARY PUBLIC

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