

STATE OF LOUISIANA  
 PARISH OF EAST BATON ROUGE

RESTRICTIONS FOR  
 OAK HILLS PARK  
 SECOND FILING -

BE IF KNOWN, that on this 1 day of August, 1977,  
 Before Me a Notary Public, 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 EAST, INC., a Louisiana Corporation,  
 domiciled in East Baton Rouge Parish, State of  
 Louisiana, herein represented and appearing  
 through its president, C. Russell Kleinpeter,  
 by virtue of a resolution, which is on file and  
 of record in the Clerk and Recorder of the  
 Parish of East Baton Rouge, State of Louisiana,

who declared and acknowledged that:

A. OAK HILLS EAST, INC. is the owner of Lots 44 through 55,  
 of Oak Hills Park, Second Filing, all according to a final plat  
 thereof, prepared by Sam Dupree, dated the 14th day of June,  
 1977, on file and of record as Original 671, Bundle 9210,  
 in the office of the Clerk and Recorder in and for the Parish of  
 East Baton Rouge, State of Louisiana.

B. Appearer does hereby establish the following protective  
 covenants and restrictions affecting all of said Lots 44 through 55,  
 Oak Hills Park, Second Filing, which restrictions shall run with the  
 land and shall be in favor of each and all of the said lots in  
 Oak Hills Park, Second Filing, and shall also be in favor of OAK  
 HILLS EAST, INC., and shall be binding upon the purchaser, owner  
 and occupant of any of the property described herein, their heirs,  
 successors and assigns; and in connection therewith the following  
 restrictions are hereby imposed:

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1. All of the lots contained in this subdivision, being  
 specifically Lots 44 through 55, Oak Hills Park, Second Filing, are  
 hereby designated as residential lots, and no building shall be  
 erected, altered, placed or permitted to remain on any residential  
 lot other than one (1) detached single-family dwelling not to  
 exceed two and one-half (2½) stories in height and a private garage  
 for not more than four (4) automobiles.

2. No lot shall be used for duplex housing or apartment  
 houses or home occupations such as beauty shops, doctor's offices,  
 dress shops and related activities.

3. No school, church, assembly hall or fraternal group  
 home shall be built or permitted on any lot in Oak Hills Park,  
 Second Filing, Lots 44 through 55.

4. Nothing in these restrictions shall prohibit an owner of  
 any two (2) adjoining lots having frontage on the same street from  
 erecting a residence on the two (2) lots, which shall be considered,  
 for the purpose of these restrictions, as one (1) building lot.

5. These restrictions prohibit a resubdivision of any lots  
 from any dimensions other than those shown on the official recorded  
 plat of Oak Hills Park, Second Filing without the written consent of  
 the Oak Hills Park, Second Filing, Council.

6. No residence or building of any kind and no improvements  
 which extend above ground level and no fence shall be erected,  
 placed, altered or permitted on any lot until the construction plans  
 and specifications, elevations and a plan showing the location of the  
 structure have been approved by the Oak Hills Park, Second Filing,  
 Council. Approval or disapproval by the Council shall be in writing.  
 Construction shall be substantially in accordance with the plans  
 and specifications approved by the Council.

7. If the construction of the proposed house or other structure has not commenced within six (6) months after the Council's approval, approval of the Council shall be considered withdrawn and new approval of the proposed construction shall be obtained. However, the Council may grant extensions of an approval from time to time for good cause. If the construction of the proposed structure is not commenced within six (6) months following the approval of the Council for reasons beyond the control of the lot owner or his contractor, such as acts of God, strikes, national calamities, or related events, then the approval of the Council shall be extended in proportion to the delay caused by the event.

8. The minimum area requirements for residential structures shall be as follows:

- a. A single story residence shall contain no less than 2300 square feet of living area;
- b. A multi-story residence shall contain no less than 2450 square feet of living area, with a minimum of 1800 square feet of living area on the ground floor.
- c. The determination of "living area" shall exclude open porches, screened porches, porches with removable storm windows, breezeways, patios, outside or unfinished storage or utility areas, garages and carports.

9. Building set back lines are imposed as shown on the official recorded plat of Oak Hills Park, Second Filing, on file in the office of the Clerk and Recorder for the Parish of East Baton Rouge, Louisiana.

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- a. No building shall be located on any lot nearer to the side property line than 15 feet.
- b. Garages and carports may be attached to the main dwelling, but must not be nearer to the property line than 5 feet.
- c. Detached garages and other permanent accessory buildings shall be located on the rear of the lot, shall not be erected closer than 5 feet from the side property line, nor closer than 3 feet from the rear property line. Eaves on such garages or accessory buildings shall not extend over the property line.
- d. A maximum building set back line shall not be greater than fifty-five (55) feet. For the purpose of these restrictions, eaves, steps and open porches shall not be considered as part of the building. The minimum front building set back line shall be thirty (30) feet from the front property line. No garage or carport shall open to any street on which the residence faces.
- e. No fence or wall shall be erected, placed or altered on any lot closer to the street than the minimum building set back line.

10. The Oak Hills Park, Second Filing, Council, in its sole discretion, shall approve or disapprove proposed construction according to its policy of maintaining a minimum of five (5) feet variance. The Council shall have the authority to vary the front and side building line requirements in cases where the Council finds topographical features warrant such a variance or where such a variance would prevent the destruction of one (1) or more desirable trees; provided, however, in no instance may the front or side building line requirements be less than as required by the applicable zoning ordinance, unless waiver of those requirements is obtained.

11. Servitudes and rights of way for the installation and maintenance of utility and drainage facilities, as

shown on the official recorded plat of Oak Hills Park, Second Filing, are dedicated to the perpetual use of the public for such purposes.

- b. Only underground electric service at 120/240 volts, single phase, 3-wire will be available and the locked rotor current of any motor connected to this service will be limited in accordance with the standard service practices of the utility company servicing the subdivision.
- c. Electric rates for residential use in this subdivision will be the appropriate rate approved for filing by the Louisiana Public Service Commission.

12. All buildings and structures on any lot shall be constructed thereon and no building or structure may be moved onto any lot in the subdivision.

13. No building or structure shall be constructed of imitation brick, imitation stone, or asbestos on the exterior. The subdivision Council may impose other appropriate and reasonable standards for exterior finishes and materials as it deems appropriate to maintain the value of adjacent dwellings in the subdivision.

- 14. The Oak Hills Park, Second Filing, Council is hereby established and shall be composed of two members. The first two members of said Council shall be:

R. G. Finkenaur, 12128 Towering Oaks Drive, Baton Rouge, Louisiana; and

C. R. Kleinpeter, 12201 Highland Road, Baton Rouge, Louisiana.

- b. The Council may designate a representative to act for it. In the event of the death or resignation of any member of the Council, the remaining members shall have full authority to designate a successor.
- c. Neither the members of the Council nor its designated representatives shall be entitled to any compensation for services performed in connection with the administration of these restrictions.
- d. A majority of the lot owners in Oak Hills Park, Second Filing, shall have the right, at any time, to change the membership of the Council or to amend any of its powers and duties by executing and recording in the office of the Clerk and Recorder of the Parish of East Baton Rouge, Louisiana, an appropriate written instrument.

15. No noxious or offensive activities shall be conducted upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

16. No sign of any kind shall be displayed to the public view on any lot or in the streets of the subdivision, except one sign of advertising the property for sale or rent, or a customary sign used by a builder or real estate broker to advertise the property during the construction or sale period; provided, however, this restriction shall not apply to the developer of the subdivision.

17. No oil drilling, oil development operations, oil refinery, 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 structures designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

18. No animals, livestock or poultry of any kind shall be raised, bred or kept of any lot; provided, however, dogs, cats or other household pets are permitted; provided, further that such permissible animals are not kept, bred or maintained for any commercial purposes, or in such numbers or conditions as may be offensive to other property owners in the subdivision.

19. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. Upon completion of a residence, all debris shall be removed from the premises immediately. Garden compost may be kept in quantities required by one (1) household only, provided it is not visible from the street and is kept free from obnoxious odors and insects.

20. Lot owners shall keep their respective lots mowed and free of noxious weeds. If an owner fails to discharge this obligation, the Oak Hills Park, Second Filing, Council may cause the lots to be mowed, and the owners of such lots shall be obligated to pay this expense together with reasonable costs of collection.

21. No boats, vehicles, campers or trailers of any kind or parts or appurtenances thereof shall be kept, stored, repaired, or maintained on any street or on any lot nearer to the street than the minimum building set back line.

22. Building materials and equipment shall not be placed or stored on any lot except during actual course of construction of a residence or other building on the lot.

851 23. No lot shall be used for farming or gardening purposes; provided, however, flowers and shrubbery may be grown for noncommercial purposes.

24. These restrictions shall run with the land and shall be binding on all persons claiming under them for a period of thirty (30) years from the date these restrictions are recorded and shall be extended automatically for successive periods of ten (10) years each, unless an instrument in writing amending these restrictions in whole or in part and signed by a majority of the lot owners in this subdivision, Oak Hills Park, Second Filing, shall be recorded in the office of the Clerk of Court for the Parish of East Baton Rouge, Louisiana.

25. Invalidation of any of these restrictions by judgment of a court of competent jurisdiction shall in no way affect any other restriction, which shall remain in effect.

26. These restrictions shall be enforced against any person violating or attempting to violate any restriction by legal proceedings to restrain the violation or to recover damages, or both.

THUS DONE, READ AND SIGNED at my office in Baton Rouge, Louisiana, in the presence of the undersigned competent witnesses, who have signed their names, together with Appearer and me, Notary, on the 1 day of AUGUST, 1977, after a due reading of the whole.

WITNESSES:

Jana B. Laird  
Janis K. Jance

OAK HILLS EAST, INC.

BY: C. Russel Kleinpeter  
C. Russel Kleinpeter, President  
of  
Oak Hills East, Inc.

Frank H. Dickinson III  
FRANK H. DICKINSON, III Notary Public