

ACT OF RESTRICTIONS
OF
SPRINGLAKE AT BLUEBONNET HIGHLANDS
SEVENTH FILING, PARTS 1 & 2

STATE OF LOUISIANA
PARISH OF EAST BATON ROUGE

BE IT KNOWN that on this 21st day of February, 2006 before me, the undersigned authority, and in the presence of the undersigned competent witnesses, personally came and appeared:

BLUEBONNET HIGHLANDS LAND & DEVELOPMENT LLC, a Louisiana Limited Liability Company with Articles of Organization on file with the Secretary of State of The State of Louisiana and recorded in the official records of the Parish of East Baton Rouge, State of Louisiana, appearing herein through its Manager, Clark W. Taylor, represented by its undersigned officer duly authorized,

who did depose and say that:

1. Appearers are the owner, subdivider and developer of the following described real property:

Lot 546 through 616 inclusive, and any private recreation servitudes, private drainage servitudes, predial servitudes or landscape areas shown on the "Final plat of Springlake at Bluebonnet Highlands, Seventh Filing, Parts 1 & 2 by Chenevert, Songy, Rodi, and Soderberg dated February 17, 2006, recorded at Original 980 Bundle 11810 in the official records of the Parish of East Baton Rouge, State of Louisiana (hereinafter referred to as the "property")

2. To the maximum extent allowable by law, these Restrictions shall apply to all lots and property comprising Springlake at Bluebonnet Highlands and, to the extent that prior restrictions and their amendments are in conflict with these Restrictions or are silent regarding matters addressed in these Restrictions, these Restrictions shall control. Otherwise, the prior restrictions and their amendments shall remain in full force and effect and they consist of Original 2, Bundle 10420, Original 802, Bundle 10539, Original 807, Bundle 10587, Original 870, Bundle 10611, Original 403, Bundle 10871, Original 824, Bundle 10874, Original 314, Bundle 10876, Original 503, Bundle 10930, Original 736, Bundle 10978, Original 597, Bundle 10988, Original 8, Bundle 11093, Original 949, Bundle 11372, Original 676, Bundle 11523, Original 384, Bundle 11569 and Original 69, Bundle 11721.

3. Driveways shall be built in the locations shown on the attached Exhibit "C". The location of a driveway on any lot may be changed upon request to the Council and provided the Council deems the change to be in the best interest of the development.

4. In lieu of Paragraph 3.23 and 6.4 of the Restrictions described above, Appearer imposes the following restriction on the above described lots:

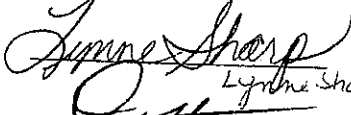

3.23 Address numbers shall be displayed on and attached to the residence at or near the front entry door and shall be plainly visible from the street. The size, shape, color, design and location of all mailboxes shall be approved by the Council.

6.4 It shall be the duty of the Council at least thirty (30) days prior to the Association's annual meeting to prepare a budget covering the estimated costs of operating the Association during the coming year. The Council shall use reasonable efforts to cause the budget and the assessments to be levied against each lot owner for the following year to be delivered to each lot owner. The budget and the assessment shall become effective unless

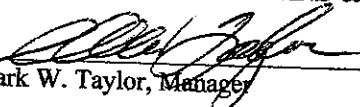
disapproved at the annual meeting by a vote of a majority of the total lot owners. However, in the event that lot owners disapprove the proposed budget, for the succeeding year, then and until such time as a budget shall be determined as provided herein, the budget in effect for the current year shall continue for the succeeding year. The initial annual assessment which shall be levied against each lot with a house constructed on it shall be \$30.00 per month. Notwithstanding any other provision herein, this amount shall be owed without any action by the Developer and/or Council and shall be paid in accordance with the provisions of Paragraph 6.6. The annual assessment which may be levied against each vacant lot is one-half (1/2) the amount levied against a lot with a house constructed on it. Licensed homebuilders and developers shall be exempt from these assessments.

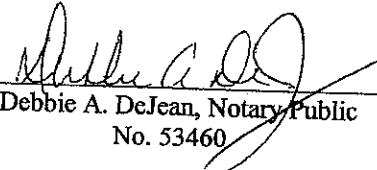
THUS DONE AND SIGNED at Baton Rouge, Louisiana, on the date first above written.

WITNESSES


Lyndie Sharp

Dennis Carlton

BLUEBONNET HIGHLANDS LAND & DEVELOPMENT, LLC

BY: 
Clark W. Taylor, Manager


Debbie A. DeJean, Notary Public
No. 53460

