

ACT OF RESTRICTIONS
OF
SPRINGLAKE AT BLUEBONNET HIGHLANDS
FIFTH FILING, PART 2

STATE OF LOUISIANA
PARISH OF EAST BATON ROUGE

BE IT KNOWN that on this 4th day of September, 2003 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. Appearer is the owner, subdivider and developer of the following described real property:

Lots 411 thru 460 inclusive, and any private recreation servitudes, private drainage servitudes, predial servitudes or landscape areas shown on the "Final plat of Springlake at Bluebonnet Highlands, Fifth Filing, Part 2 by Chenevert, Songy, Rodi, and Soderberg dated December 17, 2002, recorded at Original 020 Bundle 011424 in the official records of the Parish of East Baton Rouge, State of Louisiana (hereinafter referred to as the "Property").

2. Appearer desires to and does hereby subject the above described property to those Restrictions set forth in the Act of Restrictions of Springlake at Bluebonnet Highlands, recorded as Original 949, Bundle 11372, Original 8, Bundle 11093, Original 597, Bundle 10988, Original 2, Bundle 10420, Original 870, Bundle 10611, Original 802, Bundle 10539, Original 807, Bundle 10587, Original 824, Bundle 10874, Original 403, Bundle 10871, Original 314, Bundle, 10876 and Original 736, Bundle 10978 fully and completely and to the same extent as if the above described property had been included in those Restrictions and recorded, with only the exceptions hereinafter contained.

3. In lieu of Paragraph 3.3, 3.8 and 3.10 of the Restrictions described above, Appearer imposes the following restriction on the above described lots:

3.3 No residence, fence, wall or other structure shall be commenced, erected or maintained, nor shall any addition, change or alteration of any kind therein be made until plans and nature, kind, shape, height, materials, floor plans, elevations, specifications, and the grading plan of the lot shall have been submitted to and approved in writing by a majority vote of the council. All work must be of equal quality of workmanship and materials as for comparable homes in the Subdivision and in comparable subdivisions in the Parish. The Council shall have the right to enforce these quality standards after construction in the same manner as the other provisions of these Restrictions may be enforced. Fence posts shall be to the inside on any side facing a street.

3.8 No residence shall be erected on any lot in Springlake at Bluebonnet Highlands containing, exclusive of porches, breezeways, garages and carports, less than One Thousand Four Hundred Fifty (1,450) square feet. The Council may at its sole discretion approve the plans for a residence to be constructed on a Lot containing, exclusive of porches, breezeways, garages and carports, or less than One Thousand Four Hundred Fifty (1,450) square feet but in no case less than One Thousand Four Hundred (1,400) square feet.

The above set out living areas are exclusive of open porches and carports or garage. The above set out roof areas are inclusive of porches, carports and/or garage roofs. No carport or garage shall be erected unless said carport or garage is constructed large enough to contain a minimum of two automobiles. No garage or carport shall open onto the street, which is the street the house fronts on, except that on a corner lot a garage equipped with a front door that closes may face the side street.

3.10 Driveways shall be built in the location as per the attached Exhibit "C". The location of the driveway may be changed upon request to the Council and provided the Council deems said change in the best interest of the development.

3.25 Landscaping shall be installed within sixty (60) days of completion of the residence. The front yard (and side yards of the corner lots) are to be completely sodded with a non-certified centipede or equal. In the front yard, the owner shall plant a minimum of twelve (12) three gallon shrubs and three (3) six to eight foot trees. No artificial grass, plants or vegetation shall be permitted.

In lieu of Paragraph 3.8 and 3.9 of the Restrictions described above, Appearer imposes the following restrictions on Lots 437 thru 460:

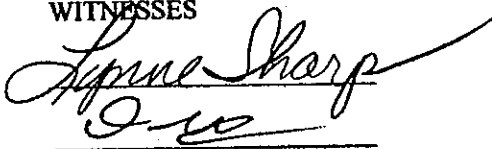
3.8 No residence shall be erected on any lot in Springlake at Bluebonnet Highlands containing, exclusive of porches, breezeways, garages and carports, less than One Thousand Three Hundred Fifty (1,350) square feet. The Council may at its sole discretion approve the plans for a residence to be constructed on a Lot containing, exclusive of porches, breezeways, garages and carports, or less than One Thousand Three Hundred Fifty (1,350) square feet but in no case less than One Thousand Three Hundred (1,300) square feet.

The above set out living areas are exclusive of open porches and carports or garage. The above set out roof areas are inclusive of porches, carports and/or garage roofs. No carport or garage shall be erected unless said carport or garage is constructed large enough to contain a minimum of two automobiles. No garage or carport shall open onto the street, which is the street the house fronts on, except that on a corner lot a garage equipped with a front door that closes may face the side street.

3.9 Unless approved in advance by the Council (and provided that the proposed placement on said lot does not violate any applicable zoning regulations), all residences shall be located on the lots in the following manner: Front set back lines are shown on the final plat. Only one side yard is required. The Zero Lot Line (side with no side yard required) is pre-determined and so indicated on referenced Final Plat. A minimum five (5) foot private maintenance servitude (easement) shall be provided by the adjacent lot for maintenance of the adjoining zero lot line wall. The dwelling unit wall located on the zero lot line side shall have no openings (I. E., doors and windows, except as provided for in the Zoning Ordinance), and shall be constructed of brick to a minimum height equal to that of the ground floor wall plate height. Roof overhangs shall not encroach on the adjacent lot. A maximum building set back line of fifty feet (50') is established for all lots, except lots that are 175' feet or more deep and on those lots the maximum set back shall be sixty-five feet (65'). No building, including garages and/or accessory buildings shall be located nearer than ten (10') feet to any rear lot line. For purposes of this paragraph eaves, steps and open porches shall not be considered as part of the building.

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

WITNESSES


Lynne Sharp

BLUEBONNET HIGHLANDS LAND & DEVELOPMENT, LLC

BY: 
Clark W. Taylor, Manager

ORIG 676 BNDL 11523

FILED AND RECORDED
EAST BATON ROUGE PARISH, LA.

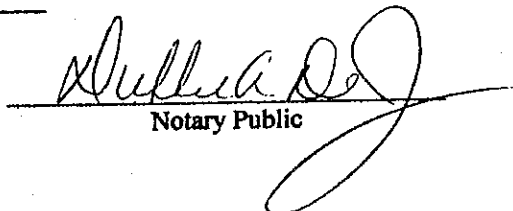
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CLERK OF COURT & RECORDER

CERTIFIED TRUE COPY
BY _____

DEPUTY CLERK & RECORDER


Notary Public

