

RESTRICTIONS FOR  
SHENANDOAH ESTATES SUBDIVISION  
TWELFTH FILING

LOTS 1166 - 1210, 1217 - 1221, and 1224 - 1227

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

BEFORE ME, the undersigned Notary Public, personally came and appeared:

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TOUPS-REVEL PROPERTIES, LTD., a Louisiana Corporation, domiciled in the Parish of East Baton Rouge, represented herein by Allen R. Toups, Jr., its President, duly authorized to act on behalf of the corporation,

who, after being duly sworn, declared that:

TOUPS-REVEL PROPERTIES, LTD., is the owner of Shenandoah Estates Subdivision, Twelfth Filing, Lots 1166 - 1210, and 1217 - 1227, situated in the Parish of East Baton Rouge, Louisiana, all according to the official plan of Shenandoah Estates Subdivision, Twelfth Filing, Lots 1166 - 1210, and 1217 - 1227, prepared by Edward E. Evans and Associates, Inc., Consulting Engineers, on file in the office of the Clerk of Court for the Parish of East Baton Rouge, Louisiana.

Appearer, on behalf of Toups-Revel Properties, Ltd., establishes the following protective covenants and restrictions affecting the following lots in Shenandoah Estates Subdivision, Twelfth Filing, Lots 1166 - 1210, 1217 - 1221, and 1224 - 1227, which restrictions shall run with the land and shall be in favor of each and all of the following lots in Shenandoah Estates Subdivision, Twelfth Filing, Lots 1166 - 1210, 1217 - 1221, and 1224 - 1227, and shall be in favor of Toups-Revel Properties, Ltd. as well, and shall be binding upon the purchaser, owner, or occupant of any of the property described above, their heirs, successors and assigns. The following restrictions are imposed:

1.1 Of all the lots contained in this subdivision, Twelfth Filing, Lots 1166 - 1210, 1217 - 1221, and 1224 - 1227, 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 (2-1/2) stories in height and a private garage or carport for not more than four (4) nor less than two (2) automobiles.

1.2 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.

1.3 No school, church, assembly hall or fraternal group home shall be built or permitted on any of the following lots in Shenandoah Estates Subdivision, Twelfth Filing, Lots 1166 - 1210, 1217 - 1221, and 1224 - 1227.

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

2. These restrictions prohibit a resubdivision of any of the following lots from any dimensions other than those shown on the official recorded plat of Shenandoah Estates Subdivision, Twelfth Filing, Lots 1166 - 1210, 1217 - 1221, and 1224 - 1227, without the written consent of the Shenandoah Estates, Twelfth Filing Architectural Committee.

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3.1 No residence or building of any kind and no improvements which extends 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 Shenandoah Estates, Twelfth Filing Architectural Committee. Approval or disapproval by the Committee shall be in writing. Construction shall be substantially in accordance with the plans and specifications approved by the Committee.

3.2 If the construction of the proposed house or other structure has not commenced within six (6) months after the Committee's approval, approval of the Committee shall be considered withdrawn and new approval for the proposed construction shall be obtained. However, the Committee 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 Committee for such 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 Committee shall be extended in proportion to the delay caused by the event.

3.3 In the event the Shenandoah Estates, Twelfth Filing Architectural Committee fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, approval will not be required by the Committee and the related restrictions shall be deemed to have been fully complied with.

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

4.1 A single story residence on Lots 1166 - 1210 shall contain no less than 2,000 square feet of living area. A single story residence on Lots 1217 - 1221 and 1224 - 1227 shall contain no less than 2,400 square feet of living area.

4.2 A multi-story residence on Lots 1166 - 1210 shall contain no less than 2,200 square feet of living area, with a minimum of 1,200 square feet of living area on the ground floor.

4.3 A multi-story residence on Lots 1217 - 1221 and 1224 - 1227 shall contain no less than 2,200 square feet of living area, with a minimum of 1,200 square feet of living area on the ground floor.

4.4 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.

5. Building set back lines are imposed as shown on the official recorded plat of Shenandoah Estates Subdivision, Twelfth Filing, on file in the office of the Clerk and Recorder for the Parish of East Baton Rouge.

5.1 No building shall be located on any lot nearer to the side property line than eight (8') feet.

5.2 Garages and carports may be attached to the main dwelling, but must not be nearer to the side property line than eight (8') feet.

5.3 Detached garages and other permanent accessory buildings shall be located on the rear one-third of the lot, shall not be erected closer than eight (8') feet from the side property line nor closer than seven and one-half (7-1/2') feet (fifteen feet on lots on subdivision perimeter) from the rear property line. Eaves on such garages or accessory buildings shall not extend over the property line.

5.4 A maximum building set back line shall not be greater than seventy-five (75') feet. For the purpose of these restrictions, eaves, steps and open porches shall not be considered as a part of the building. No garage or carport shall open to any street on which the residence faces.

5.5 No fence or wall shall be erected, placed or altered on any lot closer to the street than the minimum building set back line.

6. Servitudes and rights of way for the installation and maintenance of utility and drainage facilities, as shown on the official recorded plat of Shenandoah Estates Subdivision, Twelfth Filing, are dedicated to the perpetual use of the public for such purposes.

7. 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.

8. No structure of a temporary character and no trailer, basement, tent, shack, garage, barn or other outbuildings shall be used on any lot at any time as a residence either temporarily or permanently.

9. No building or structure shall be constructed of imitation brick, imitation stone, or asbestos on the exterior. The subdivision Committee 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.

10.1 The Shenandoah Estates, Twelfth Filing Architectural Committee is hereby established and shall be composed of two members. The first two members of said Committee shall be:

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Allen R. Toups, Jr., 5837 Gettysburg, Baton Rouge, Louisiana.

J. Edward Revel, Jr. 8974 Azrok Avenue, Baton Rouge, Louisiana.

Said Committee is hereby granted the responsibility and authority at its sole discretion, to approve the architecture and design of the buildings as to compliance with these restrictions.

10.2 A majority of the Committee may designate a representative to act for it. In the event of the death or resignation of any member of the Committee, the remaining member(s) shall have full authority to designate a successor.

10.3 Neither the members of the Committee nor its designated representative shall be entitled to any compensation for services performed in connection with the administration of these restrictions.

10.4 The lot owners in Shenandoah Estates, Twelfth Filing, shall have the right at any time by unanimous agreement to change the membership of the Committee 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.

11. 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.

12. 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 no more than five (5') square feet 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.

13. 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.

14. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except normal and usual household pets; provided, further that such permissible animals are not kept, bred or maintained for commercial purposes, or in such numbers or conditions as may be offensive to other property owners in the subdivision.

15. 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  
685 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 household only, provided it is not visible from the street and is kept free from obnoxious odors and insects.

16. Lot owners shall keep their respective lots mowed and free from noxious weeds. If an owner fails to discharge this obligation, the Shenandoah Estates, Twelfth Filing Architectural Committee 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.

17. No boats, vehicles, campers or trailers of any kind or part 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.

18. 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.

19. No lot shall be used for farming purposes; provided, however, flowers, shrubbery and small garden plots may be grown for non-commercial purposes.

20. These restrictions shall run with the land and shall be binding on all persons claiming under them for a period of twenty-five years from the date these restrictions are recorded and shall be extended automatically for successive periods of ten years unless an instrument amending the restrictions in whole or in part and signed by a majority of the lot owners in the subdivision shall be recorded in the Office of the Clerk of Court for the Parish of East Baton Rouge, Louisiana.

21. Invalidation of any of the restrictions by Judgment of a Court of competent jurisdiction shall in no way affect any other restriction, which shall remain in effect.

22. These restrictions may be enforced against any person violating or attempting to violate any restriction by legal proceedings to restrain the violation or to recover damages.

23. Lots 1222 and 1223 are not included in these restrictions.

THUS DONE, READ AND SIGNED at my office in Baton Rouge, Louisiana, in the presence of the two undersigned competent witnesses, who have signed their names, together with appearer and me, Notary, on the 1 day of August, 1975.

WITNESSES:

[Signature]  
[Signature]

TOUPS-REVEL PROPERTIES, LTD.:

By: [Signature]  
Allen R. Toups, Jr., President

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[Signature]  
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