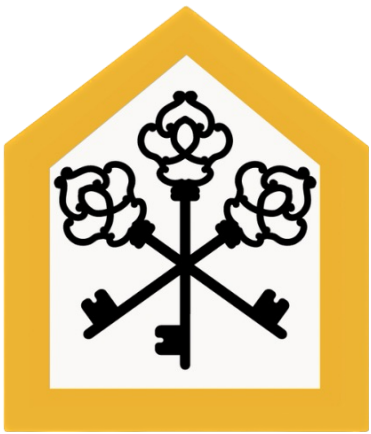


GAME OF HOMES TEAM (225) 283-4447
 142 DEL NORTE AVE DENHAM SPRINGS, LA 70726
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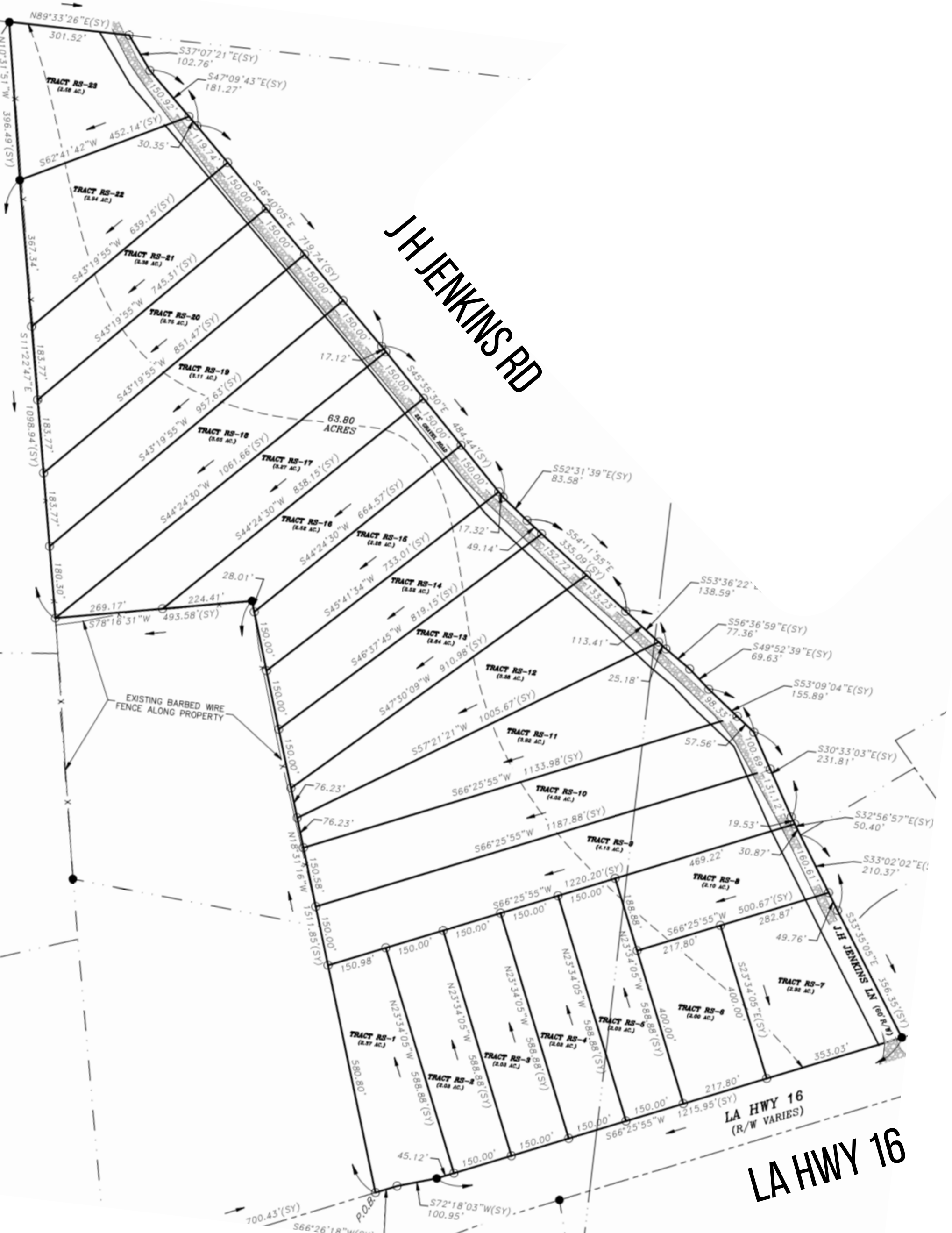
TRANQUILITY LANDING

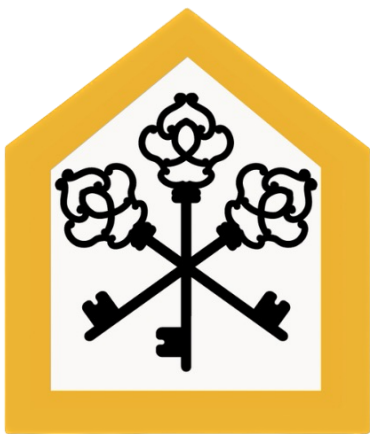
LOT #	ACRES	PRICE	DIMENSIONS	\$/ACRE
RS-1	2.37	59,900	233.47 X 588.88 150.98 X 580.80	25,274
RS-2	2.03	49,900	150 X 588.88 X 150 X 588.88	24,581
RS-3	2.03	49,900	150 X 588.88 X 150 X 588.88	24,581
RS-4	2.03	49,900	150 X 588.88 X 150 X 588.88	24,581
RS-5	2.03	49,900	150 X 588.88 X 150 X 588.88	24,581
RS-8	2.1	49,900	160.61 X 500.67 X 188.88 X 469.22	24,581
RS-9	4.13	89,900	150.65 X 1220.20 X 150 X 1187.88	21,767
RS-10	4.02	88,900	158.25 X 1187.88 X 150.58 X 1187.88	22,114
RS-11	3.92	86,500	270.5 X 1133.98 X 76.23 X 1005.67	22,066
RS-12	3.38	74,900	246.64 X 1133.98 X 76.23 X 1005.67	22,159
RS-13	2.84	65,900	152.72 X 910.98 X 150 X 819.15	23,204
RS-14	2.52	59,900	150 X 819.15 X 150 X 733	23,769
RS-15	2.28	57,900	150 X 733.01 X 150 X 664.57	25,394
RS-16	2.52	59,900	150 X 664.57 X 28 X 224.41 X 838.15	23,769
RS-17	3.27	69,900	150 X 838.15 X 269.17 X 1061.66	21,376
RS-18	3.65	79,900	150 X 1061.66 X 180.30 X 957.63	21,890
RS-19	3.11	69,900	150 X 957.63 X 183.77 X 851.47	22,475
RS-20	2.75	65,900	150 X 851.47 X 183.77 X 745.31	23,963
RS-21	2.38	59,900	150 X 745.31 X 183.77 X 639.15	25,168
RS-22	2.94	69,900	119 X 639.15 X 367.34 X 452.14	23,775
RS-23	2.58	59,900	150 .92 x 102.76 x 301.52 x 396.49 x 452.14	23,217
RIGHT SIDE OF LA HWY 16				
SF-1	2.74	69,900	175 X 515.46 X 265.43 X 617.84	25,510
SF-2	2.61	65,900	173.70 X 617.84 X 189.82 X 694.39	25,249
SF-3	2.5	65,900	150 X 694.39 X 163.68 X 759.89	26,360
SF-4	2.73	62,000	150 X 759.89 X 163.58 X 825.15	22,710
SF-5	3.18	69,900	150 X 825.15 X 163.58 X 890.41	21,981
SF-6	3.36	74,000	150 X 890.41 X 163.58 X 955.67	22,023
SF-7	3.4	75,000	150 X 955.67 X 163.58 X 1020.93	22,058
SF-8	5.43	110,000	221.59 X 1020.93 X 193.99 X 1117.05	20,257
SF-9	5.92	120,000	221.50 X 1117.05 X 241.44 X 1213.12	20,270
SF-10	5.77	115,500	200 X 1213.12 X 241.44 X 1213.12	20,017
SF-11	6.17	123,500	200 X 1298.86 X 218 X 1386.60	20,016
SF-12	6.93	139,900	221.50 X 1386.60 X 114.62 X 252.52 X 1208.09	20,187
SF-13	5.08	105,900	221.5 X 1208.09 X 480.76 X 781.39	20,846
SF-14	3.68	79,900	415.45 X 781.39 X 858.4	21,711



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Commercial Residential
MANDY BENTON
REALTY GROUP, LLC
380-1919
MLS www.MandyBentonRealtyGroup.com

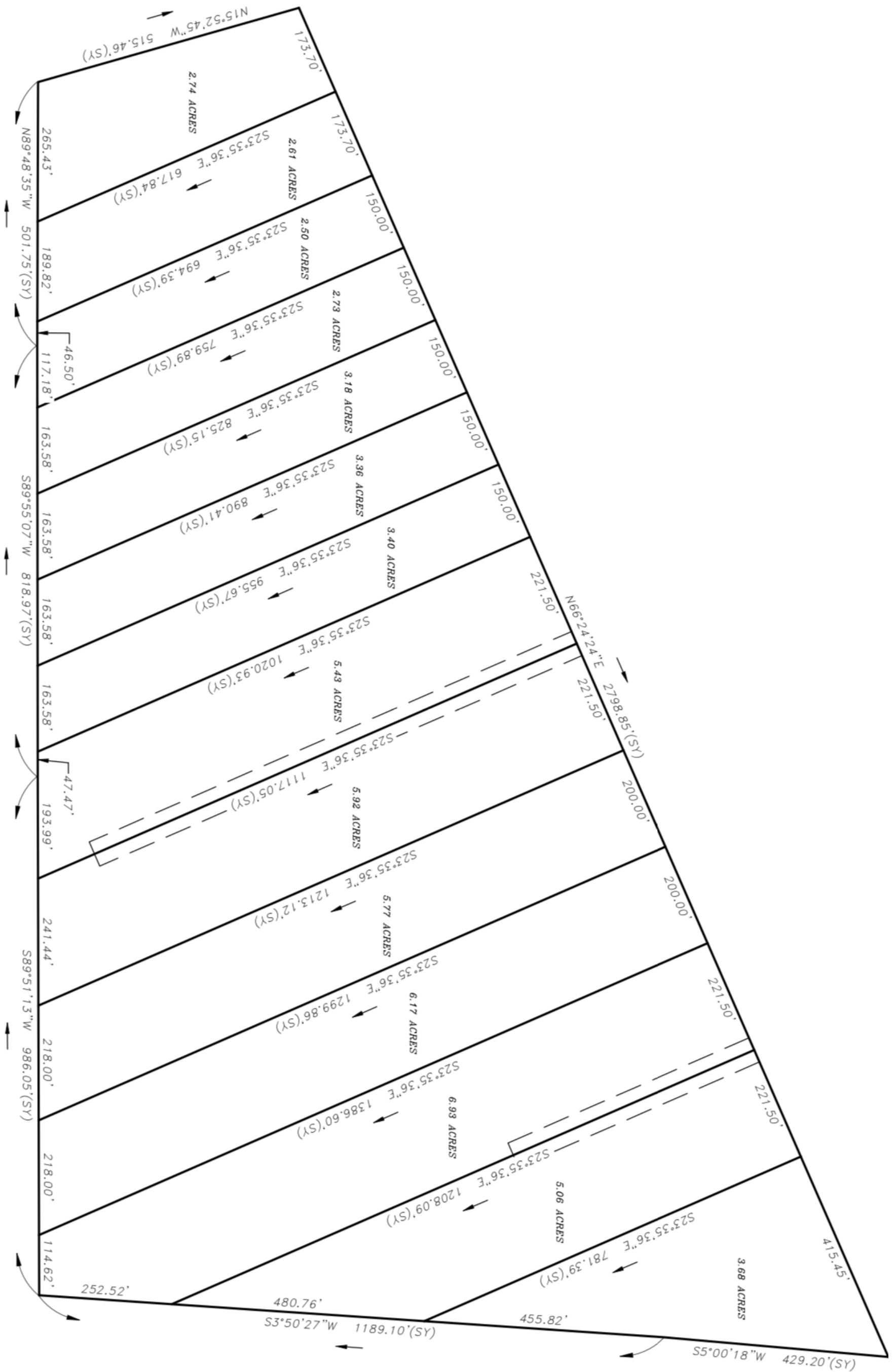




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LA HWY 16





TRANQUILITY LANDING RESTRICTIONS



Developers desire to establish Restrictions for the orderly use and development of the above described property for residential use, which Restrictions are as follows:

1. After a lot is sold by Developer, there shall be no further re-subdivision of a lot except for an adjustment of boundary lines that does not result in additional lots.
2. All lots are hereby designated as residential lots. Except for Tracts RS-6 and RS-7, there shall be no commercial use of the property except for in home office that requires no additional employees or signage. Commercial activity shall be permitted on Tract RS-6 and Tract RS-7.
3. No mobile homes, modular homes or campers may be used as a residence on the subject property. Any residence constructed on the subject property must have no less than 1,800 square feet of living area. A two story construction shall have a minimum of 1,200 square foot living area on the bottom floor. Also, metal shops may contain living area, but must comply with the 1,800 square foot minimum living area.
4. Animals, livestock and poultry are allowed but restricted as follows:
 - a. Domestic livestock is restricted to one (1) animal per enclosed acre. The livestock must be contained within a fenced, enclosed area;
 - b. Poultry is restricted to a maximum of ten (10). Poultry should also be contained in an enclosed area. No fighting roosters are allowed;
 - c. Domestic household pets are allowed provided they are not kept, breed or maintained for commercial purposes. No more than five (5) dogs and five (5) cats are permitted per lot.
 - d. No oxidation ponds shall be permitted on any lot. Sewer disposal methods shall be in accordance with St. Helena Parish Health Office guidelines.
5. No structure shall be located any nearer than one hundred (100') feet to the public road right of way. All outbuildings shall be located behind the residence and no closer than fifteen (15') feet to any property line.
6. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood, or render the neighborhood uninviting, including the storage or junk/inoperable automobiles, old auto frames, or the dumping of refuse upon the said lot.

These restrictions are to run with the land and shall be binding for a period of twenty-five (25) years from the date of first sale. The Developer/Owner reserves the right to amend these restrictions at any time until all lots have been transferred to third party owners.

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages. In the event enforcement of the above and foregoing restrictions is necessary through court proceedings, and the parties seeking to enforce the restrictions prevails, the party found in violation shall be responsible for the reasonable attorney's fees of the party enforcing the restrictions.

Invalidation of any one of these covenants by judgment or Court Order shall in no way affect the other provisions which shall remain in full force and effect.

THUS DONE AND SIGNED in the presence of the undersigned competent witnesses at Clinton, Louisiana on this 7th day of August, 2023.