

**FIRST AMENDMENT TO  
THE RESTRICTIVE COVENANTS  
FOR  
OAK RIDGE ESTATES SUBDIVISION**

**STATE OF LOUISIANA**

**PARISH OF EAST BATON ROUGE**

**BE IT KNOWN** that on this 12<sup>th</sup> day of September 2014, before me, the undersigned authority, and in the presence of the undersigned competent witnesses, personally came and appeared:

**DAGR, LLC**, a Louisiana Limited Liability Company, domiciled in the Parish of Livingston, State of Louisiana, represented herein its undersigned duly authorized Manager, and having a mailing address of P. O. Box 494, Greenwell Springs, LA 70739 (hereinafter the “Developer”);

who did depose and say that the Developer established covenants and restrictions for Oak Ridge Estates Subdivision in East Baton Rouge Parish, Louisiana (the “Subdivision”), by act entitled Declaration of Covenants and Restrictions for Oak Ridge Estates Subdivision (the “Restrictions”), dated May 9, 2014 and recorded May 14, 2014, as Original 482 Bundle 12578 of the official records of the Clerk and Recorder for East Baton Rouge Parish, Louisiana.

Section 15.5.6. of the Restrictions allows the Developer to amend the Restrictions at any time. The Developer desires to amend the Restrictions to revise certain provisions of the Restrictions.

**NOW, THEREFORE**, the Developer does hereby amend the Restrictions in the following respect:

1. **Addition of Section 6.12.1.** To add a paragraph stating the type of materials to be used in the construction of all lake lot fences, as well as dimensional specifications for construction of lake lot fences, with said materials and dimensional specifications subject to the approval of the Architectural Reviewer, and further, indicating the right of the Architectural Reviewer to adopt additional or different specifications for the construction of all lake lot fences, the Declarant does hereby add Section 6.12.1. to the Restrictions, to read in full as follows:

6.12.1. LAKE LOT FENCES. The height of all lake lot fences must be four (4) feet tall. Fences must be made of black wrought iron or black aluminum or any other Architectural Reviewer/approved material. Any portion of a fence that faces a street, alley, or Common Area must be four (4) feet tall. Retaining walls must be four (4) feet tall and made of black wrought iron or black aluminum or any other Architectural Reviewer/approved material. Fences may not be constructed between a dwelling's front building line and the street. The use of barbed wire and chain link fencing is prohibited. The use or application of a stain that cures in a solid color or paint is prohibited. No wood fence may be used on lake lots. Without prior approval of the Architectural Reviewer, clear sealants may be applied to black wrought iron or black aluminum four (4) foot fence. There shall be no fence installed parallel to the water's edge along the back side of the lake lot. All lake lot fences shall stop five (5) feet from the water's edge and shall not run parallel to the water's edge. This section is subject to the Architectural

Reviewer's right to adopt additional or different specifications for construction or reconstruction of fences pertaining to lake lots.


Terms defined in the Restrictions shall have their defined meanings when used herein, except as otherwise provided for herein. Except as amended and modified herein, the Restrictions and the First Amendment shall continue to be and shall remain in full force and effect in accordance with the terms of the Restrictions.

**THUS DONE AND SIGNED** in Baton Rouge, Louisiana, on the day, month and year first above written in the presence of the undersigned competent witnesses and me, Notary, after a due reading of the whole.


**WITNESSES:**

**DAGR, LLC**

  
Print Name: Karen H. Manzano

By:   
Brandon Dodson, Manager

  
Print Name: DALLAS HENDERSON

  
**NOTARY PUBLIC**  
Printed Name: D. Brian Cohn  
Notary ID #: 28000