

5915 1A
SEE MAP FILE # 595313

RECIPROCAL GRANT OF SERVITUDES	UNITED STATES OF AMERICA
BY: WHIPPOORWILL GROVE, INC.	STATE OF LOUISIANA
AND: MONEY HILL PLANTATION LLC	PARISH OF ST. TAMMANY

BE IT KNOWN, on the dates hereinafter set forth, and in the presence of the undersigned
Notaries Public and witnesses, personally came and appeared:

WHIPPOORWILL GROVE, INC., a Louisiana nonprofit corporation appear herein through Mark Krause, its duly authorized representative, pursuant to a resolution of the Board of Directors a copy of which is attached hereto, its mailing address being:
P.O. Box 220, Bush, La. 70431
(hereinafter "Whippoorwill")

AND

MONEY HILL PLANTATION LLC, a Louisiana limited liability company appearing herein through Mary Goodyear Dossett, it's duly authorized manager, pursuant to the authority of record in St. Tammany Parish, its mailing address being: 100 Country Club Drive, Abita Springs, LA 70420
(hereinafter "Money Hill")

Who declared that:

Whippoorwill is the owner of Crane Lake as more fully described in the Donation from Money Hill Plantation, Ltd. Partnership to Whippoorwill Grove, Inc. dated June 2, 1988 of record at COB 1344 folio 829 of the records of St. Tammany Parish and the owner of Lake Cormorant as more fully described in the Donation by Money Hill Plantation Ltd. Partnership to Whippoorwill Grove, Inc. dated May 9, 1991 of record at COB 1461 folio 109 of the records of St. Tammany Parish.

Money Hill is the owner of the following described property:

Located in Sections 14 & 23 Township 5 South Range 12 East, St. Tammany Parish, Louisiana.

From the Section Corner common to Sections 13, 14, 23 & 24 Township 5 South Range 12 East, St. Tammany Parish, Louisiana this being the Point of Beginning.

From the Point of Beginning run South 01 degrees 07 minutes 49 seconds East, 362.24 feet to a point; thence North 76 degrees 11 minutes 58 seconds West, 808.15 feet to a point; thence South 13 degrees 48 minutes 42 seconds West, 210.00 feet to a point; thence South 45 degrees 03 minutes 57 seconds East, 77.40 feet to a point; thence South 33 degrees 15 minutes 21 seconds West, 133.26 feet to a point; thence South 54 degrees 06 minutes 06 seconds West, 140.15 feet to a point; thence South 68 degrees 38 minutes 56 seconds West, 224.87 feet to a point; thence North 64 degrees 50 minutes 14 seconds West, 98.33 feet to a point; thence South 75 degrees 59 minutes 35 seconds West, 143.85 feet to a point; thence North 09 degrees 23 minutes 25 seconds West, 559.56 feet to a point; thence South 76 degrees 31 minutes 54 seconds West, 66.31 feet to a point; thence

St. Tammany Parish 20
Instrmnt #: 2223885
Registry #: 2713213 awb
8/28/2020 4:00:00 PM
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South 43 degrees 25 minutes 40 seconds West, 42.44 feet to a point; thence South 87 degrees 10 minutes 02 seconds West, 110.61 feet to a point; thence North 77 degrees 52 minutes 05 seconds West, 67.49 feet to a point; thence North 18 degrees 56 minutes 13 seconds West, 59.81 feet to a point; thence North 19 degrees 23 minutes 54 seconds East, 255.56 feet to a point; thence with a cul-de-sac having a Radius of 60.00 feet and an Arc of 314.37 feet, Chord: North 24 degrees 57 minutes 14 seconds East, 59.82 feet to a point; thence North 64 degrees 17 minutes 28 seconds West, 232.54 feet to a point; thence with a curve to the right having a Radius of 2060.07 feet and an Arc of 265.52 feet, Chord: North 60 degrees 38 minutes 57 seconds West, 265.34 feet to a point; thence with a curve to the right having a Radius of 2742.43 feet and an Arc of 296.95 feet, Chord: North 53 degrees 53 minutes 10 seconds West, 296.80 feet to a point; thence with a curve to the left having a Radius of 653.96 feet and an Arc of 308.87 feet, Chord: North 64 degrees 16 minutes 54 seconds West, 306.01 feet to a point; thence North 77 degrees 50 minutes 04 seconds West, 108.08 feet to a point; thence with a curve to the left having a Radius of 323.81 feet and an Arc of 305.87 feet, Chord: South 75 degrees 07 minutes 58 seconds West, 294.62 feet to a point; thence North 40 degrees 58 minutes 21 seconds West, 338.49 feet to a point; thence North 63 degrees 04 minutes 11 seconds East, 144.79 feet to a point; thence North 02 degrees 04 minutes 34 seconds West, 1602.79 feet to a point; thence North 88 degrees 43 minutes 23 seconds East, 1105.17 feet to a point; thence South 00 degrees 01 minutes 14 seconds West, 34.62 feet to a point; thence North 89 degrees 15 minutes 55 seconds East, 2006.02 feet to a point; thence South 01 degrees 17 minutes 04 seconds East, 1265.69 feet to a point; thence South 01 degrees 09 minutes 25 seconds East, 1329.23 feet back to the Point of Beginning.

This tract contains 182.17 Acres as per survey prepared by this firm dated August 10, 2020 Survey No. 19961.

In order to further the interests of Whippoorwill and Money Hill, the parties desire to create perpetual, predial servitudes, in favor of the property of each and in favor of each other, their successors and/or assigns, as more fully defined hereinafter.

In consideration of the servitudes granted to Money Hill, Money Hill does hereby and by these presents, grant, bargain, convey, assign, set over and deliver unto Steven P. Burtner, his successors and/or assigns a perpetual, predial servitude of passage and right-of-way over and across the cul-de-sac depicted at the eastern end of Turkey Ridge Road as shown on the subdivision plat of Whippoorwill Grove on Money Hill, Phase 3 by Land Surveying, Inc. filed as Map File 1137 of the records of St. Tammany Parish and as depicted on the survey by Land Surveying, LLC, Survey No. 19961, dated August 10, 2020, attached hereto and made part hereof, (the "Survey"), said servitude being predial and running in favor of the 182.17 acres shown on the Survey and more fully described as:

Located in Sections 14 Township 5 South Range 12 East, St. Tammany Parish, Louisiana.

From the Section Corner common to Sections 13, 14, 23 & 24 Township 5 South Range 12 East, St. Tammany Parish, Louisiana run South 01 degrees 07 minutes 49 seconds

East, 362.24 feet to a point; thence North 76 degrees 11 minutes 58 seconds West, 808.15 feet to a point; thence South 13 degrees 48 minutes 42 seconds West, 210.00 feet to a point; thence South 45 degrees 03 minutes 57 seconds East, 77.40 feet to a point; thence South 33 degrees 15 minutes 21 seconds West, 133.26 feet to a point; thence South 54 degrees 06 minutes 06 seconds West, 140.15 feet to a point; thence South 68 degrees 38 minutes 56 seconds West, 224.87 feet to a point; thence North 64 degrees 50 minutes 14 seconds West, 98.33 feet to a point; thence South 75 degrees 59 minutes 35 seconds West, 143.85 feet to a point; thence North 09 degrees 23 minutes 25 seconds West, 559.56 feet to a point; thence South 76 degrees 31 minutes 54 seconds West, 66.31 feet to a point; thence South 43 degrees 25 minutes 40 seconds West, 42.44 feet to a point; thence South 87 degrees 10 minutes 02 seconds West, 110.61 feet to a point; thence North 77 degrees 52 minutes 05 seconds West, 67.49 feet to a point; thence North 18 degrees 56 minutes 13 seconds West, 59.81 feet to a point; thence North 19 degrees 23 minutes 54 seconds East, 255.56 feet to the Point of Beginning.

From the Point of Beginning run North 24 degrees 57 minutes 14 seconds East, 59.82 feet to a point; thence with a curve to the right around a cul-de-sac having a Radius of 60.00 feet and an Arc of 314.37 feet, Chord: South 24 degrees 57 minutes 14 seconds West, 59.82 feet to back to the Point of Beginning.

This tract as per survey prepared by this firm dated August 10, 2020 Survey No. 19961.

As further consideration of the servitudes granted to Whippoorwill, Whippoorwill does hereby and by these presents, grant, bargain, convey, assign, set over and deliver unto Money Hill, its successors and/or assigns a perpetual predial servitude of access to Crane Lake and Lake Cormorant, and the dams and/or levees situated on the property of Whippoorwill, for recreational purposes, including boating and fishing, and the right to construct a dock/pier extending into either or both lakes, as well as a perpetual servitude of view of both lakes. Money Hill, its successors and/or assigns will abide by all applicable laws regarding the cutting or removal of any trees near the Crane Lake or Cormorant Lake dams. Money Hill, its successors and/or assigns shall be bound by the Rules and Regulations for use of the Lakes and the construction of docks/piers as set forth on Exhibit A, attached hereto and made part hereof, as same may be hereafter amended and is applicable to all members of Whippoorwill.

In consideration of the servitudes granted to Money Hill, Money Hill does hereby and by these presents, grant, bargain, convey, assign, set over and deliver unto capital Whippoorwill, its successors and/or assigns a perpetual, predial servitude of passage and right-of-way over and across the cul-de-sac depicted at the eastern end of Turkey Ridge Road as shown on the subdivision plat of Whippoorwill Grove on Money Hill, Phase 3 by Land Surveying, Inc. filed as Map File 1137 of the records of St. Tammany Parish and as depicted on the survey by Land Surveying, LLC, Survey No. 19961 dated August 10, 2020, attached hereto and made part hereof.

In further consideration of the servitudes granted to Money Hill, Money Hill does hereby and by these presents, grant, bargain, convey, assign, set over and deliver unto Whippoorwill, its successors and/or assigns a perpetual, predial servitude of passage and right-of-way over and across the following described property:

Located in Sections 14 & 23 Township 5 South Range 12 East, St. Tammany Parish, Louisiana.

From the Section Corner common to Sections 13, 14, 23 & 24 Township 5 South Range 12 East, St. Tammany Parish, Louisiana run South 01 degrees 07 minutes 49 seconds East, 362.24 feet to a point; thence North 76 degrees 11 minutes 58 seconds West, 808.15 feet to a point; thence South 13 degrees 48 minutes 42 seconds West, 210.00 feet to a point; thence South 45 degrees 03 minutes 57 seconds East, 77.40 feet to a point; thence South 33 degrees 15 minutes 21 seconds West, 133.26 feet to a point; thence South 54 degrees 06 minutes 06 seconds West, 140.15 feet to a point; thence South 68 degrees 38 minutes 56 seconds West, 224.87 feet to a point; thence North 64 degrees 50 minutes 14 seconds West, 98.33 feet to a point; thence South 75 degrees 59 minutes 35 seconds West, 143.85 feet to a point; thence North 09 degrees 23 minutes 25 seconds West, 559.56 feet to the Point of Beginning.

From the Point of Beginning run South 76 degrees 31 minutes 54 seconds West, 66.31 feet to a point; thence North 69 degrees 46 minutes 30 seconds West, 37.42 feet to a point; thence North 37 degrees 58 minutes 12 seconds West, 39.65 feet to a point; thence North 11 degrees 57 minutes 23 seconds East, 28.73 feet to a point; thence North 06 degrees 36 minutes 37 seconds West, 150.16 feet to a point; thence with a curve to the left having a Radius of 60.0 feet and an Arc of 27.05 feet, Chord: North 67 degrees 55 minutes 38 seconds East, 26.82 feet to a point; thence South 04 degrees 07 minutes 00 seconds East, 54.83 feet to a point; thence South 17 degrees 59 minutes 20 seconds East, 78.61 feet to a point; thence South 01 degrees 52 minutes 24 seconds East, 33.28 feet to a point; thence South 75 degrees 25 minutes 08 seconds East, 55.12 feet to a point; thence South 35 degrees 09 minutes 33 seconds East, 48.32 feet back to the Point of Beginning.

This tract as per survey prepared by this firm dated August 10, 2020 Survey No. 19961. in favor of Whippoorwill and its members for access to Crane Lake and the Crane Lake dam and/or levee, for recreational purposes, but no boats may be launched, for Whippoorwill's designated (all licensed and qualified) agents and/or contractors and their necessary equipment to conduct any and all repairs or maintenance of the dam and/or levee and the landscaping thereof.

In further consideration of the servitudes granted to Money Hill, Money Hill does hereby and by these presents, grant, bargain, convey, assign, set over and deliver unto Whippoorwill, its successors and/or assigns a perpetual, predial of passage and right-of-way over and across the following described property:

Located in Sections 14 Township 5 South Range 12 East, St. Tammany Parish, Louisiana.

From the Section Corner common to Sections 13, 14, 23 & 24 Township 5 South Range

12 East, St. Tammany Parish, Louisiana run South 01 degrees 07 minutes 49 seconds East, 362.24 feet to a point; thence North 76 degrees 11 minutes 58 seconds West, 808.15 feet to a point; thence South 13 degrees 48 minutes 42 seconds West, 149.75 feet to the Point of Beginning.

From the Point of Beginning continue South 13 degrees 48 minutes 42 seconds West, 25.02 feet to a point; thence North 73 degrees 47 minutes 13 seconds West, 697.27 feet to a point; thence North 35 degrees 09 minutes 33 seconds West, 40.05 feet to a point; thence South 73 degrees 47 minutes 13 seconds East, 727.51 feet back to the Point of Beginning.

This tract as per survey prepared by this firm dated August 10, 2020 Survey No. 19961.

in favor of Whippoorwill for access to Lake Cormorant dam and/or levee solely for Whippoorwill's designated (all licensed and qualified) agents and/or contractors and their necessary equipment to conduct any and all repairs or maintenance of the dam and/or levee and the landscaping thereof. Routine maintenance (landscaping, grass cutting, etc.) shall not require advanced notice; but any repairs or maintenance requiring heavy equipment or trucks larger than a pickup truck shall only be available upon 48 hour advance written notice to Money Hill, its successors and assigns.

Money Hill, including its successors and assigns, shall have the unilateral right, in its sole discretion, to relocate the servitudes of access, granted to Whippoorwill, to Lake Cormorant, at any time, to a location that is not unreasonably burdensome (clear and usable) for heavy equipment to the dam.

Whippoorwill agrees to indemnify, defend, and hold harmless Money Hill, its successors and/or assigns, from and against any and all claims, demands or actions for damages or losses to persons or property including, but not limited to claims, demands, or actions for bodily injury, illness, disease, death, loss of service, loss of society, wages or property, including all reasonable attorneys fees and costs, which may be brought against Money Hill, its successors and/or assigns, in connection with the exercise of the easement and right-of-way and other rights granted to Money Hill hereunder. Furthermore, at all times Whippoorwill shall maintain, and provide to Money Hill and its successors and assigns, general liability insurance coverage (minimum of \$1,000,000.00) as evidenced by a certificate naming Money Hill and/or its successors and assigns as Named Insured thereon.

Whippoorwill agrees (at all times) to provide a key to Money Hill, its successors or assigns, for any Whippoorwill gate to Cormorant Lake.

Whippoorwill will remove any items of property belonging to it or its members from the Money Hill property within 90 days of the execution of this agreement.

THUS DONE AND SIGNED this 28th day of August, 2020 in the presence of the undersigned Notary Public and competent witnesses after due reading of the whole.

WITNESSES:

Rachel L. Miller

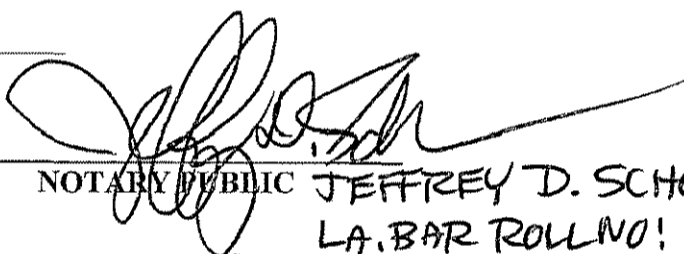
Money Hill Plantation LLC

Rachel L. Miller
(Printed Name)

Mary Goodyear Dossett
By: Mary Goodyear Dossett, Manager

Michelle N. Scott

Michelle N. Scott
(Printed Name)


NOTARY PUBLIC JEFFREY D. SCHOEN
LA. BAR ROLL NO!

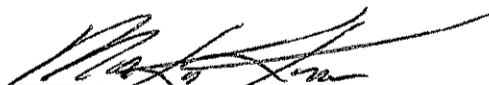
THUS DONE AND SIGNED this 27 day of August, 2020 in the presence of the undersigned Notary Public and competent witnesses after due reading of the whole.

WITNESSES:

ERIKA BURAS

Whippoorwill Grove, Inc.

ERIKA BURAS
(Printed Name)


By: Mark Krause

Mary Claire B. Rodrigue
MARYCLAIRE B. RODRIGUE

(Printed Name)



NOTARY PUBLIC
JULIAN J. RODRIGUE, JR.
NOTARY PUBLIC
BAR ROLL #11373
MY COMMISSION IS FOR LIFE

EXHIBIT A TO RECIPROCAL GRANT OF SERVITUDES

Rules and Regulations

1. No Power Boats shall be allowed in the lakes unless powered by electric motor.
2. No garbage, trash or other refuse shall be dumped in the lakes.
3. Money Hill, its successors and assigns shall have a servitude extending twelve feet into the Lake for their recreational use and for their docks.
4. No hunting is permitted on the Lakes.
5. No swimming is permitted in the Lakes.
6. No water or jet skiing is permitted in the Lakes.
7. You must have a valid fishing flag in order to fish in the Lakes.
8. Any bass caught between 14" – 19" must be returned into the lake unharmed.
9. You may keep 1 bass over 19" and up to 10 bass under 14". You are encouraged to keep bass under 14" no matter how small as it helps control the bass population and helps keep the food supply at a healthier level. All other state fishing regulations apply in regard to any other species of fish.
10. STRUCTURES IN AND NEAR THE WATER'S EDGE OF THE LAKES

Structures In, Or At The Bank Of, the Lakes. No structure (including fences) shall be built in, or at the bank of, the Lakes, except an erosion preventive device or structure or a dock, and then only when permitted by, and in accordance with the terms and conditions of this Article.

Land Near Water's Edge. No dwelling, or accessory building (except gazebos) shall be erected or placed, nor shall any material or refuse be placed or stored, on any lot within fifty (50) feet of the water's edge of the Lakes at the normal level of the Lakes.

Docks.

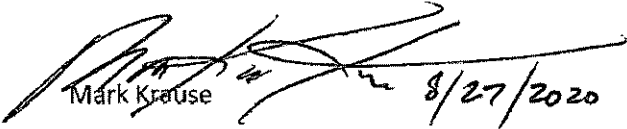
- (a) Width of docks shall be no greater than the width of the Water's Edge Servitude which is twelve (12) feet;
- (b) decking of docks shall be pressure-treated lumber spaced not more than one-quarter inch (1/4) between each strip;
- (c) piling of docks shall be concrete or pressure-treated lumber with a butt size of six inches (6") and sunk a minimum of one foot (1') in the ground for every one foot (1') above soil level;
- (d) pilings of docks to the water side shall be spaced no more than seven feet (7') apart from center to center;
- (e) pilings and docks to the land side shall be spaced no more than ten feet (10') apart from center to center.
- (f) No boat hoists and launch facilities, including slings and fixed land lifting/launching devices, shall be permitted on any lot or dock.

Boat Hoists And Launch Facilities. No boat hoists and launch facilities, including slings and fixed land lifting/launching devices, shall be permitted on any lot or dock.

8/27/2020

RESOLUTION OF THE BOARD OF DIRECTORS OF WHIPPOORWILL GROVE, INC.

At a meeting of the Board of Directors on August 26, 2020, upon a motion duly made and seconded the Board of Directors of Whippoorwill Grove, Inc (WGI) voted unanimously (Director Michael Scarlato was absent) to direct WGI president Mark Krause to execute the Reciprocal Grant of servitudes between WGI and Money Hill Plantation, LLC

 8/27/2020

Mark Krause

President

SEE MAP FILE # 5957A
INSTRUMENT # 2223885
ORIGINALLY FILED DATE 08-28-2020
MAP FILED DATE 08-28-2020
St. Tammany Parish Clerk of Court
Deputy Clerk Pamela M. Tripp