

**RESTRICTIONS FOR
CREEKSIDE ESTATES, FIRST FILING**

STATE OF LOUISIANA

PARISH OF LIVINGSTON

BEFORE ME, the undersigned authority, Notary Public, in and for the Parish of Livingston, duly commissioned and qualified, personally came and appeared:

MARCOTTE BUILDERS, L.L.C.

a Limited Liability Company, domiciled and doing business in the Parish of Livingston, State of Louisiana, represented herein by Joey A. Marcotte, its duly authorized Member by virtue of a Certificate of Authority as recorded in the official conveyance records of the Parish of Livingston, State of Louisiana, who declared that Marcotte Builders, L.L.C., is the owner of that certain subdivision in the Parish of Livingston, State of Louisiana, known as **CREEKSIDE ESTATES, FIRST FILING**, comprising Lots One (1) through Eighty (80), lying and being situated in Section 21, Township 6 South, Range 3 East, and it does hereby impose the following restrictions on the subdivision:

1. All of the lots contained in this subdivision are hereby designated as residential lots, and no building shall be erected, altered, placed or permitted to remain on any residential lots other than one (1) detached single family dwelling not to exceed three (3) stories in height and a private garage or carport, minimum for not more than three (3) cars.
2. The minimum requirements for residential structures are set out as follows:
 - a. For single story resident - no dwelling containing less than ~~2,000~~ square feet of living area shall be erected.
 - b. For one and one-half (1 ½) and two (2) story residences 3,000 square feet total living area with a minimum of 2,000 square feet of living area on the ground floor.

The above set out living areas are exclusive of open porches and carports and garages.

3. Building set back lines from any street shall be shown on the subdivision map, in other cases, the following rules shall apply:
 - a. No building shall be located on any lot nearer to the side property lines than seven (7') feet.
 - b. Garages and carports may be attached to the main dwelling but must not be nearer to the side property line than seven (7') feet. Carports must be in the rear.
 - c. A minimum building setback line of twenty-five (25') feet is hereby established.
4. Servitudes for installation and a maintenance of utilities and drainage facilities are hereby established as shown on the plat of said subdivision.
5. No obnoxious 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, nor shall any business be conducted thereof.
6. These covenants prohibit the resubdivision of lots from any dimensions other than

7. No garage apartments are to be erected on said property.
8. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.
9. No livestock or poultry shall be kept on said premises.
10. No fence shall be erected, placed or altered on any lot beyond the front corners of said structure. Fences shall be erected of wood, vinyl, brick or wrought iron only. No barbed wire, chain link, etc. shall be used.
11. No building or structure shall be constructed using asbestos siding, imitation brick or imitation stone on exterior. Brick, wood, vinyl siding, stucco or products of equal quality are permitted. All other materials on exterior must be approved by the Architectural Control Committee. No building shall be occupied or used as a dwelling before the exterior has been finished.
12. All front exterior walls on buildings or structures (porches) shall consist of stucco, brick or dryvit (no vinyl siding).
13. All roofs shall be 8 on 12 or greater. All roofs shall consist of 30 year architectural shingles. No galvanized tin or metal roofs.
14. All structures shall be constructed of at least fifty (50%) percent brick. All construction has to be with new materials. No used houses may be placed on any lot.
15. Construction period of any one home must be limited to six (6) months from date to building permit.
16. Front yards must be sodded within thirty (30) days.
17. No junk cars, buses, or similar vehicles will be permitted to be parked in the street or on the property.
18. No sign of a temporary or permanent nature will be permitted except for the purposes of selling real estate and will not exceed two (2') feet by three (3') feet.
19. Pets must be kept within a fenced area, or on a leash and not be allowed to run loose. No pet shall be allowed to make an unreasonable amount of noise or to become a nuisance.
20. No automobiles, trucks, campers, boats, or other vehicles shall be parked on the streets or in the front of any lot.
21. Concrete driveways with a minimum width of eleven (11') feet are required on all lots when homes are constructed.
22. These covenants are to run with the land and shall be binding upon all parties and all persons claiming under them for a period of twenty-five (25) years from date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the owners of the lots has been recorded agreeing to change said covenants in whole or in part.
23. Enforcement of these restrictions 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.
24. Invalidity of any of the covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

25. Developer has designated a mailbox and mounting post; "Country Style Mailbox;" a likeness of which is depicted in the exhibit attached hereto. When a residence is built on any lot, the owner thereof shall use only the designated mailbox, the purchase and maintenance to be the sole responsibility and at the cost of each respective lot owner.
26. Only those lots on the lake shall have access to the lake and no other lot owner shall have access to the lake without express consent from those owners on the lake.
27. No privacy fence shall be erected any nearer than forty (40') feet from rear property line on lots on the lake. Fences constructed of wrought iron only shall be permitted on the rear of lake lots.
28. No gas powered boats are allowed in lake and no swimming is allowed in lake.
29. No piers shall be erected on lake.
30. All workshops - storage buildings must be erected on slab and must be constructed of similar materials of home. No metal roofs are allowed for workshops or storage buildings.
31. Campers - R.V.'s must not be seen from street or lake and must be in a closed in of similar materials of home.
32. Lot Number One (1) of this subdivision shall be designated as a sales office for the sales of the lots in this subdivision for so long as the lots and homes for all filings of this subdivision are under construction.

THUS DONE AND SIGNED on this the 14th day of June, 2006, in the presence of the undersigned competent witnesses and me, Notary, after due reading of the whole.

WITNESSES:

Rosemary B. Jones
ROSEMARY B. JONES

Marcella S. Ortega
MARCELLA S. ORTEGO

MARCOTTE BUILDERS, L.L.C.

BY: Joey A. Marcotte
Joey A. Marcotte, Member

Mildred D. Bunch

MILDRED D. BUNCH, NOTARY PUBLIC

Notary Identification Number: 32818