

Original 11, Bundle 7501

RESTRICTIONS FOR WESTMINSTER PLACE SUBDIVISION, FIFTH FILING, PART FOUR

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

BE IT KNOWN that on this 15th day of February, 1971, before me, _____, a Notary Public duly commissioned and qualified in and for the Parish and State aforesaid, and in the presence of the undersigned competent witnesses, personally came and appeared:

EXECUTIVE DEVELOPMENT CORPORATION

Herein represented by James Hamilton Smith, President, duly authorized hereto, who declared that:

It is the owner of Twenty-eight (28) lots or parcels of ground, bearing numbers Four Hundred Fifty-three (453) through Four Hundred Eighty (480), both inclusive, which constitute that certain tract or subdivision which is delineated on a map prepared by Edward E. Evans, Civil Engineer dated May 26, 1970, entitled "Final Plat of Westminster Place Subdivision, Fifth Filing, Part IV, being a portion of the Eastland Property, located in Section 39, T-7-S, R-1-E, Greensburg Land District of Louisiana, East Baton Rouge Parish, Louisiana" a blueprint of which map is attached to the Act of Restrictions recorded as Original 73, Bundle 6941, official record of the Parish of East Baton Rouge, Louisiana, and that

Appearer has established and he hereby establishes the following restrictions and conditions for the benefit of said property, which restrictions and conditions shall run with the land and shall inure to the benefit of, and shall be binding upon, all of the purchasers, future owners, or occupants of any portion thereof, their heirs and assigns, to wit:

- (1) All of the lots contained in this subdivision are hereby designated as residential lots, and no buildings shall be erected, altered, placed or permitted to remain on any lots other than one (1) detached single family dwelling not to exceed two (2) stories in height and a private garage for not more than three (3) cars.
- (2) The minimum requirements for residential structures are set out as follows: (a) For single-story residence, One Thousand Seven Hundred Fifty (1,750) square feet of living area and Two Thousand One Hundred (2100) square feet of horizontal roof area; In determining the "living area" open porches, carports (or garages) shall not be included, but the "horizontal roof area" may include porches, carport and/or garage roofs.
- (3) No building shall be located on any lot nearer to the front lot line than thirty (30) feet. No building shall be located on any lot nearer to the side property line than eight (8) feet, except garages and carports located more than Ten (10) feet from and to the rear of the main dwelling. Any accessory building located less than Ten (10) feet from a main building shall be considered part of the main building and shall be provided with the

side yard as required for the main building. Garages and carports may be attached to the main building; their location to the said property lines shall be controlled by the foregoing rules, depending on whether they are located more or less than Ten (10) feet from the main building.

For the purpose of this covenant, eaves steps and open porches shall not be considered as part of a building.

A maximum building setback line of Forty (40) feet is hereby prescribed, unless waived by the Architectural Control Committee.

- (4) Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.
- (5) 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.
- (6) These covenants shall not prohibit the resubdivision of lots into lots of different dimensions from those shown on the official recorded plat; provided, however that any such resubdivision shall have the approval of the Planning Commission of the Parish of East Baton Rouge and that any such resubdivided lots shall not have a front foot measurement along the street of less than seventy-five (75) feet. This provision shall not prohibit the use of more than One (1) lot as originally subdivided or as resubdivided as a single residential site.
- (7) No garage apartments are to be erected or to be used as a residence, except as a residence for domestic servants to the occupants of the main residential premises. The main residential premises must be completed and occupied prior to use of the garage apartment for any purpose.
- (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 shall be kept on said premises.
- (10) Residences proposed to be constructed with exteriors of materials other than masonry or masonry veneer are subject to disapproval by the Architectural Control Committee when such use of materials in their opinion is not reasonable harmonious with the structures on other property covered by these restrictions.

- (11) No building shall be erected, placed, or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building set back line unless similarly approved.
- (12) An Architectural Control Committee composed of James Hamilton Smith, Dixon K. Smith and Charles J. Phillips, Jr., A.I.A., is hereby appointed. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative, shall be entitled to any compensation for services performed in connection to the administration of this covenant. At any time, the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or restore to it any of its powers and duties.
- (13) The Committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representative, fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it or, in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and related covenants shall be deemed to have been fully complied with.
- (14) Invalidation of any of these covenants by judgment of court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

THUS DONE, READ AND PASSED in my office in the city of Baton Rouge, Parish and State aforesaid, in the presence of the undersigned competent witnesses, who have hereunto signed their names with the Appearer and me, said Notary, on the date first above written.