

AMENDMENT TO ACT OF RESTRICTIONS FOR LOTS IN KEYSTONE OF GALVEZ
FIRST FILING SUBDIVISION AND ADOPTION OF RESTRICTIONS
OF KEYSTONE OF GALVEZ, SECOND FILING

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

INSTRUMENT # 00751707
FILED AND RECORDED
ASCENSION CLERK OF COURT
2010 JUN 01 10:19:19 AM
COURT CLERK'S OFFICE
OTHER

BE IT KNOWN that on this 30th day of June, 2010, before me the undersigned Notary Blandy

Public in and for the Parish of East Baton Rouge, State of Louisiana, personally came and
DEPUTY CLERK & RECORDER
CERTIFIED TRUE COPY BY

appeared:

DEPUTY CLERK & RECORDER
KEYSTONE OF GALVEZ, LLC (hereinafter referred to as "Developer") a
Louisiana Limited Liability Company domiciled in East Baton Rouge Parish,
Louisiana, and doing business in Ascension Parish, herein represented by Kevin K.
Nguyen, its duly authorized member.

Who, after being duly sworn declares that Developer has heretofore established and was once the owner of all lots and parcels of ground, being Lots 1-264, inclusive, located in the Parish of Ascension comprising Keystone of Galvez, First Filing, Parts 1 and 2, as per map or plat thereof recorded at original number 00682976 of the Conveyance Records of Ascension Parish, Louisiana and Keystone of Galvez, First Filing, Parts 3, 4, and 5 as per map or plat recorded at original number 00709833 of the Conveyance Records of Ascension Parish, Louisiana (hereafter collectively "First Filing"), and Developer has recently created Lots 265-342, inclusive, comprising Keystone of Galvez, Second Filing (hereafter "Second Filing") which is shown and set out on a map dated March 30, 2010 prepared by Lobell Engineering and Land Surveying, L.L.C., entitled "Final Plat of Keystone of Galvez, 2nd Filing, Lots 265-342, being Tract K-2-A-1 & a portion of K-2-C located in Section 38, Township 9 South, Range 3 East, Southeastern Land District, East of the Mississippi River, Ascension Parish, Louisiana for Keystone of Galvez, L.L.C.", recorded at instrument number 00749880 of the Conveyance Records of Ascension Parish, Louisiana. Further, Developer has heretofore established certain building restrictions and conditions entitled Act of Restrictions for Lots in Keystone of Galvez First Filing Subdivision recorded on May 27, 2009 at original number 00723236 of the Conveyance Records of Ascension Parish, Louisiana (hereafter "Restrictions"), and Developer wishing to establish restrictive covenants for the harmony and benefit of the subdivision known as Keystone of Galvez, 2nd Filing, comprising Lots 265-342, inclusive, as per map or plat thereof recorded at instrument number 00749880 of the Conveyance Records of Ascension Parish, Louisiana, does hereby adopt, establish, and incorporate by reference the Restrictions as the restrictive covenants for the Second Filing, and the lots affected thereby.

Further, Developer desires to and does hereby amend the Restrictions to revise certain provisions of the Restrictions, in accordance with the rights vested in the Developer by operation of law or as found in the Restrictions, as follows:

1. By amending and supplementing the first paragraph on page one of said Restrictions to add the lots located in the Second Filing to the enumeration of lots that are subject to the Restrictions, said Second Filing lots being described as follows:

Seventy-Eight (78) certain lots or parcels of ground, together with all buildings and improvements located thereon, located in that subdivision known as KEYSTONE OF GALVEZ, 2nd Filing, and designated on a plat of survey entitled "FINAL PLAT OF KEYSTONE OF GALVEZ 2nd FILING, LOTS 265-342, BEING TRACT K-2-A, A PORTION OF K-2-C, LOCATED IN SECTION 38, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA FOR KEYSTONE OF GALVEZ, L.L.C.", prepared by Lobell Engineering & Land Surveying, LLC, dated March 30, 2010 and recorded on June 8, 2010 as instrument 749880, on file in the Office of the Clerk and Recorder of the Parish of Ascension, State of Louisiana, said lots designated as LOT NUMBERS TWO HUNDRED SIXTY FIVE (265), TWO HUNDRED SIXTY SIX (266) TWO HUNDRED SIXTY SEVEN (267), TWO HUNDRED SIXTY EIGHT (268), TWO HUNDRED SIXTY NINE (269), TWO HUNDRED SEVENTY (270), TWO HUNDRED SEVENTY ONE (271), TWO HUNDRED SEVENTY TWO (272), TWO

HUNDRED SEVENTY THREE (273), TWO HUNDRED SEVENTY FOUR (274), TWO HUNDRED SEVENTY FIVE (275), TWO HUNDRED SEVENTY SIX (276), TWO HUNDRED SEVENTY SEVEN (277), TWO HUNDRED SEVENTY EIGHT (278), TWO HUNDRED SEVENTY NINE (279), TWO HUNDRED EIGHTY (280), TWO HUNDRED EIGHT ONE (281), TWO HUNDRED EIGHTY TWO (282), TWO HUNDRED EIGHTY THREE (283), TWO HUNDRED EIGHTY FOUR (284), TWO HUNDRED EIGHTY FIVE (285), TWO HUNDRED EIGHTY SIX (286), TWO HUNDRED EIGHTY SEVEN (287), TWO HUNDRED EIGHTY EIGHT (288), TWO HUNDRED EIGHTY NINE (289), TWO HUNDRED NINETY (290), TWO HUNDRED NINETY ONE (291), TWO HUNDRED NINETY TWO (292), TWO HUNDRED NINETY THREE (293), TWO HUNDRED NINETY FOUR (294), TWO HUNDRED NINETY FIVE (295), TWO HUNDRED NINETY SIX (296), TWO HUNDRED NINETY SEVEN (297), TWO HUNDRED NINETY EIGHT (298), TWO HUNDRED NINETY NINE (299), THREE HUNDRED (300), THREE HUNDRED ONE (301), THREE HUNDRED TWO (302), THREE HUNDRED THREE (303), THREE HUNDRED FOUR (304), THREE HUNDRED FIVE (305), THREE HUNDRED SIX (306), THREE HUNDRED SEVEN (307), THREE HUNDRED EIGHT (308), THREE HUNDRED NINE (309), THREE HUNDRED TEN (310), THREE HUNDRED ELEVEN (311), THREE HUNDRED TWELVE (312), THREE HUNDRED THIRTEEN (313), THREE HUNDRED FOURTEEN (314), THREE HUNDRED FIFTEEN (315), THREE HUNDRED SIXTEEN (316), THREE HUNDRED SEVENTEEN (317), THREE HUNDRED EIGHTEEN (318), THREE HUNDRED NINETEEN (319), THREE HUNDRED TWENTY (320), THREE HUNDRED TWENTY ONE (321), THREE HUNDRED TWENTY TWO (322), THREE HUNDRED TWENTY THREE (323), THREE HUNDRED TWENTY FOUR (324), THREE HUNDRED TWENTY FIVE (325), THREE HUNDRED TWENTY SIX (326), THREE HUNDRED TWENTY SEVEN (327), THREE HUNDRED TWENTY EIGHT (328), THREE HUNDRED TWENTY NINE (329), THREE HUNDRED THIRTY (330), THREE HUNDRED THIRTY ONE (331), THREE HUNDRED THIRTY TWO (332), THREE HUNDRED THIRTY THREE (333), THREE HUNDRED THIRTY FOUR (334), THREE HUNDRED THIRTY FIVE (335), THREE HUNDRED THIRTY SIX (336), THREE HUNDRED THIRTY SEVEN (337), THREE HUNDRED THIRTY EIGHT (338), THREE HUNDRED THIRTY NINE (339), THREE HUNDRED FORTY (340), THREE HUNDRED FORTY ONE (341) and THREE HUNDRED FORTY TWO (342), said lots having such measurements and dimensions and being subject to such servitudes as shown on said subdivision map.

2. **Amendment to Paragraph 1.** To revise the garage requirements for Lots 320-342, inclusive; only, the Developer does hereby amend Paragraph 1 of the Restrictions in its entirety to read as follows:

1. All of the lots contained in said subdivision are hereby designated as residential lots and restricted to single family residential use only. No building shall be erected, altered, placed or permitted to remain on any of said lots other than one (1) detached single family dwelling not to exceed two and one half (2 ½) stories in height and a private garage for not more than four (4) automobiles and not less than two (2) automobiles. All driveways must be completed upon completion of the house and must be constructed of at least four (4) inches of concrete. Notwithstanding anything contained herein, for Lots 320-342, inclusive, located in Keystone of Galvez, Second Filing, the buildings erected thereon shall be allowed to have only a carport that consists of only one (1) automobile, with said carport and driveway being of no less than nine (9) feet in width.

3. **Amendment to Paragraph 6.** To revise the construction requirements for Lots 320-342, inclusive; only, the Developer does hereby amend Paragraph 6 of the Restrictions in its entirety to read as follows:

6. No building shall be erected, placed, or altered on any lot affected by these Restrictions as well as any lot purchased by Vicknair Builders, LLC from Developer that is located in Keystone of Galvez, First Filing, Parts 1 and 2, as per map or plat thereof recorded at original number 00682976 of the Conveyance Records of Ascension Parish, Louisiana and Keystone of Galvez, First Filing, Parts 3, 4 and 5, as per map or plat thereof recorded at original number 00709833 of the Conveyance Records of Ascension Parish, Louisiana, until a complete set of Construction plans, and a plot plan showing the location of the structure to be so erected, placed or altered has been submitted to and approved by the Architectural Control Committee ("ACC") 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. All buildings constructed on the lots affected by this Act must consist of masonry material, such as stucco and/or brick, or vinyl. No imitation stone or imitation brick will be allowed without Architectural Control Committee approval. Old brick or new brick is allowed, as approved by the ACC. All

windows and doors must be approved by the Architectural Control Committee. The ACC may impose other appropriate and reasonable standards for exterior finishes and materials which it deems desirable or which in its discretion detracts from the value of the building or structure itself or the surrounding properties, the general appearance of the neighborhood or the value of the adjacent structures. Notwithstanding anything contained herein, all buildings constructed Lots 320-342, inclusive, located in Keystone of Galvez, Second Filing, may be constructed solely of vinyl.

4. **Amendment to Paragraph 8.** To change the minimum amount of square footage required for Lots 320-342, inclusive, only, the Developer does hereby amend Paragraph 8 of the Restrictions in its entirety to read as follows:

8. For the lots affected by this Act, there will be a minimum of Eleven Hundred (1,100) square feet of living area in each residence, which shall be exclusive of open porches, garages, or storage areas attached to the garage. In the event that the residential structure to be erected shall contain more than one story, a minimum of 700 square feet of enclosed living area is required on the ground floor. A 10% variance in the minimum living area may be granted at the sole discretion of the ACC, if it is determined that such variance does not detract from the adjacent residences or surrounding properties. Notwithstanding anything contained herein, for Lots 320-342, inclusive, located in Keystone of Galvez, Second Filing, there will be a minimum of One Thousand (1,000) square feet of living area in each residence, which shall be exclusive of open porches, garages, or storage areas attached to the garage.

5. **Amendment to Paragraph 26.** To allow for front loading carports for Lots 320-342, inclusive, only, the Developer does hereby amend Paragraph 26 of the Restrictions in its entirety to read as follows:

26. All residences built on the lots which comprise Keystone of Galvez, shall, face an approved street. All garages must have a garage door approved by the ACC. Notwithstanding anything contained herein, Lots 320-342, inclusive, located in Keystone of Galvez, Second Filing, may have a carport entrance that faces the street on which the residence fronts (*i.e.*, front load carports are allowed on those Lots).

Developer further declares that any references in the Restrictions as to lots only in the First Filing shall not be construed so as to limit the effectiveness or applicability of the provisions contained therein as to any lots located in the Second Filing.

Other than as amended above, the Restrictions as originally executed is hereby confirmed with only the changes and amendments as set forth herein.

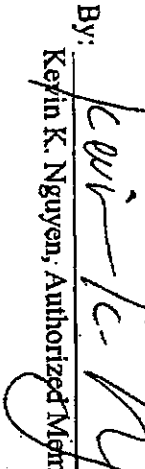
Signatures on the following page

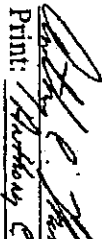
THUS DONE AND SIGNED by Developer at my office in Baton Rouge, Louisiana, on the 30th day of June, 2010, in the presence of me, Notary, and the following witnesses who have signed in the presence of the Developer and me, Notary.

WITNESSES:

KEYSTONE OF GALVEZ, LLC


Print: ~~P. P. P. P. P.~~

By: 
Kevin K. Nguyen, Authorized Member


Print: Anthony C. Thompson


NOTARY PUBLIC

Print: D. J. Ch
LBR#: afew

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