

Livingston Parish Recording Page

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Clerk of Court
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Received From :
LEGACIES MANAGEMENT

First VENDOR
MAGNOLIA FARMS

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MAGNOLIA FARMS

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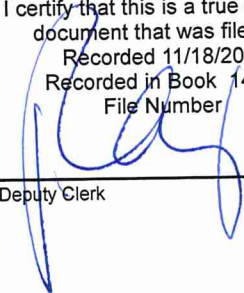
Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for Livingston Parish, Louisiana.

On (Recorded Date) : 11/18/2022
At (Recorded Time) : 10:21:06AM



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CLERK OF COURT
JASON B. HARRIS
Parish of Livingston
I certify that this is a true copy of the attached document that was filed for registry and
Recorded 11/18/2022 at 10:21:06
Recorded in Book 1482 Page 895
File Number 1052087

Deputy Clerk



Return To :

THIRD AMENDED
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR MAGNOLIA FARMS
(A GARDEN HOME COMMUNITY)

STATE OF LOUISIANA

PARISH OF LIVINGSTON

BE IT KNOWN, that on the dates below written, before the respective undersigned Notary Public, duly commissioned and qualified in and for the State and Parish indicated, personally came and appeared:

Whereby a majority of Lot Owners, who, together constitute the members and officers of the Magnolia Farms Property Owners Association (hereinafter "the Association", "the Homeowners Association" or "subdivision").

Which declared that:

WHEREAS, by prior Declaration of Covenants, Conditions, and Restrictions for Magnolia Farms (A Garden Home Community) signed and dated April 7, 2015 and recorded on April 8, 2015 at Book 1220, Page 60, with the Clerk of Court and Recorder of Mortgages for Livingston Parish, (hereinafter the "Original Restrictions"), as amended by that First Amended Declaration of Covenants, Conditions, and Restrictions for Magnolia Farms (A Garden Home Community) signed and dated October 7, 2015 and recorded on October 28, 2015 in conveyances at File Number 856382 in Book 1238, Page 749, with the Clerk of Court and Recorder of Mortgages for Livingston Parish, (hereinafter the "First Amended Restrictions") restrictive covenants were established for Lot Numbers 1 through 18, inclusive, Lot Numbers 19- A and 19-B, and Lot Numbers 20 through 94, inclusive, Magnolia Farms (A Garden Home Community), Baton Rouge, Louisiana (the Original Restrictions and First Amended Restrictions collectively referred to as the "Restrictions"); as amended by that Second Amended Declaration of Covenants, Conditions, and Restrictions for Magnolia Farms (A Garden Home Community) signed and dated June 09, 2016 and recorded on June 09, 2016 in conveyances at File Number 871042 in Book 1256, Page 161, with the Clerk of Court and Recorder of Mortgages for Livingston Parish.

WHEREAS, pursuant to Section 12.2 of the Restrictions, Declarant may unilaterally amend the Restrictions as set forth therein, and members hereby repeal the following articles entirely.

THEREFORE, the Restrictions for Magnolia Farms (A Garden Home Community) are hereby amended as follows:

3.9.1 (c) Hereby replacing the verbiage nonrefundable to refundable.
a ~~nonrefundable~~ refundable fee determined by the Reviewing Entity. The fee initially established by these General Covenants shall be One Hundred Fifty (\$150.00) Dollars for each submission. The Reviewing Entity may require the submission of additional information as it deems necessary to consider the Application (collectively, the Application)

2.14.
Air Conditioning.

No window mounted air conditioning or heating units are allowed. ~~All air conditioning compressors and other similar equipment shall be visually screened from the street and from side yard view by appropriate fencing, screening, or landscaping. Details shall be submitted with the landscape plan for approval.~~

4.6 Patios and Gazebos. Additional verbiage underlined
Covered patios shall be architecturally integrated with the design of the residence. Covered patios shall be supported by wood or masonry columns. Any roofing material used shall be the same as used for the roof of the residence, except that copper and quality metal and or tin may also be used. Details and location of such structures must be submitted to the Reviewing Entity for approval prior to construction thereof.

These restrictions are a contract made under and shall be construed in accordance with and governed by the laws of the United States of America and the state of Louisiana.

WITNESSES:
Hannah Bunch
Amberly Shepard

BOARD OF DIRECTORS:
Kelsey R Moore
Courtney Brackley

This Done and Signed in Livingston Parish, Louisiana, on 11-7-, 2022 in the presence of the above signed witnesses and me, Notary, after due reading of the whole.

Lauree M. Holden
Name: Lauree M. Holden
Notary Public # 66197