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FILED AND RECORDED  
EAST BATON ROUGE PARISH, LA  
DOUG WELBORN  
CLERK OF COURT AND RECORDER

**FIRST AMENDMENT TO  
DECLARATION OF COVENANTS AND RESTRICTIONS  
FOR  
SHADOWBROOK LAKES SUBDIVISION**

**KNOW ALL ME BY THESE PRESENTS**, that on the date and before the witnesses hereinafter set forth, personally came and appeared:

**SHADOWBROOK LAKES II, L.L.C.**, a Louisiana limited liability company, domiciled in the Parish of East Baton Rouge, whose mailing address is declared to be 12046 Justice Avenue, Suite B, Baton Rouge, Louisiana 70816, represented herein by its Manager, Richard E. Brown, duly authorized pursuant to the Certificate of Authority on file and of record in the official records of the Clerk and Recorder for East Baton Rouge Parish, Louisiana, ("Developer").

**WHEREAS**, Developer is the successor in interest to Shadowbrook Lakes, L.L.C., the initial developer of Lots 1 through 110 in that subdivision of the Parish of East Baton Rouge, State of Louisiana known as Shadowbrook Lakes, affected by that certain Declaration of Covenants and Restrictions for Shadowbrook Lakes dated June 17, 2008, and recorded in the official records of the Clerk and Recorder for the Parish of East Baton Rouge, Louisiana as Original 229, Bundle 12065 (the "Restrictions").

**WHEREAS**, Section 3.10 of the Restrictions reads as follows:

*3.10 The minimum square footage requirement for residences constructed on Lots 1 through 82 (hereinafter "Estate Lots") in Shadowbrook Lakes Subdivision is 2400 square feet of living area. The minimum square footage requirement for residences constructed on Lots 83 through 110 (hereinafter "Garden Home Lots") shall be 1700 square feet of living area. "Living Area" shall be defined as those areas mechanically heated and cooled. No improvements shall exceed two stories in height.*

**WHEREAS**, the Developer, pursuant to Section 8.4 of the Restrictions reserves the right to amend the Restrictions in its sole discretion;

**NOW THEREFORE**, Developer hereby amends the Restrictions to provide as follows:

The provisions of Section 3.10 of the Restrictions are hereby amended and wholly replaced to read as follows:

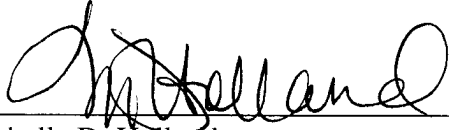
*3.10 The minimum square footage requirement for residences constructed on Lots 1 through 82 (hereinafter "Estate Lots") in Shadowbrook Lakes Subdivision is 2200 square feet of living area. The minimum square footage requirement for residences constructed on Lots 83 through 110 (hereinafter "Garden Home Lots") shall be 1700 square feet of living area. "Living Area" shall be defined as those areas mechanically heated and cooled. No improvements shall exceed two stories in height.*

Except as expressly provided in this Amendment, the provisions of the Restrictions shall remain in full force and effect. In the event of a conflict between the provisions of this Amendment and the Restrictions, this Amendment shall prevail.

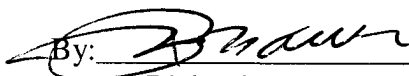
THUS DONE, READ AND SIGNED at Baton Rouge, Louisiana on this 15<sup>th</sup> day of December, 2010, by the Developer, in the presence of the undersigned subscribing witnesses.

WITNESSES:

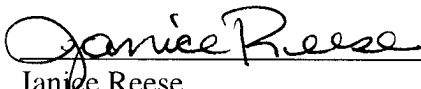
SHADOWBROOK LAKES II, L.L.C.



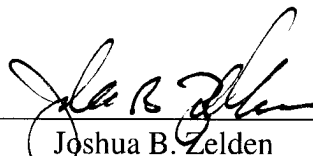
Michelle D. Holland

By: 

Richard E. Brown, Manager



Janice Reese



Joshua B. Zelden  
NOTARY PUBLIC

Bar Roll # 27150

My Commission Expires at Death.