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

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

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

BE IT KNOWN, that on this 3rd day of May, 2021, before me, the undersigned authority, and in the presence of the undersigned competent witnesses, personally came and appeared:

LEVEL VENTURES, LLC (hereinafter referred to as “**the Developer**”), a Louisiana limited liability company domiciled in East Baton Rouge Parish, State of Louisiana appearing herein as successor and successor-in-interest to all the rights of developer of Shadowbrook Lakes Subdivision transferred and assigned pursuant to that certain Sale with Assumption of Mortgage, Transfer of Developer Rights, and Reservation of Servitude of Passage dated April 19, 2013 and recorded as Original 103, Bundle 12492 of the official records of the Clerk and Recorder for East Baton Rouge Parish, State of Louisiana, represented herein by its Manager, D. Todd Waguespack, duly authorized pursuant to a Certificate of Authority on file and of record in the office of the Clerk and Recorder for the Parish of East Baton Rouge, State of Louisiana, who declares its mailing address to be 402 North Fourth Street, Baton Rouge, Louisiana 70802

who did depose and say that Shadowbrook Lakes, L.L.C. and Shadowbrook Lakes II, L.L.C. established covenants and restrictions for SHADOWBROOK LAKES SUBDIVISION in East Baton Rouge Parish, Louisiana (the “**Property**”), by act entitled Declaration of Covenants and Restrictions for Shadowbrook Lakes dated June 17, 2008, and recorded in the office of the Clerk and Recorder for East Baton Rouge Parish, Louisiana, as Original 229, Bundle 12065, as amended by the First Amendment to Declaration of Covenants and Restrictions for Shadowbrook Lakes dated December 15, 2010, and recorded in the office of the Clerk and Recorder for East Baton Rouge Parish, Louisiana, as Original 957, Bundle 12290, as further amended by the Second Amendment to Declaration of Covenants and Restrictions for Shadowbrook Lakes dated January 29, 2013, and recorded in the office of the Clerk and Recorder for East Baton Rouge Parish, Louisiana, as Original 438, Bundle 12472, as further amended by the Third Amendment to Declaration of Covenants and Restrictions for Shadowbrook Lakes dated July 12, 2013, and recorded in the office of the Clerk and Recorder for East Baton Rouge Parish, Louisiana, as Original 251, Bundle 12513, as further amended by the Fourth Amendment to Declaration of Covenants and Restrictions for Shadowbrook Lakes dated January 26, 2016, and recorded in the office of the Clerk and Recorder for East Baton Rouge Parish, Louisiana, as Original 619, Bundle 12708, (collectively, the “**the Restrictions**”) and Level Ventures, LLC is the successor-in-interest and now deemed the Developer.

Section 8.4 of the Restrictions allows the Developer the sole and exclusive right to amend to amend the Restrictions at any time. The Developer desires to amend the Restrictions to include Shadowbrook Lakes Townhomes, Lots 1 through 50, inclusive, and Tract O-1, and to remove references to Townhome HOA and Main Lake HOA.

NOW, THEREFORE, the Developer does hereby amend the Restrictions in the following respect:

Definition of The Subdivision Property. Section 2.1 of the Restrictions is deleted in its entirety and replaced as follows:

2.1 The real property referred to herein as Shadowbrook Lakes Subdivision (hereinafter referred to as “the Subdivision Property”) is described as follows, and is subject to the covenants, conditions and restrictions set out herein:

Lots 1 through 110, as shown on the “PUD Final Development Plan of Shadowbrook Lakes, Being Lot 2-A-1, 2-C-1, & 2-D of the Subdivision of Lot 2, of the G.B. Mundinger Tract & A Portion of Parcel ‘Y’ Shadowbrook First Filing (Part ‘A’) Located in Section 47, T7S-R2E, Greensburg Land District, East Baton Rouge Parish, Louisiana for Shadowbrook Lakes LLC, 7575 Jefferson Hwy., PMB 184 Baton Rouge, Louisiana 70806”, prepared by Evans-Graves Engineers, Inc. on file and of record in the official records of the Clerk and Recorder of the Parish of East Baton Rouge, Louisiana, as Original 137, Bundle 12065

and

Lots 1 through 50, as shown on the “Final Plat of Shadowbrook Lakes Townhomes Lots 1 thru 50 (inclusive), Tract “O-1” Formerly being Tract “O” located in Section 47, T7S-R2E, Southeast Land District, City of Baton Rouge, East Baton Rouge Parish, State of Louisiana for Level Ventures, LLC” prepared by MR Engineering & Surveying, LLC on file and of record in the official records of the Clerk and Recorder of the Parish of East Baton Rouge, Louisiana as Original 605, Bundle 12638.

(collectively, both plats described herein “the Final Plat”)

Replacement of Section 6.2. Section 6.2 is hereby deleted in its entirety and replaced as follows:

6.2 It is expressly understood and agreed that the Main Lake and the Main Lake Perimeter Servitude shall be owned, operated, and maintained by the Shadowbrook Lakes Homeowner’s Association, Inc. The Association shall establish reasonable rules and regulations for the use and maintenance of the Main Lake (including the island and bridge located on the Main Lake) and the Main Lake Perimeter Servitude, which shall be for the non-exclusive and joint use of all members of Shadowbrook Homeowners Association and Shadowbrook Lakes Homeowner’s Association, Inc. These rules and regulations shall not be less restrictive than those established by the Shadowbrook Homeowners Association for use of the Main Lake.

Deletion of all references to Shadowbrook Main Lake Owners Association, Inc. and Shadowbrook Lakes Townhomes Owner’s Association, Inc.

All references to Shadowbrook Main Lake Owners Association, Inc. or Shadowbrook Lakes Townhomes Owner’s Association, Inc. are hereby removed and replaced with Shadowbrook Lakes Homeowner’s Association, Inc., as appropriate.

Terms defined in the Restrictions shall have their defined meanings when used herein, except as otherwise provided for herein. Except as amended and modified herein, the Restrictions shall continue to be and shall remain in full force and effect in accordance with the terms of the Restrictions.

[SIGNATURES ON FOLLOWING PAGES]

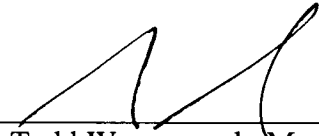
THUS DONE AND SIGNED in Baton Rouge, Louisiana, on this 3rd day of May, 2021, in the presence of the undersigned competent witnesses and me, Notary, after a due reading of the whole.

WITNESSES:

LEVEL VENTURES, LLC



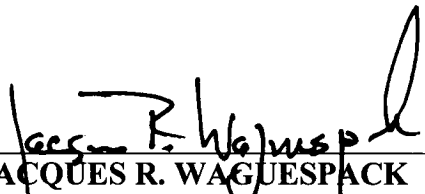
Brooke Conde

By: 

D. Todd Waguespack, Manager



Melanie Martin



JACQUES R. WAGUESPACK
ATTORNEY/NOTARY PUBLIC
LA BAR ROLL # 27129