

Livingston Parish Recording Page

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Recorded Information

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**SECOND AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS AND
RESTRICTIONS FOR JUBAN PARC SUBDIVISION
AND ADOPTION OF RESTRICTIONS
OF JUBAN PARC SUBDIVISION, FOURTH FILING**

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

BE IT KNOWN that on this 29th day of October, 2021, before me the undersigned Notary Public in and for the Parish of East Baton Rouge, State of Louisiana, personally came and appeared:

ED – JUBAN PARC, LLC, (hereinafter referred to as “Declarant”) a Louisiana Limited Liability Company domiciled in East Baton Rouge Parish, Louisiana, herein represented by its Manager, Engquist Management, LLC, represented by its Authorized Representative, D. Todd Waguespack, as the successor to Renaissance Forest Park, L.L.C., pursuant to a Transfer of Declarant Rights, recorded at File No. 950599, COB 1356, Page 351 of the official records of the Clerk and Recorder for the Parish of Livingston, State of Louisiana;

Who, after being duly sworn declares that heretofore established was Lots 1-4, inclusive, located in the Parish of Livingston comprising Juban Parc, First Filing, as per map or plat thereof recorded at File No. 625429, COB 56, Page 496 of the Conveyance Records of Livingston Parish, Louisiana (hereafter “First Filing”), and Declarant has recently created Lots 169-324, inclusive, comprising Juban Parc, Fourth Filing (hereafter “Fourth Filing”) which is shown and set out on a map dated October 11, 2021 prepared by Lester A. McLin, Jr., Professional Land Surveyor, entitled “Final Plat of Juban Parc, Fourth Filing, A Residential Development, Located in Sections 22 & 23, T7S-R3E, Greensburg Land District, Livingston Parish, Louisiana”, recorded at File No. 1019814, COB 76, Page 76 of the Conveyance Records of Livingston Parish, Louisiana.

Further, there is heretofore established certain building restrictions and conditions entitled Declaration of Protective Covenants and Restrictions for Juban Parc Subdivision recorded on May 3, 2007 at File No. 636805, COB 970, Page 286, as amended by First Amendment recorded at File No. 714274, COB 1063, Page 731 of the Conveyance Records of Livingston Parish, Louisiana (hereafter “Restrictions”), and Declarant wishing to establish restrictive covenants for the harmony and benefit of the subdivision known as Juban Parc, Fourth Filing, comprising Lots 169-324, inclusive, as per map or plat thereof recorded at File No. 1019814, COB 76, Page 76 of the Conveyance Records of Livingston Parish, Louisiana, does hereby adopt, establish, and incorporate by reference the Restrictions as the restrictive covenants for the Fourth Filing, and the lots affected thereby.

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

1. By amending and supplementing the definition of “Property” of said Restrictions to add the lots located in the Fourth Filing to the enumeration of lots that are subject to the Restrictions, said Fourth Filing lots being described as follows:

ONE HUNDRED SIXTY (160) certain lots or parcels of ground, together with all the buildings, improvements and component parts thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of Livingston, State of Louisiana, in that subdivision known as JUBAN PARC SUBDIVISION, FOURTH FILING, being shown on the plat entitled, “Final Plat of Juban Parc Fourth Filing Located in Sections 22 & 23, T7S, R3E, Greensburg Land District, Livingston Parish, Louisiana”, made and prepared by Lester A. McLin, Jr., Professional Land Surveyor, which Final Plat was recorded on October 21, 2021 at File No. 1019814, COB 76, Page 76 of the official records of Livingston Parish, Louisiana, being designated as LOT NUMBERS 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208,

209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323 and 324, and Common Area Tracts GS-1, GS-2, GS-3 and GS-4, said lots and/or tracts having such measurements and dimensions and being subject to those servitudes and building set back lines as shown on the Final Plat.

2. By amending and supplementing the Restrictions to add Article IV, Section 4.11, to read as follows:

4.11 Notwithstanding any other provision to the contrary, DSLD Homes, LLC and any Lot owned by DSLD Homes, LLC, shall not be subject to any Assessments until such time as any such Lot is transferred to a third-party purchaser not affiliated with DSLD Homes, LLC.

3. By amending and supplementing the Restrictions to add Article VIII, Section 8.14, to read as follows:

8.14 Sections 8.03, 8.04, 8.05, 8.06, 8.07, 8.08, 8.09, 8.10, 8.11, 8.12 and 8.13, inclusive, of Article VIII shall not apply to DSLD Homes, LLC nor to any lot owned by DSLD Homes, LLC. All proposed building plans and specifications of DSLD Homes, LLC have been pre-approved, and are deemed fully approved under Article VIII. DSLD Homes, LLC may construct dwellings and improvements upon any Lot it owns without further submission, review or approval of plans or specifications. DSLD Homes, LLC is hereby authorized to construct and operate a model home for use as a sales and administrative office as long as DSLD Homes, LLC owns any Lot, including in future phases, and may place and utilize advertising signage at the model home, upon any Lot owned by DSLD Homes, LLC, and/or on any entrance or common area in the Subdivision.

Declarant 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 Fourth Filing.

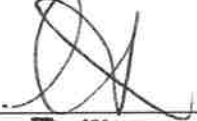
Other than as amended above, the Restrictions as originally executed is hereby confirmed with only the changes and amendments as set forth herein.

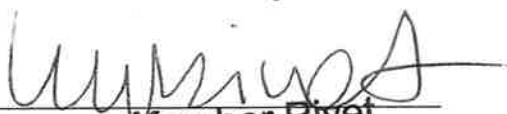
THUS DONE AND SIGNED by Declarant at my office in Baton Rouge, Louisiana, on the 29th day of October, 2021, in the presence of me, Notary, and the following witnesses who have signed in the presence of the Declarant and me, Notary.


WITNESSES:

ED - JUBAN PARC, LLC

By: Engquist Management, LLC, Manager


Print: Emilie Dayries


Print: Kember Rivet

By: 
D. Todd Waguespack
Authorized Representative



D. BRIAN COHN, LABRN 28000
NOTARY PUBLIC