

THIRD AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS,  
CONDITIONS, RESTRICTIONS AND SERVITUDES FOR THE LAKES AT  
STONEGATE SUBDIVISION

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

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

BE IT KNOWN that on this 1 day of January, 2016, before me the undersigned Notary Public in and for the Parish of East Baton Rouge, State of Louisiana, personally came and appeared:

**LEVEL VENTURES, LLC** (hereinafter referred to as "Declarant") a Louisiana Limited Liability Company domiciled in East Baton Rouge Parish, Louisiana, herein represented by D. Todd Waguespack, Member, its duly authorized member,

Who, after being duly sworn declares that there are lots and parcels of ground, being located in the Parish of East Baton Rouge comprising The Lakes at Stonegate Subdivision, First Filing, as per map or plat thereof recorded at Original 163, Bundle 11948 and Original 267, Bundle 11973 of the Conveyance Records of East Baton Rouge Parish, Louisiana (hereafter collectively "First Filing"), and Declarant has recently created Lots 107-211, inclusive, comprising The Lakes at Stonegate Subdivision, Second Filing (hereafter "Second Filing") which is shown and set out on a map dated December 10, 2015 prepared by Evans Graves Engineers, Inc., entitled "Final Plat of The Lakes at Stonegate, Second Filing, Lots 107-211 & Tracts J, K & L, Being Tract FCC-2-B-1 of the Fairwood Country Club Property, Located in Section 38, T7S, R2E, Greensburg Land District, East Baton Rouge Parish, Louisiana for Level Ventures, LLC", recorded at Original 620, Bundle 12702 of the Conveyance Records of East Baton Rouge Parish, Louisiana. Further, there exists certain building restrictions and conditions entitled Declaration of Protective Covenants, Conditions, Restrictions and Servitudes for The The Lakes at Stonegate Subdivision recorded on April 17, 2007 at Original 641, Bundle 11941 of the Conveyance Records of East Baton Rouge Parish, Louisiana, as amended (hereafter "Restrictions"), and Declarant wishing to establish restrictive covenants for the harmony and benefit of the subdivision known as The Lakes at Stonegate Subdivision, Second Filing, comprising Lots 107-211, inclusive, as per map or plat thereof recorded at Original 620, Bundle 12702 of the Conveyance Records of East Baton Rouge 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, 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 property description on Exhibit A 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:

ONE HUNDRED FIVE (105) CERTAIN LOTS OR PARCELS OF GROUND, together with all the buildings and improvements thereon, all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in East Baton Rouge Parish, Louisiana, in that subdivision known as THE LAKES AT STONEGATE, SECOND FILING, and being designated on the official plan thereof dated December 10, 2015 and prepared by Evans Graves Engineers, Inc., recorded at Original 620, Bundle 12702 of the official records of the Clerk and Recorder for East Baton Rouge Parish, Louisiana, as LOT NUMBERS 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 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 and 211, said subdivision, said lots or tracts having such bearings and dimensions and being subject to such servitudes and building line restrictions of record and as shown on said map.


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 Second Filing.

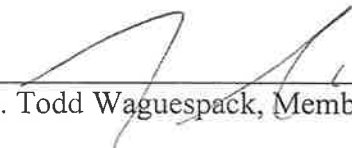
Other than as amended above, the Restrictions as originally executed is hereby confirmed with only the changes and amendments as set forth herein.

**THUS DONE AND SIGNED** by Developer at my office in Baton Rouge, Louisiana, on the 4<sup>th</sup> day of January, 2016, in the presence of me, Notary, and the following witnesses who have signed in the presence of the Developer and me, Notary.

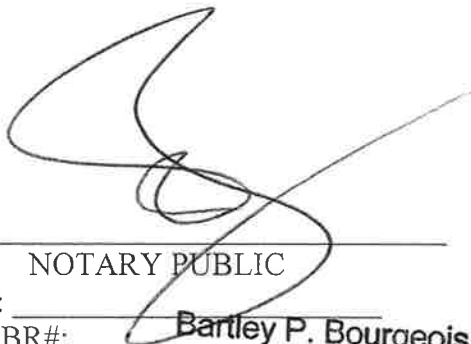
**WITNESSES:**

**LEVEL VENTURES, LLC**

  
Print: Emilie Dayries

By:   
D. Todd Waguespack, Member

  
Print: Fileen Ravasio

  
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NOTARY PUBLIC  
Print: \_\_\_\_\_  
LBR#: Bartley P. Bourgeois  
LBR# 26606  
**Notary Public**