

Livingston Parish Recording Page

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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

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**RESTRICTIONS FOR
DEER CROSSING**

STATE OF LOUISIANA

PARISH OF LIVINGSTON

BEFORE ME, the undersigned authority, Notary Public, in the Parish of Livingston, duly commissioned and qualified, personally came and appeared, DEER CROSSING, LLC, a Limited Liability Company, domiciled and doing business in the Parish of Livingston, State of Louisiana, herein represented by its sole members John C. Blount and Rachel H. Blount; with a mailing address of P. O. Box 1090, Walker, Louisiana 70785;

Who declared that Deer Crossing, LLC is the owner of the real property hereinafter described, and does hereby impose the following restrictions on the following described property, to-wit:

Who declared the Developer is the owner of those certain parcels of immovable property described as **Lots One (1) through Thirty-Nine (39)**, inclusive of that subdivision located in the Parish of Livingston, State of Louisiana, known as **DEER CROSSING**; said property further described on that map entitled "FINAL PLAT OF DEER CROSSING A GARDEN HOME COMMUNITY, Located in Section 23, T6S, R3E, G.L.D., Livingston Parish, Louisiana for Deer Crossing, LLC. Prepared by Alvin Fairburn & Associates, LLC., Consulting Engineers, Land Surveyors, Land Development Consultants, Project Designs", dated August 14, 2008 the original of which was filed in the Official records of the Clerk of Court for Livingston Parish at Plat Book 60, Page 200, Entry Number 676670;

- 1.) All of the lots contained in this subdivision are hereby designated as residential lots, and no building shall be erected, altered, placed or permitted to remain on any residential lots other than one (1) detached single family dwelling not to exceed three (3) stories in height and a private garage or carport, minimum for not more than three (3) cars.
- 2.) The minimum requirements for residential structures are set out as follows:
 - a.) For single story resident – no dwelling containing less than 1150 square feet of living area shall be erected.
 - b.) For one and one-half (1 1/2) and two (2) story residences-no dwelling shall contain less than 1,000 square feet total living area on the first floor

and no dwelling shall contain less than a total of 1200 square feet of living area.

The above set out living areas are exclusive of open porches, carports and garages.

- 3.) Building set back lines from street shall be shown on the subdivision map, in other cases, the following rules shall apply:
 - a.) No building shall be located on any lot nearer to the side property lines than five (5') feet and (0) Zero on other property line as per plat.
 - b.) Garages and Carports may be attached to the main dwelling but must not be nearer to the side property line than five (5') feet. Carports must be in the rear.
 - c.) A minimum building setback line of twenty (20) feet is hereby established unless specified differently on the official subdivision plat map.
- 4.) Servitudes for installation and maintenance of utilities and drainage facilities are hereby established as shown on the plat of said subdivision.
- 5.) No obnoxious or offensive activity shall be carried on upon any lot nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood, nor shall any business be conducted thereof.
- 6.) These covenants prohibit the resubdivision of lots from any dimensions other than those on the official recorded subdivision plat.
- 7.) No garage apartments are to be erected on said property.
- 8.) No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.
- 9.) No livestock or poultry shall be kept on said premises.
- 10.) No fence shall be erected, placed or altered on any lot beyond the front corners of said structure. Fences shall be erected of wood, vinyl, brick or wrought iron only. No barbed wire, chain link, ect. Shall be used.
- 11.) No building or structure shall be constructed using asbestos siding, imitation brick or imitation stone on exterior. Brick, wood, stucco, or products of equal quality are permitted. The Architectural Control Committee must approve all

other materials on exterior. No building shall be occupied or used as a dwelling before the exterior has been finished.

- 12.) All front exterior walls on buildings or structures (porches) shall consist of stucco, brick, and siding.
- 13.) All roofs shall be 7 on 12 or greater. All roofs shall consist of 30-year architectural shingles. No galvanized tin or metal roofs.
- 14.) All structures shall be constructed of at least fifty (50%) percent brick. All construction has to be with new materials. No used houses may be placed on any lot.
- 15.) Construction period of any home must be limited to six (6) months from date of building permit.
- 16.) Front yards must be sodded within thirty (30) days of completion.
- 17.) No junk cars, buses, or similar vehicles will be permitted to be parked in the street or on the property.
- 18.) No sign of a temporary or permanent nature will be permitted except for the purposes of selling real estate and will not exceed two (2') feet by three (3') feet.
- 19.) Pets must be kept within a fenced area or on a leash and not be allowed to run loose. No pet shall be allowed to make an unreasonable amount of noise or to become a nuisance.
- 20.) No automobiles, trucks, campers, boats, or other vehicles shall be parked on the streets or in the front yard of any lot.
- 21.) Concrete driveways with a minimum width of eleven (11') feet are required on all lots when homes are constructed. Twenty 20' feet minimum width on front garages.
- 22.) These covenants are to run with the land and shall be binding upon all parties and all persons claiming under them for a period of twenty-five (25) years from date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the owners of the lots has been recorded agreeing to change said covenants in whole or part.
- 23.) Enforcement of these restrictions shall be by proceeding at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

- 24.) Invalidation of any of the covenants by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.
- 25.) Only those lots on the lake shall have access to the lake and no other lot owner shall have access to the lake without express consent from those owners on the lake.
- 26.) No privacy fence shall be erected and nearer than ten (10') feet from rear property line on lots on the lake. Fences constructed of wrought iron only shall be permitted on the rear of the lake lots.
- 27.) No gas-powered boats are allowed in the lake and no swimming is allowed in lake.
- 28.) No piers shall be erected on lake.
- 29.) All workshops – storage buildings must be erected on slab and must be constructed of similar materials of home. No metal roofs are allowed for workshops or storage buildings.
- 30.) Campers – R.V.'s must not be seen from street or lake and must be stored in a closed in area constructed of similar materials of the home.

THUS DONE AND SIGNED on this 26th day of August 2008, in the City of Denham Springs, State of Louisiana in the presence of the undersigned competent witnesses and me, Notary, after due reading of the whole.

WITNESSES:

Tammy Dean
TAMMEY DEAN

Tina Fletcher
TINA FLETCHER

~~DEER-CROSSING, LLC~~

John C. Blount
By: John C. Blount

Rachel Blount
By: Rachel H. Blount

Sheila Landry
SHEILA LANDRY
Bar Roll #24146
Notary ID #53203
Commission Expires with Life