

ACT AMENDING AND MODIFYING
THE DEED RESTRICTIONS AND
COVENANTS FOR VERSAILLES
SUBDIVISION ALL PHASES
PRESENT AND FUTURE AND
ADDING PHASE 3 TO THE
EFFECTS THEREOF

STATE OF LOUISIANA
PARISH OF ST. TAMMANY

BY: VERSAILLES LAND AND DEVELOPMENT CO., INC.

FOR: VERSAILLES SUBDIVISION, PHASE 3

BE IT KNOWN, that on this 7th day of November, 1996.

BEFORE ME, Martha L. Jumonville, Notary, in the Parish and State aforesaid, and in the presence of the undersigned competent witnesses, personally came and appeared:

VERSAILLES LAND AND DEVELOPMENT CO., INC. a corporation organized under the laws of the State of Louisiana, domiciled and doing business in St. Tammany Parish, Louisiana, herein represented by the undersigned agent by resolution of the Board of Directors previously filed with the Clerk of Court, St. Tammany Parish, the mailing address of which is declared to be 139 Bodet Lane, Covington, Louisiana 70433 (hereinafter referred to as "Developer").

WHICH DEVELOPER DECLARED, that it is the record owner of a portion of ground located in Sections 16, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, containing 17.168 acres of land ("The Property") on which 24 residential lots have been developed, known as Lots 13-36 inclusive, VERSAILLES SUBDIVISION PHASE 3. Said property is described in accordance with the plat and survey prepared by Kelly J. McHugh & Associates Inc., dated August 12, 1996, thereafter revised as indicated thereon, hereinafter referred to as the "Plat". A full legal description of the property and the location of the said 24 lots are shown by reference to the said subdivision plat which has been approved by the Parish authorities, and duly filed with the Clerk of Court, St. Tammany Parish, as Map File No. 1484, all of which is incorporated hereby by reference.

AND WHICH DEVELOPER DECLARED, that it desires to submit these lots to certain deed restrictions and covenants in order to provide

DT. REG # 697,690
Inst # 1023271
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for the preservation of values and in the subdivision, and in order to accomplish this end it is necessary that these deed restrictions and covenants be placed of record.

AND TO THAT END, Developer does hereby and by these presents amend and modify the Deed Restrictions and Covenants previously filed with regard to Phase 1-A of the subdivision, as recorded as Instrument No. 946948 so as to add to the effects thereof all lots in Phase 3 of Versailles Subdivision, so that hereafter, all lots in Phase 3 Versailles Subdivision shall be held conveyed, encumbered, sold, leased, rented, used, occupied and owned subject to the conditions, covenants, privileges, restrictions and contractual obligations and rights as set forth therein, all of which are declared to be in aid of a plan for the improvement of the Property. The said Deed Restrictions and Covenants shall be deemed to run with the land and bind the land, and shall insure to the benefit of and be enforceable by the Developer, its successors and assigns, and any person or entity acquiring or owning an interest in the Property or any portion thereof.

AND NOW DEVELOPER DECLARED, that by reference to the restrictions now in place for Phase 1-A of Versailles Subdivision, all of the provisions thereof are adopted and applied to Phase 3 as stated.

AND NOW DEVELOPER DECLARED, that it adds this new phase of Versailles Subdivision to the effects of the restrictions under the authority reserved to Developer in Article V., 1, of the original Deed Restrictions and Covenants.

AND NOW DEVELOPER FURTHER DECLARED, that under the authority reserved to Developer in Article XII., 2, of the original Deed Restrictions and Covenants, Developer does hereby also amend the restrictions and covenants for all current and future phases of the subdivision, for its legitimate business purpose and as a matter of prudent architectural control and planning, in the following respect:

There is added to the original Deed Restrictions and Covenants recorded as Instrument No. 946948, under Article III, a paragraph 17, which shall read as follows:

Prior to occupancy, each owner shall cause the entire yard and ditch adjacent to the yard to be sodded as an erosion control measure. This shall be the obligation of the record owner at the time of construction whether the record owner be the building contractor or the individual for whom the residence is constructed.

AND WHO DECLARED that except for the amendment made specifically heretofore by act recorded as Instrument No. 995839 and herein, the original restrictions remain unchanged.

THUS DONE AND PASSED, in the presence of me, Notary and that of the undersigned competent witnesses after reading the whole and for the purposes stated herein, Covington, Louisiana, this 7th day of November, 1996.

WITNESSES:

Anna Dugger

Ray Cook

VERSAILLES LAND AND
DEVELOPMENT CO., INC.

BY: [Signature]
DEAN SMITH, AGENT

[Signature]
NOTARY PUBLIC

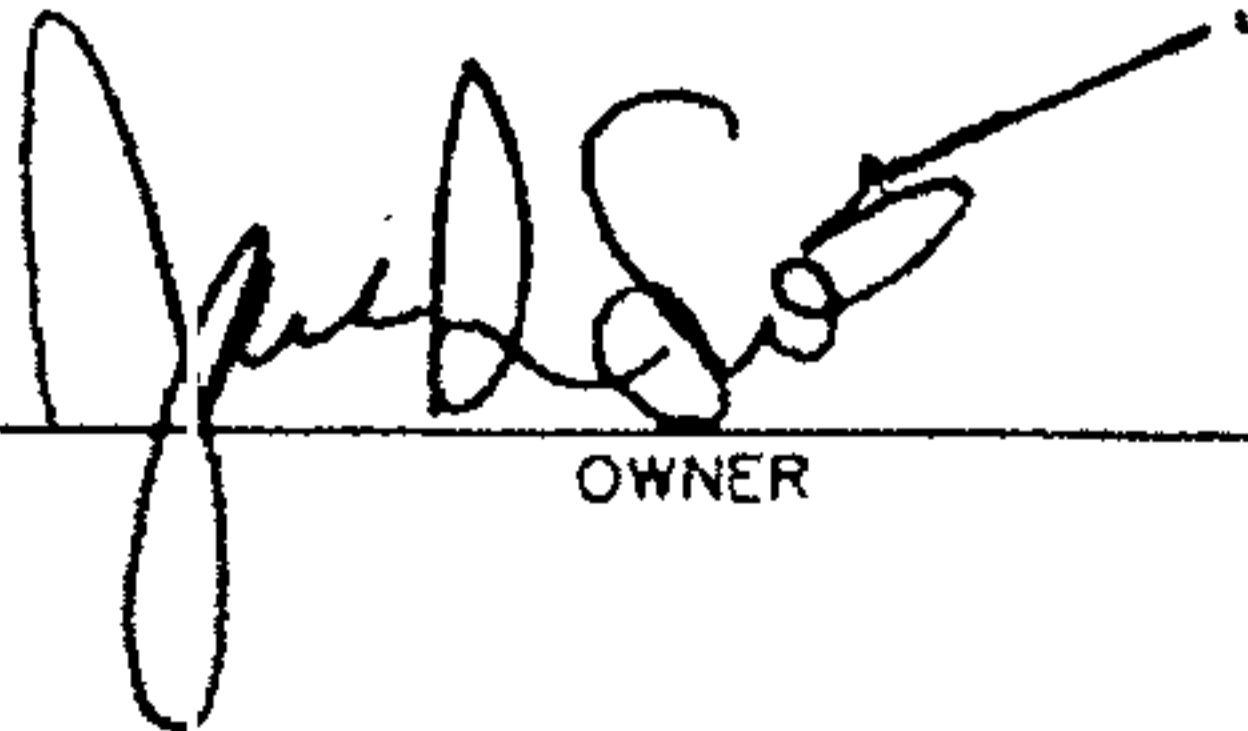
PHASE 3 – ST. TAMMANY PARISH PLAT MAP 1484
RESTRICTIVE COVENANTS LISTED ON MAP

RESTRICTIVE COVENANTS

1. EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
2. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM(S), ALL AS APPROVED BY THE ENVIRONMENTAL SERVICES COMMISSION OF ST. TAMMANY PARISH. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
3. BUILDING SETBACKS ARE: FRONT – 30', SIDE – 10', REAR – 30' & SIDE STREET – 20', OR AS SHOWN ON PLAT.
4. CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN PARISH DRAINAGE OR STREET EASEMENTS.
5. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THERE ON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
6. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE DETERMINED FROM THE LATEST FEMA FLOOD INSURANCE RATE MAPS. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR IN AREA ZONE "A" SHALL BE OBTAINED FROM THE PARISH ENGINEERING DEPARTMENT.
7. THE MINIMUM CULVERT SIZE IS SHOWN ON THE ATTACHED CHART.
8. NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
9. NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE ST. TAMMANY PARISH POLICE JURY, THE PLANNING COMMISSION, AND THE ENVIRONMENTAL SERVICES COMMISSION OF ST. TAMMANY PARISH.
10. DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60') FEET FROM THE CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHT-OF-WAYS INTERSECT.
11. THE AFOREMENTIONED RESTRICTIONS SHALL BE RECITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT.
(AMENDED) BY ORD. 94-2142, ADOPTED 12/15/94)

DEDICATION:

ALL STREET RIGHTS-OF-WAY AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER USE. EASEMENTS SHALL BE RESERVED FOR DRAINAGE & UTILITIES AS INDICATED HEREON AND NO OBSTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSE.



OWNER

9-23-96
DATE