

SEC 6

(21)

RESTRICTIVE COVENANTS

STATE OF LOUISIANA

ORMOND COUNTRY CLUB ESTATES
A PORTION OF SECTION SIX

PARISH OF ORLEANS

ST. CHARLES PARISH
INTERIOR GOLF COURSE LOTS

* * * * *

BE IT KNOWN, that on this 28 day of August , in the year of Our Lord One Thousand Nine Hundred and Seventy Eight;

BEFORE ME, Matthew F. Belin , Notary Public, duly commissioned and qualified in and for the Parish of Orleans, State of Louisiana, in the presence of the witnesses hereinafter named and undersigned:

PERSONALLY CAME AND APPEARED;

DORVIN DEVELOPMENTS, INC., a Louisiana corporation

domiciled in the Parish of Jefferson, created by act before Lawrence W. Wiedemann, Notary Public, dated April 19, 1977, recorded in Charter Book 33, folio 562, Jefferson Parish, Louisiana, and in the office of the Secretary of State in record of Charters Book 318, office of the Secretary of State; represented herein by Edwin C. Dorvin, Jr., its President, duly authorized,

who declared that it is the owner of the hereinafter described property, to-wit:

THOSE CERTAIN LOTS OF GROUND IN ORMOND COUNTRY CLUB ESTATES, Situated in a portion of Section Six thereof, all in accord with a survey thereof by J. J. Krebs & Sons, Inc., C.E., dated February 16, 1978, approved and adopted by the St. Charles Parish Police Jury, Ordinance #66-3-369, registered in C.O.B. 210, folio 245, St. Charles Parish; said lots are designated as:

SECTION SIX

Square 23, Lot 833

Square 22, Lots 855 through 862

Square 33, Lot 863

Being a portion of the same property which was acquired by Dorvin Developments, Inc. from Johnson-Loggins, Inc. of Louisiana and Bank of St. Charles & Trust Company by acts of sale before Paul E. Hurley, Notary Public, dated May 18, 1977, registered in C.O.B. 189, folio 354, and C.O.B. 189, folio 366, St. Charles Parish, Louisiana.

And the said corporation does by these presents hereby create and impose on said property, the following restrictions, to-wit:

1). LAND USE AND BUILDING TYPE: No lot shall be used except for residential purposes and specifically prohibits any use of private homes, such as by professional men, who operate dentist, doctor's offices, nurseries, clinics or law offices. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed three (3) stories in height and a private garage for not more than four (4) cars. Accessory buildings, such as carports, utility sheds, storage sheds, and greenhouses, etc., must be of substantially the same construction as that of the main dwelling.

2). DWELLING COST, QUALITY AND SIZE: No dwelling shall be permitted at a cost of less than \$60,000.00 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to ensure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at a minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one story open porches and garages, shall not be less than 2350 square feet for a one story dwelling, nor less than 1,500 square feet for a dwelling of more than one story; in no event, however, shall the combined square footage of a dwelling of more than one story be less than 2350 square feet.

3). BUILDING LOCATION: No building shall be located on any lot nearer than 30 feet to the front lot line, or nearer than 10 feet to any side street line. No building shall be located nearer than 10 feet to an interior lot line, except that a 5 foot side yard shall be required for a garage or other permitted accessory building located in the rear one-half (1/2) of any lot. No dwelling or accessory building shall be located on any interior lot nearer than 20 feet to the rear lot line without the express written permission of the Architectural Control Committee. For the purpose of this covenant, eaves, steps, carports, utility rooms, and open porches shall not be considered as part of a building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot, but in no case nearer than thirty (30') feet to the front lot line.

No residence shall be built on less than one (1) lot as shown on map of ORMOND COUNTRY CLUB ESTATES, Section Six, attached to Ordinance No. 66-3-369, recorded in C.O.B. 210, folio 245, St. Charles Parish, Louisiana, except, however, that when any purchaser wishes to buy more than one site in order to erect a larger permitted residential building, this may be done provided that said lots or fractional lots are treated as one and the restrictions applying to a single lot are adhered to and no resubdivision of lots shall be done which would leave remaining on the square a lot of an area or width below the average standard for said square, as indicated on the aforementioned map of ORMOND COUNTRY CLUB ESTATES, Section Six, and there is no violation of Paragraph No. 4 following hereinafter,

Bay or dormer and other projecting windows, stairways, landings or other structural parts shall not project beyond the front and side building lines.

Cornices, spouting, chimneys, brackets, pilasters, grill work, trellises, and other similar projections and any projections for purely ornamental purposes may project beyond the front and side building lines, however, not exceeding two (2') feet. 3

4). LOT AREA AND WIDTH: No building shall be erected or placed on any rectangular shaped lot having a width of less than 75 feet at the minimum building setback lines nor shall any dwelling be erected or placed on any lot having an area of less than 9,000 square feet.

5). VEHICLES: No trucks, trailers, automobiles, or other commercial vehicles bearing advertisements are to be stored or parked on residential property or on streets, except when making deliveries. Passenger vehicles, owned by a resident, shall be stored on the residence ground and not on the street.

6). NUISANCES: No noxious or offensive activity shall be carried on upon any lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

7). TEMPORARY STRUCTURES: No structure of a temporary character, trailer, basement, tent, shack, tool shed, barn, or other building shall be used on any lot at any time.

8). SIGNS: No signs of any kind shall be displayed to the public view on any lot except one sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a building to advertise the property during the construction and sales period.

9). OIL AND MINING OPERATIONS: No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot. No derrick or other structure designated for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

10). LIVESTOCK AND POULTRY: No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats, or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.

11). GARBAGE AND REFUSE DISPOSAL: No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

or disapproval as required in these covenants shall be in writing. In the event the Committee fails to approve or disapprove within 30 days after plans and specifications have been submitted to it or in any event if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and this covenant as to approval of the Architectural Control Committee shall be deemed to have been fully complied with. (4)

18). SEVERABILITY: Invalidation of any one of these covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

19). SWIMMING POOLS: Swimming pools, if and when erected, are to be approved by the Architectural Control Committee, be of substantial and neat construction, and will only be permitted provided they are entirely surrounded by a fence not less than 72 inches in height and shall conform to all fence requirements contained herein. No part of the completed installation shall be built closer than ten (10') feet to either side property line, closer than thirty (30') feet to the front property line, or closer than ten (10') feet to the rear property line. The finished top-side or surface deck, shall not be constructed higher in elevation than 2 feet above the established site grade of the residence. Equipment such as diving boards, etc., shall not be higher than 5 feet above site grade of the residence.

20). FENCES: There shall be no front yard fences nor side yard fences erected between the front building line and the front property line built of chain link, cedar, solid brick, wood, or any other material which limit visibility. Side yard fences, when erected between the rear property line and rear building line and rear yard fences shall be of neat and substantial construction, but a front yard fence may be constructed of ornamental iron or any other material which will enhance the esthetics of the neighborhood. Front yard fences must not limit visibility across the front of the lot.

Plans showing location and details of fences must be submitted first for approval to the Architectural Control Committee before they are erected.

21). ELECTRIC POWER: All electric power services shall be placed underground from the property line to the building. Electric power for residential purposes shall be furnished by single phase service. Payment for that portion of the cost of underground electric distribution facilities that is in excess of the cost of overhead electric distribution facilities, the cost of street lighting where applicable, and the furnishing of electric power shall be borne by the customer receiving such service in accordance with applicable rate schedules and riders on file with the Louisiana Public Service Commission.

THUS DONE AND PASSED, in duplicate original, in my office in New Orleans, Louisiana, on the day, month, and year hereinabove first written, in the presence of the undersigned competent witnesses who hereunto sign their names with the said appearer and me, Notary, after due reading of the whole.

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WITNESSES:

[Signature]

Beverly J. Napier

DORVIN DEVELOPMENTS, INC.

[Signature]

EDWIN C. DORVIN, JR.
PRESIDENT

Matthew T. Beloi

NOTARY PUBLIC

RECORDED
BOOK 211 FOLIO 175

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ST. LOUIS, MO. 63101