

of Louisiana in the matter of inheritance taxes.

JUDGMENT RENDERED, READ AND SIGNED in Open Court at Benton, Louisiana,  
on this 25th day of October, 1960.

Signed- Enos C. McClendon, Jr.  
J U D G E

ENDORSED: F I L E D  
OCT 25 1960  
Signed- Wilna Mabry  
DEPUTY CLERK

ENDORSED: FILED FOR RECORD  
BOSSIER PARISH  
LOUISIANA

OCT 25 10:50 AM 1960

Signed- Alma G. Broussard  
Clerk and Ex-Officio Recorder

RECORDED: The 25th Day of October, A. D., 1960.

*Alma G. Broussard*

Clerk and Ex-Officio Recorder

~~~~~

BELLAIRE SUBDIVISION, UNIT NO. ONE ) REGISTER NUMBER 143,340  
TO ) BUILDING RESTRICTIONS, ETC.  
THE PUBLIC )

STATE OF LOUISIANA )  
PARISH OF CADDO )

BEFORE ME, the undersigned authority, a Notary Public in and for said  
Parish and State, duly commissioned and qualified, personally came and appeared:

JAMES S. COLEMAN, husband of Marion Oliver Coleman, a resident of Caddo  
Parish, Louisiana, who declared:

That there has been filed for record in Bossier Parish, Louisiana,  
BELLAIRE SUBDIVISION, UNIT NO. ONE (1), a subdivision of Bossier City, Bossier Parish, Louisi-  
ana, as shown by plat thereof recorded in Book 275, Page 439, Conveyance Records of Bossier  
Parish, Louisiana; that the said James S. Coleman is now the sole owner of the said subdivision  
in its entirety.

Appearer further declared that from this date forward said subdivision  
as shown on the plat referred to above is held, and shall be owned, held and conveyed subject  
to the following reservations, restrictions and covenants:

I.

All lots shall be used for residential purposes only. No building shall  
be erected, altered, placed or permitted to remain on any lot other than one detached single  
family dwelling not to exceed one story in height and a private garage for not more than two  
cars.

II.

No building shall be located on any lot nearer than 30 feet to the front lot line, nor 5 feet to an interior lot line, nor nearer than 25 feet to a side street line; except that a residence located on Lot 1 shall be located not nearer than 20 feet to Bellaire Boulevard.

III.

The floor area of the main structure, exclusive of garage, carport, and exterior storage space, shall be not less than 1000 square feet.

IV.

No dwelling shall be erected or placed on any lot having a width of less than 50 feet at the minimum building setback line.

V.

Basements for installation and maintenance of utilitiles and drainage facilities are reserved as shown on the recorded plat

VI.

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

VII.

No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuildings shall be used on any lot at any time as a residence either temporarily or permanently.

VIII.

No sign of any kind shall be displayed to public view on any lot except one professional 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 builder to advertise the property during the construction and sales period.

IX.

No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavation shafts be permitted upon, or in any lot. Not derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

X.

No animals or livestock of any kind shall be raised, bred or kept on any lot, except dogs, cats or other household pets, for any commercial purposes, or shall any of the lots be used for commercial purposes.

XI.

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.

## XII.

No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain in any corner lot within the triangular area forced by the street property lines and a line connecting them at points 25 feet from the intersection of the street line, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersection unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

## XIII.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

## XIV.

No fences shall be constructed or allowed to remain nearer the street than any minimum building setback line or lines.

## XV.

Trucks with tonnage in excess of 3/4 ton shall not be permitted to park on the streets, driveways, or lots overnight, and no vehicle of any size which normally transports inflammatory or explosive cargo may be kept in this subdivision at any time.

## XVI.

Enforcement shall be by proceedings at law or in equity against any persons or persons violating or attempting to violate any covenants either to restrain violation or to recover damages.

## XVII.

Invalidation of any one of these covenants by judgment or Court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

## XVIII.

Construction of new buildings only shall be permitted, it being the intent of this covenant to prohibit the moving of any existing building onto a lot and remodeling or converting same into a dwelling unit in this subdivision.

THUS DONE AND PASSED before me, Notary, and in the presence of the two undersigned competent witnesses on this the 25th day of October, 1960.

A T T E S T:

Signed- Matilda Pittman

Signed- Jean M. Satterlee

Signed- James S. Coleman  
JAMES S. COLEMAN

Signed- Charles M. Peters  
NOTARY PUBLIC (SEAL)

NON-CERTIFIED COPY

318

ENDORSED: FILED FOR RECORD  
BOSSIER PARISH  
LOUISIANA

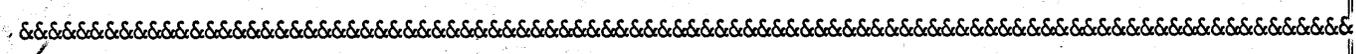
OCT 25 4:20 PM 1960

Signed- Alma G. Broussard  
Clerk and Ex-Officio Recorder

RECORDED: The 25th Day of October, A. D., 1960

*Alma G. Broussard*

Clerk and Ex-Officio Recorder



✓  
ARTHUR J. CHILDERS ) REGISTER NO. 143,347  
TO ) WILL  
ADOLPH B. CHILDERS AND )  
SAMUEL R. CHILDERS )  
--

Ne Vietur  
March 27, 1956  
Signed- James E. Bolin  
Judge

Taylorstown, La.  
March 7, 1949

I will and bequeath to My Brothers Adolph B. Childers and Samuel R. Childers as to the Survivor of then all of the property. I I may Die Possessing or Entitled to and I Make ~~these~~ or the Survivor of then Executor of My Estate without Bond and with full Seizen

Signed- Arthur J. Childers  
Ne Varietur  
March 27, 1956  
Signed- James E. Bolin  
Judge

ENDORSED: F I L E D  
MAR 27 1956  
Signed- Wilna Mabry  
DEPUTY CLERK

ENDORSED: FILED FOR RECORD  
BOSSIER PARISH  
LOUISIANA

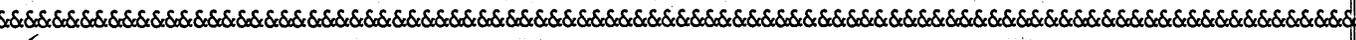
OCT 26 9:10 AM 1960

Signed- Alma G. Broussard  
Clerk & Ex-Officio Recorder

RECORDED: The 26th day of October, A. D. 1960

*Alma G. Broussard*

Clerk and Ex-Officio Recorder



✓  
OLIN MATHIESON CHEMICAL CORPORATION WITH)  
WHITNEY NATIONAL BANK OF NEW ORLEANS ) REGISTER NO. 143,351  
TO ) EXTRACTS FROM AGREEMENT  
EACH OTHER )  
--

CLERK OF COURT AND RECORDER

The attached document (Agreement between Olin Mathieson and Whitney National Bank) contains land description for property in eleven parishes in Louisiana and in fourteen