

Signed- Hilda Greene
Signed- Robert D. Harrison
Signed- Hilda Greene
Signed- Robert D. Harrison
Signed- Hilda Greene
Signed- Robert D. Harrison

Signed- Armand W. Roos, Jr.
Armand W. Roos, Jr.
Signed- Henry K. Roos
Henry K. Roos
Signed- Floyd Roos
Floyd Roos

STATE OF LOUISIANA :
PARISH OF CADDO :

BEFORE ME, the undersigned authority, this day personally appeared Robert D. Harrison to me personally known to be the identical person whose name is subscribed to the foregoing instrument as an attesting witness, and that ___ knows MRS. VALERIE K. ROOS, ARMAND W. ROOS, JR., HENRY K. ROOS, and FLOYD ROOS, the Grantors named in said instrument to be the identical persons described therein, and who executed the same, and saw them sign the same as their voluntary act and deed and that he the said Robert D. Harrison subscribed his name to the same at the same time as an attesting witness.

Signed- Robert D. Harrison

SWORN TO AND SUBSCRIBED before me, this the 5th day of July, 1955.

Signed- John T. Carpenter
Notary Public in and for Caddo Parish,
Louisiana (SEAL)

ENDORSED: FILED FOR RECORD
BOSSIER PARISH
LOUISIANA

AUG 3 3:06 PM 1955

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

RECORDED: The 3rd. day of August, A.D., 1955.

Alma G. Broussard

Clerk and Ex-Officio Recorder.

PECAN PARK SUBDIVISION UNIT #1

) REGISTER NO. 1104,365

TO

) BUILDING RESTRICTIONS

THE PUBLIC

)

BUILDING RESTRICTIONS AND PROTECTIVE COVENANTS

PECAN PARK SUBDIVISION, UNIT No. 1

BOSSIER PARISH, LOUISIANA

AS PER PLAT RECORDED IN BOOK 141, PAGE 629

STATE OF LOUISIANA:

PARISH OF BOSSIER :

BEFORE ME, the undersigned authority in and for said Parish and State, appeared PECAN GROVE INC., a Louisiana Corporation authorized to do business in the State of Louisiana, represented herein by Minnie Hall Brown, SECRETARY TREASURERY

Who declares:

That it has filed for record in Bossier Parish, Louisiana, the PECAN PARK SUBDIVISION UNIT NO. 1, as is shown by plat thereof recorded in Book 141, page 629 of the

Conveyance Records of Bossier Parish, Louisiana, and is the sole owner of the entire tract covered thereby.

Appearer further declares that from this day forward the land shown on the plat referred to above is held and shall be owned, held and conveyed subject to the following reservations, restrictions and covenants:

A. RESIDENTIAL AREA COVENANTS

A-1 LAND USED AND BUILDING TYPE. No lot shall be used except for residential purposes. No building or structure shall be erected, altered, placed, or permitted to remain on any lot other than one single family dwelling and a private garage or carport. No garage apartments shall be erected on any lot.

A-2. ARCHITECTURAL CONTROL. All dwellings shall be brick veneer or approved stone. No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design and existing structures, and as to location with respect to topography and finish grade elevation.

A-3. DWELLING COST, QUALITY AND SIZE. No dwelling shall be permitted on any lot at a cost of less than \$9,000.00. The floor area of the main structure, exclusive of open porches, breezeways, garages and carports, shall not be less than 1000 square feet.

A-4. BUILDING LOCATION

(a) No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In any event no building shall be located on any lot nearer than 35 feet to the front lot line, or nearer than 8 feet to any side street line. No building shall be located nearer than 5 feet to an interior lot line. No dwelling shall be located on any interior lot nearer than 25 feet to the rear lot line. For the purposes of this covenant, eaves, steps, and open porches shall not be considered as a 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.

A-5. LOT AREA AND WIDTH, No dwelling shall be erected or placed on any lot having a width of less than 60 feet at the minimum building set back line nor shall any dwelling be erected or placed on any lot having an area of less than 7500 square feet,

A-6 EASEMENTS. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over and rear five feet of each lot.

A-7 NUISANCES. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereof which may be or may become an annoyance or nuisance to the neighborhood.

A-8 TEMPORARY STRUCTURES. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other out-building shall be used on any lot at any time as a residence either temporarily or permanently.

A-9 SIGNS. No sign of any kind shall be displayed to the public view on any lot except sign advertising the property for sale, or signs used by a builder to advertise the property during the construction and sales period.

A-10 OIL AND MINING OPERATIONS. No oil drilling, oil developing 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 excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in drilling for oil or natural gas shall be

erected, maintained or permitted upon any lot.

A-11 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.

A-12 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.

A-13 FENCES. No division hedge, fence or other similar structure shall extend beyond the front setback line; and in no instance shall the height of any such fence or similar structure exceed seven (7) feet.

A-14 TREES. To enhance the beautification of the Subdivision as a whole, each lot owner is required to plant on his tract within one year of the erection of a residence three (3) trees of not less than two (2) inches in diameter. No trees or shrubs shall be planted in the neutral ground between the curb and sidewalk. (See Parish Ordinance.)

A-15 SIGHT DISTANCE AT INTERSECTIONS. 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 on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, 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 trees shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

B. ARCHITECTURAL CONTROL AND COMMITTEE

B-1 MEMBERSHIP. The architectural control committee is composed of Jack T. Moore, J. L. Bicknell, Mrs. Minnie Hall Brown, 6129 Line Ave., Shreveport, Louisiana. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or restore to it any of its powers and duties.

B-2 PROCEDURE. The committee's approval or disapproval as required in these covenants shall be in writing. In the event the the committee, or its designated representative, 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 the related covenants shall be deemed to have been fully complied with.

C. GENERAL PROVISIONS

C-1 TERM. The 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.

C-2 ENFORCEMENT. Enforcement 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.

C-3 SEVERABILITY. 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.

THUS DONE AND SIGNED IN the presence of the undersigned competent witnesses and me, Notary, in Bossier City on this 2 Day of August, 1955.

ATTEST:

Signed- Leila H. Barfield

Signed- David W. Moore

PECAN GROVE, INC.
Signed by- Minnie Hall Brown
Secretary-Treasurer

Signed- John L. Bickwell
Notary Public

(SEAL)

ENDORSED: FILED FOR RECORD
BOSSIER PARISH
LOUISIANA

AUG 3 3:55 PM 1955

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

RECORDED: The 3rd. day of August, A.D., 1955.

Alma G. Broussard

Clerk and Ex-Officio Recorder.

ANNA H. WHITTINGTON) REGISTER NO. 104,367
TO) CREDIT SALE DEED
BEN E. MEADE)

STATE OF LOUISIANA)
PARISH OF BOSSIER)

BE IT KNOWN, That this day before me, the undersigned authority, a Notary Public in and for the said Parish, duly commissioned and sworn, came and appeared Anna H. Whittington, wife of V. V. Whittington, a resident of Bossier Parish, Louisiana who declared that she does by these presents GRANT, BARGAIN, SELL, CONVEY AND DELIVER, with full guarantee of title, and with complete transfer and subrogation of all rights and actions of warranty against all former proprietors of the property herein conveyed, together with all rights of prescription, whether acquisitive or liberative, to which said vendor may be entitled, unto Ben E. Meade, husband of June Young Meade, a resident of Bossier Parish, Louisiana the following described property, to-wit:

West 155 ft. of Lot 5, Less North 27 1/2 ft. Also, West 155 ft. of Lot 6, Less South 50 ft., Block One, Arick Subdivision, Benton, Louisiana

TO HAVE AND TO HOLD said described property unto said purchaser, his heirs and assigns forever.

This sale is made for the consideration of the sum of Fifteen Hundred and no/100 Dollars, payable as follows: Four Hundred and no/100 Dollars cash in hand paid, the receipt of which is hereby acknowledged, and the balance in One note of said purchaser, dated with