

ENDORSED: FILED FOR RECORD
BOSSIER PARISH
LOUISIANA

JAN 8 11:30 AM 1959

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

RECORDED: The 8th Day of January, A. D., 1959

Alma G. Broussard

Clerk and Ex-Officio Recorder

SHADY GROVE SUBDIVISION UNIT NO. 2) REGISTER NUMBER 127,260
TO) PROTECTIVE COVENANTS
THE PUBLIC)

PROTECTIVE COVENANTS

SHADY GROVE SUBDIVISION UNIT NO. 2

STATE OF LOUISIANA:

PARISH OF CADDO :

BEFORE ME, the undersigned authority, in and for said Parish and State, came and appeared SHADY GROVE DEVELOPMENT, INC., a Louisiana Corporation, represented herein by G. L. Johnson, President, duly authorized by Resolution of the Board of Directors, who, being duly sworn, did declare for and in behalf of said Corporation:

That the said Corporation has completed and filed for record in Conveyance Book 275 at Page 268 of the Records of Bossier Parish, Louisiana, a Subdivision Plat entitled 'Shady Grove Subdivision Unit No. 2' and that said Corporation is the owner in the entirety of the lands comprising said Subdivision and covered by said Plat.

Appeared further declared 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:

I.

No lot shall be used except for residential purposes.

No buildings shall be erected, altered, placed or permitted to remain on any lot, other than One (1) detached, single-family dwelling not to exceed one story in height.

II.

Porches, roofs, and other projections, except regular eaves, shall be considered part of the improvements erected on the property and shall not extend beyond the front set-back established in the recorded plat of subdivision aforesaid.

III.

No buildings or structure of any type shall be erected nearer than Twenty-five (25) feet to any Street line, front or side, except as to the lots scheduled below. As to

the lots scheduled below, the mininum set-back from the side Street line, shall be not less than Twenty (20) feet;

From Stuart Avenue: Lots 1, 38, 63, 102, 103, 140

From Wayne Avenue: Lots 23, 71; 72, 92, 93, 112, 113, 129, 130, 150, 151, 166, 167, 191, 192, 206, 207

From Van Deeman Street; Lot 242

From San Saba Street: Lots 250, 251

No building or structure of any type shall be erected nearer than Five (5) feet to any interior lot line.

IV.

No noxious or other offensive trade or activity shall be carried on upon any tract, nor shall anything be done thereon which shall become an annoyance to the neighborhood. Not shall any sign of any kind be displayed to public view on any lot other than a sign of not more than Five (5) square feet advertising the property for sale or rent.

V.

No trailer, basement, tent, shack, garage, barn or other building erected in the subdivision shall at any time be used as a residence, temporarily or otherwise, nor shall any structure of a temporary character be used as a residence.

VI.

No fowl, cattle, swine, horses or animals of similar character shall be kept on any tract.

VII.

No division fence or other similar structure shall extend nearer the street than the front set-back line of a given lot nor nearer the street than the side street set-back line.

VIII.

The minimum 'living-space' requirements for any residence to be erected in the said subdivision shall be in accordance with the schedule hereinafter set forth and no residence shall be erected on any respective lot having a living space of less than the minimum number of square feet (excluding open porches, garages and breezeways) set forth herein:

- (a) As to Lots 1 through 48, minimum of: Twelve Hundred (1200) square feet;
- (b) As to Lots 49 through 122; and Lots 257 through 265, minimum of: One Thousand (1,000) square feet;
- (c) As to Lots 140 through 200; and Lot 219; and Lots 242 through 256; minimum of: Eight Hundred (800) square feet;
- (d) As to Lots 201 through 218; and Lots 220 through 241; minimum of: Seven Hundred (700) square feet.

IX.

As to Lots 1 through 48; Lots 49 through 122; and Lots 257 through 265; both inclusive in each instance, the quality of construction shall be not less than brick veneer.

X.

No residence shall be erected within the subdivision on a lot having an area of less than Six Thousand Seven Hundred Fifty (6,750) square feet.

XI.

No lot shall be used for disposal or storage of waste. All garbage and/or waste shall be kept in sanitary containers and shall be kept in a clean and sanitary condition.

Incinerators or other equipment for storage or disposal of trash, garbage and waste shall be kept in a clean and sanitary condition.

XII.

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 (25) years from the date the same are recorded. After which time, said Covenants shall be automatically extended for successive periods of Ten (10) years, unless an instrument signed by the majority of the then owners of the lots has been recorded agreeing to change said Covenants in whole or in part.

XIII.

Night parking of commercial vehicles or trucks, or of any vehicle larger than a three-fourth (3/4) ton truck on any street in the subdivision is prohibited.

XIV.

Shady Grove Development, Inc., hereby reserves the right to amend any provision hereof in the original deed of conveyance out of the Corporation.

THUS DONE AND SIGNED in the presence of the undersigned competent witnesses and me, Notary, on this 7th day of January, 1959.

WITNESSES:

SHADY GROVE DEVELOPMENT, INC.

Signed- Nell Addison
Nell Addison

Signed- By George L. Johnson
G. L. Johnson, President

" Vestal Duggins
Vestal Duggins

" Charles E. Tooke, Jr.
Notary Public (SEAL)

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LOUISIANA

JAN 8 3:53 PM 1959

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Clerk and Ex-Officio Recorder

RECORDED: The 8th Day of January, A. D., 1959.

Alma G. Broussard

Clerk and Ex-Officio Recorder

J. W. DAVIS, SUCCESSION)

REGISTER NO. 127,352

TO)

JUDGMENT OF POSSESSION

W. H. DAVIS)