

competent witnesses and me, Notary, on the 11th day of June, A. D. Nineteen Hundred and Fifty-Nine.

ATTEST:

Signed- Loyce S. Chance  
Loyce S. Chance

Signed- John W. Halsey  
John W. Halsey

Signed- Eulalie P. Brown  
Eulalie P. Brown

Signed- Curtis Lee Brown  
Curtis Lee Brown

Signed- Robert G. Pugh  
Robert G. Pugh, Notary Public

\$2.75 Revenue stamps attached to original and cancelled.

ENDORSED: FILED FOR RECORD  
BOSSIER PARISH  
LOUISIANA

JUN 12 10:18 AM 1959

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

RECORDED: The 12th day of June, A. D. 1959

*Alma G. Broussard*

Clerk and Ex-Officio Recorder

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SHADY GROVE SUBDIVISION, UNIT NO. 3 ) REGISTER NO. 131,379  
TO ) PROTECTIVE COVENANTS  
THE PUBLIC )

PROTECTIVE COVENANTS

SHADY GROVE SUBDIVISION, UNIT NO. 3

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 George 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 pages 305-307 of the Records of Bossier Parish, Louisiana, a Subdivision Plat entitled 'Shady Grove Subdivision, Unit No. 3' and that said Corporation is the owner in the entirety of the lands comprising said Subdivision and covered by said Plat.

Appearer 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 setback 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 minimum set-back from the side Street line, shall be: not less than Twenty (20) feet:

From Niles Street: Lots 39 and 40;

From San Saba Street: Lots 193 and 196;

From Shady Grove Drive: Lot 336

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. Nor 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 190, minimum of: One Thousand (1000) square feet;

(b) As to lots 191 through 335, minimum of: Seven Hundred Sixty (760) square feet;

(c) As to lots 336 through 344, minimum of: Twelve Hundred (1200) square feet:

## IX.

As to residences erected on Lots 1 through 190; Lots 336 through 344; 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-fourths (3/4) ton truck on any street in the subdivision is prohibited.

XIV.

Shady Grove Development, Inc., hereby reserves the right to amend any provisions 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 10th day of June, 1959.

WITNESSES:

SHADY GROVE DEVELOPMENT, INC.

Signed- Nell Addison  
Nell Addison

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

Signed- Vestal Duggins  
Vestal Duggins

Signed- Charles E. Tooke, Jr.  
Charles E. Tooke, Jr. Notary Public  
(SEAL)

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ENDORSED: FILED FOR RECORD  
BOSSIER PARISH  
LOUISIANA

JUN 12 1:30 PM 1959

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

RECORDED: The 12th day of June, A. D., 1959

*Alma G. Broussard*

Clerk and Ex-Officio Recorder

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M. R. BOLINGER, ESTATE )

REGISTER NO. 131,410

TO )

RIGHT OF WAY AND EASEMENT

UNITED GAS PIPE LINE COMPANY )

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ER 1-7918, Project #2

STATE OF LOUISIANA

PARISH OF BOSSIER

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of FIFTEEN AND NO/100 Dollars (\$15.00) to the undersigned (herein styled "Grantor" whether one or more) paid, the receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey unto UNITED GAS PIPE LINE COMPANY a Delaware Corporation (herein styled "Grantee"), its successors and assigns, a right of way and easement to construct, maintain, operate, repair and replace rectifiers, telegraph, telephone and power lines and appurtenances thereto, including the necessary poles, guy wires and anchors and to install and bury under the surface of the ground below plow depth, ground pipes at or near the location of said poles, and wires connecting said power line with said ground