

SHADY GROVE DEVELOPMENT, UNIT #4)
TO)
THE PUBLIC)

REGISTER NUMBER 141,129
PROTECTIVE COVENANTS

PROTECTIVE COVENANTS

SHADY GROVE SUBDIVISION UNIT NO. 4

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 406 & 407 of the Records of Bossier Parish, Louisiana, a Subdivision Plat entitled 'Shady Grove Subdivision Unit No. 4' and that said Corporation is the owner in the entirety of the lands comprising said Subdivision and covered by said Plat.

Apparer 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; measured from the foundation.

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 Shady Grove Drive: Lots 26, 49, 54, 55

From Ray Avenue: Lot 199

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 65, minimum of: Twelve Hundred (1200) square feet;

(b) As to Lots 66 through 201, minimum of: One Thousand (1,000) square feet;

(c) As to Lots 202 through 333, minimum of: Seven Hundred Twenty (720) square feet;

IX

As to Lots 1 through 201, both inclusive, 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.

THUS DONE AND SIGNED in the presence of the undersigned competent witnesses and me, Notary, on this the 13 day of July, 1960.

WITNESSES: SHADY GROVE DEVELOPMENT, INC.

Signed- C. B. Stoker, Sr. Signed- By G. L. Johnson
 C. B. Stoker, Sr. G. L. Johnson, President

" Vestal Duggins " Charles E. Tooke, Jr.
 Vestal Duggins NOTARY PUBLIC (SEAL)

ENDORSED: FILED FOR RECORD
 BOSSIER PARISH
 LOUISIANA

JUL 13 3:31 PM 1960

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

RECORDED: The 13th Day of July, A. D., 1960

Alma G. Broussard

Clerk and Ex-Officio Recorder



LEWELLYN A. WIDEL AND JOYCE SUMMERLIN)
 WIDEL)
 TO)
 UNITED LIFE AND ACCIDENT INSURANCE CO.)

REGISTER NUMBER 141,132
 SHERIFF'S SALE

United Life and Accident Insurance Company

NO. 23,587

VS.

Lewellyn A. Widel, Et Ux

STATE OF LOUISIANA,
 TWENTY-SIXTH JUDICIAL DISTRICT,
 PARISH OF BOSSIER.

WHEREAS, I W. E. Waggoner, Sheriff and ex-officio Auctioneer of the Parish of Bossier, by virtue of Writ of Seizure and Sale to me directed by the Honorable, the 26th Judicial District Court, in and for the Parish of Bossier, after having fulfilled and complied with all the legal requisities, did seize and take into my possession the following described property, with all of the buildings and improvements thereon, situated in Bossier Parish, Louisiana, viz:

West 20 feet of Lot 4 and the East 30 feet of Lot 5 of the Resubdivision of Lot 17, Fertile Gardens Subdivision, Unit No. 2, a subdivision of Bossier City, Bossier Parish, Louisiana, as per plat recorded in Book 60 page 555 of the Conveyance Records of Bossier Parish, Louisiana, together with all buildings and improvements thereon.

and, whereas, I gave due notice of the sale of said property, as follows: