

RECORDED: The 9th day of September, A. D., 1960

Alma J. Broussard

Clerk and Ex-Officio Recorder

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RE-PLAT OF SHADY GROVE SUBDIVISION UNIT NO. 4 ) REGISTER NO. 142,327  
TO ) PROTECTIVE COVENANTS  
THE PUBLIC )

PROTECTIVE COVENANTS

RE-PLAT OF 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 Pages 426 and 427 of the Records of Bossier Parish, Louisiana, a Subdivision Plat entitled 'Re-Plat of 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.

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 projects, 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
- From Ray Avenue: Lot 189
- From Fox Street: Lot 216
- From Diana Street: Lots 223, 224

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

318  
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 49, minimum of: Twelve Hundred (1200) square feet:

(b) As to Lots 50 through 104; Lots 114 through 116; Lots 126 through 192; Lots 198 through 205; and Lots 223 and 224, minimum of; One Thousand (1000) square feet;

(c) As to Lots 105 through 113; Lots 117 through 125; Lots 193 through 197; Lots 206 through 222; and Lots 225 through 310, minimum of: Eight Hundred (800) square feet;

## IX

As to all lots enumerated in sub-paragraph VIII (a) and (b) above, the quality of construction shall be of not less than brick veneer on all walls exposed to the weather.

## 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 8th day of September, 1960.

WITNESSES:

Signed- C. B. Stoker, Sr.  
C. B. Stoker, Sr.

Signed- Vestal Duggins  
Vestal Duggins

SHADY GROVE DEVELOPMENT, INC.

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

Signed- John Gallagher  
NOTARY PUBLIC (SEAL)

ENDORSED: FILED FOR RECORD  
BOSSIER PARISH  
LOUISIANA

SEP 9 10:53 AM 1960

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

RECORDED: The 9th day of September, A. D., 1960

*Alma G. Broussard*

Clerk and Ex-Officio Recorder

ROXIE JOHNSON GRANT )

TO )

E. P. HUDSON )

REGISTER NO. 142,369

CORRECTION DEED

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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 ROXIE JOHNSON GRANT, wife of Wash Grant, 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 E.P. Hudson, husband of Etta L. Carter Hudson, a resident of Bossier Parish, Louisiana, whose mailing address is Plain Dealing, Louisiana, the following described property, to-wit:

All her right title and interest in:

Southwest Quarter of Northeast Quarter (SW $\frac{1}{4}$  of NE $\frac{1}{4}$ ), North Half of Northwest Quarter of Southeast Quarter (N $\frac{1}{2}$  of NW $\frac{1}{4}$  of SE $\frac{1}{4}$ ), North Half of Northeast Quarter of Southwest Quarter (N $\frac{1}{2}$  of NE $\frac{1}{4}$  of SW $\frac{1}{4}$ ), Southeast Quarter of Northwest Quarter (SE $\frac{1}{4}$  of NW $\frac{1}{4}$ ) east of road, Section 21, Township 22 North, Range 13 West, Bossier Parish, Louisiana,

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

This sale is made for the consideration of the sum of the same consideration as shown in that certain deed dated May 7, 1960, and recorded May 20, 1960 in Conveyance Volume 315, Page 322, under Register No. 139,776 of the Records of Bossier Parish, Louisiana Dollars cash in hand paid, the receipt of which is hereby acknowledged.

It is the intention of the parties to correct the description contained in the above mentioned deed wherein the property was erroneously described as follows:

All right title and interest in SW $\frac{1}{4}$  of SE $\frac{1}{4}$ , N $\frac{1}{2}$  of NW $\frac{1}{4}$  of SE $\frac{1}{4}$ , N $\frac{1}{2}$  of NE $\frac{1}{4}$  of SW $\frac{1}{4}$ , and all of SE $\frac{1}{4}$  of NW $\frac{1}{4}$  lying East of Plain Dealing-Collinsburg Road, all in Section 21, Township 22 North, Range 13

The certificate of mortgage is hereby waived by the parties, and evidence of the