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FILED AND RECORDED
BOSSIER PARISH, LA.

PROTECTIVE COVENANTS
SHADY GROVE SUBDIVISION, UNIT NO. *5*

1965 NOV 20 AM 11: 28

James J. Drouillard
CLERK & EX-OFFICIO

RECORDER

AS PER PLAT RECORDED IN
CONVEYANCE BOOK 339 , PAGES 282-283
RECORDS OF BOSSIER PARISH, LOUISIANA

STATE OF LOUISIANA:

PARISH OF CADDU...:

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, 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 filed for record in Conveyance Book 339 , Pages 282-283 , of the records of Bossier Parish, Louisiana, a Subdivision Plat entitled "Shady Grove Subdivision, Unit No. 5" and that the said Corporation is the owner of the entire tract covered thereby.

Apparer further declared that from this day forward, the lands shown on the Plat referred to above, and in said Subdivision, 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.

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 set-back lines established in the recorded plat of the 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 lots scheduled below: the minimum set-back line shall be as to the lots scheduled, not less than twenty (20) feet from the street line of

the streets designated:

Dennis Street: Lot 6
 Christine Avenue: Lots 75, 93, 94 and 115
 Niles Street: Lots 48 and 50
 Ray Avenue: Lot 47

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 breeze-ways) set forth herein:

(a) As to Lots 1 through 5; Lots 35 through 58; Lots 83 through 86 and Lots 102 through 107, both inclusive in each instance, the minimum shall be 1,000 square feet;

(b) As to all other Lots in said subdivision, the minimum shall be 1,300 square feet.

IX

In all instances, the quality of exterior 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.

XII

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

XIII

These covenants shall 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.

XIV

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 24th day of November 1965.

WITNESSES

W. B. Parish
W. B. Parish

Alice Harvey
Alice Harvey

SHADY GROVE DEVELOPMENT, INC.

By George L. Johnson
George L. Johnson, President

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NOTARY PUBLIC