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FILED AND RECORDED
BOSSIER PARISH, LA.

JUL 8 11 00 AM '70

PROTECTIVE COVENANTS
SHADY GROVE SUBDIVISION, UNIT NO. 6
As per map recorded in
CONVEYANCE BOOK 450 PAGE 139
RECORDS OF BOSSIER PARISH, LOUISIANA

CLERK & EX-REC'D

RECORDED

STATE OF LOUISIANA :
PARISH OF CADDO :

BEFORE ME, the undersigned authority in and for said Parish and State, came and appeared CENTRAL PARK 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 filed for record in Conveyance Book 450, page 139, of the Records of Bossier Parish, Louisiana, a Subdivision Plat entitled "SHADY GROVE SUBDIVISION, UNIT NO. 6", and that the said Corporation is the owner of the entire tract covered thereby.

Appearer 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

The minimum living space requirements for any residence erected in said Subdivision shall be: Not less than 1,300 square feet, EXCEPT with respect to Lots 31 through 94, both inclusive, and the minimum therefor shall be not less than 800 square feet. Open porches, garages and breezeways shall be excluded in each instance.

IV

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 lots scheduled, not less than fifteen (15) feet from the street line of the streets designated:

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NON-CERTIFIED COPY

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Ella Circle: Lots 89 and 90;
Ella Street: Lot 77;
Parkway Drive: Lot 30;
Parkway Circle: Lots 10, 11, 15 and 16;
Stuart Circle: Lots 46 and 47;
Stuart Drive: Lot 31.

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

V

In all instances, the quality of exterior construction shall be not less than brick veneer.

VI

No dwelling shall be erected or placed on any lot having a width of less than fifty (50) feet at the minimum building set-back line.

VII

Construction of new buildings only shall be permitted, it being the intent of this covenant to prohibit the moving of any existing buildings on to a lot and remodeling or converting same into a dwelling unit in this subdivision.

VIII

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.

IX

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.

X

No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purposes.

XI

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.

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No fence, wall, hedge or shrub planting which obstructs sight lines or elevations between two and six feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight line limitations shall apply on any lot within ten (10) feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

XII

No residence shall be erected within the subdivision on a lot having an area of less than Seven Thousand (7,000) square feet.

XIII

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

XIV

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

XV

No individual water supply system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of the Louisiana State Board of Health. Approval of such systems as installed shall be obtained from such authority.

XVI

No individual sewage disposal system shall be permitted on any lot unless such system is designed, located and constructed in accordance with the requirements, standards and recommendations of the Louisiana State Board of Health. Approval of such system as installed shall be obtained from such authority.

XVII

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.

XVIII

No oil, drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells,

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tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

XIX

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.

THUS DONE AND SIGNED in the presence of the undersigned competent witnesses and me, Notary, on this 7th day of July, 1970:

WITNESSES:

Elizabeth Miller
Elizabeth Miller
Polly S. West
Polly S. West

CENTRAL PLAZA DEVELOPMENT, INC.

By: George L. Johnson
George L. Johnson, President

Charles E. Jones
NOTARY PUBLIC

