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FILED AND RECORDED  
BOSSIER PARISH, LA.

BUILDING RESTRICTIONS AND PROTECTIVE COVENANTS

SOUTHERN GARDENS SUBDIVISION, UNIT NO. 3  
BOSSIER PARISH, LOUISIANA

AS PER PLAT RECORDED IN BOOK 339, PAGE S 4 & 5

DEC 12 9 45 AM 1961

*Patricia J. Whitley*  
CLERK EX-OFFICIO  
RECORDER

STATE OF LOUISIANA

PARISH OF BOSSIER

BEFORE ME, the undersigned authority, Notary Public  
in and for said Parish and State, appeared SOUTHERN GARDENS  
BUILDERS, INC., a Louisiana corporation authorized to do busi-  
ness in the State of Louisiana, represented herein by O. P. CROW,  
President,

Who declares:

That it has filed for record in Bossier Parish,  
Louisiana, the SOUTHERN GARDENS SUBDIVISION, UNIT NO. 3, as  
is shown by plat thereof recorded in Book 339, Page s 4 & 5  
of the Conveyance Records of Bossier Parish, Louisiana, and  
is the sole owner of the entire tract covered thereby.

Appearer further declares that from this day for-  
ward 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:

A. RESIDENTIAL AREA COVENANTS

- A-1. LAND USE AND BUILDING TYPE. No lot shall be used  
except for residential purposes.  
No building shall be erected, altered, placed, or  
permitted to remain on any lot other than one de-  
tached single-family dwelling not to exceed one  
story in height.
- A-2. DWELLING SIZE. The floor area of the main structure  
exclusive of open porches and garages, shall be not  
less than 750 square feet.
- A-3. BUILDING LOCATION. No building shall be located on  
any lot nearer than 25 feet to the street line  
except Lots 7, 48 and 52, wherein no building  
shall be located nearer than 20 feet to Azalea and  
Gladiolus Streets line..No building shall be located  
nearer than 5 feet to an interior lot line.

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- A-4. LOT WIDTH. No dwelling shall be erected or placed on any lot having a width of less than 50 feet at the minimum building setback line.
- A-5. FENCES. No fence shall be constructed or allowed to remain nearer the street than any minimum building setback line, or lines.
- A-6. TRANSPORT VEHICLES. Trucks with tonnage in excess of 1½ tons shall not be permitted to park on the streets, driveways, or lots over night, and no vehicle of any size which normally transports inflamatory or explosive cargo may be kept in this subdivision at any time.
- A-7. NUISANCES. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
- A-8. TEMPORARY STRUCTURES. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently.
- A-9. SIGNS. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during construction and sales period.
- A-10. EASEMENTS. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.
- A-11. OIL AND MINING OPERATIONS. 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, tanks, tunnels, moneral 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.
- A-12. LIVESTOCK AND POULTRY. 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.
- A-13. GARBAGE AND REFUSE DISPOSAL. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for storage or disposal of such material shall be kept in a clean and sanitary condition.

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A-14. SIGHT DISTANCE AT INTERSECTIONS. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2' and 6 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 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 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 heights to prevent obstruction of such sight lines.

A-15. RE-LOCATION OF BUILDINGS. Construction of new buildings only shall be permitted, it being the intent of this covenant to prohibit the moving of any existing building on to a lot and remodeling or converting same into a dwelling unit in this subdivision.

B. GENERAL PROVISIONS

- B-1. TERM. 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 years from the date these covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots have been recorded, agreeing to change said covenants in whole or in part.
- B-2. ENFORCEMENT. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.
- B-3. SEVERABILITY. Invalidity of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

THUS DONE AND SIGNED in the presence of the undersigned competent witnesses and me, Notary, on this the 11th day of December, 1961, in Bossier City, Bossier Parish, Louisiana.

SOUTHERN GARDENS BUILDERS INC.

BY: O. P. Crow  
O. P. Crow, President

ATTEST:

James D. Anderson  
James Anderson

J. J. H. B.  
NOTARY PUBLIC