

ENDORSED: FILED FOR RECORD
BOSSIER PARISH
LOUISIANA

AUG 21 10:48 AM 1958

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

RECORDED: The 21st Day of August, A. D., 1958.

Alma G. Broussard.

Clerk and Ex-Officio Recorder

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|-------------------------------|---|---------------------------------------|
| SHADY GROVE DEVELOPMENT, INC. | ) | REGISTER NUMBER 124,062               |
| TO                            | ) | PROTECTIVE COVENANTS RE-PLAT OF SHADY |
| THE PUBLIC                    | ) | GROVE SUBDIVISION, UNIT NO. 1         |

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PROTECTIVE COVENANTS

RE-PLAT OF SHADY GROVE SUBDIVISION, UNIT NO. 1

AS PER PLAT RECORDED IN

CONVEYANCE BOOK 275, PAGES 232-233

RECORDS OF BOSSIER PARISH, LOUISIANA

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;

Also came and appeared JAMES M. BROWN, whose wife's name is Jeanette E. Reynolds Brown; ROBERT LEROY CORLEY, whose wife's name is Orene Edna LeMay Corley; OTIS P. CROW, whose wife's name is Lois Lee Allen Crow; DERWOOD C. DAVIS, whose wife's name is Bernice Crow Davis; JOHN M. GIFFORD, whose wife's name is Ima Lee Dail Gifford; RODNEY LARVENE GILLS, whose wife's name is Helen Irene Brown Gills; LEONARD FORD HALL, whose wife's name is Florentine Harrington Hall; HOMER B. HANES, whose wife's name is Joyce Walker Hanes; JOSEPH T. JOHNSON, whose wife's name is Adaz Broussard Johnson; OSCAR R. JOHNSON, whose wife's name is Geraldine Beggs Johnson; JAMES O. PRUITT, whose wife's name is Lidda Middleton Pruitt; ARTHUR RAY TEAGUE, whose wife's name is Dorothy Schuler Teague; DeWYATT ELWOOD WEBBER, whose wife's name is Ellen May McDonald Webber, and RONAL E. WILSON, whose wife's name is Tommye Furr Wilson,

Each of whom being likewise duly sworn, did declare:

That the said Corporation and the said individuals, have completed and filed for record in Conveyance Book 275 at Pages 232-233, of the records of Bossier Parish, Louisiana, a Subdivision Plat entitled "Re-Plat of Shady Grove Subdivision, Unit No. 1" and that the parties together are and constitute the owners of the entire tract covered thereby.

Appearers 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 except tracts A and B;

and Lot 242. 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, except tracts A and B and Lot 242 may be used for the erection and conduct of neighborhood type business, and if so utilized appropriate sight-proof fencing will be provided along boundaries common with adjacent lots.

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.

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 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:

From Shady Grove Drive: Lots 88, 89, 106, 107, 122, 123, 140, 141, 159, 160, 170, 171, 230, 231, 242

Stuart Street: Lot 210

Lark Street: Lot 151

Parkway Drive: Lots 6, 65, 66

Ella Street: Lot 241

Cove Street: Lots 211, 214, 215, 218, 237

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, bar 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 79; and Lots 146 through 151, both inclusive in each instance the minimum shall be Eight Hundred (800) square feet;

(b) As to Lots 80 through 145; and lots 142 through 185; both inclusive in each instance, the minimum shall be One Thousand (1,000) square feet;

(c) As to Lots 186 through 241, both inclusive in each instance the minimum shall be Twelve Hundred (1200) square feet.

IX.

As to Lots 80 through 145, Lots 152 through 241, both inclusive in each instance 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 21 day of August, 1958.

WITNESSES:

Signed- Nell Addison  
Nell Addison  
" Nancy Hodge  
Nancy Hodge

SHADY GROVE DEVELOPMENT, INC.

Signed- By G. L. Johnson  
G. L. Johnson, President  
" James M. Brown  
James M. Brown  
" Robert Leroy Corley  
Robert Leroy Corley  
" Otis P. Crow  
Otis P. Crow  
" Derwood C. Davis  
Derwood C. Davis  
" John M. Gifford  
John M. Gifford  
" Rodney Larvene Gills  
Rodney Larvene Gills  
" Leonard F. Hall  
Leonard Ford Hall  
" Homer B. Hanes  
Homer B. Hanes  
" Joseph T. Johnson  
Joseph T. Johnson  
" Oscar R. Johnson  
Oscar R. Johnson

Signed- James O. Pruitt  
 James O. Pruitt

" A. R. Teague  
 Arthur Ray Teague

" Ronal E. Wilson  
 Ronal E. Wilson

" D. E. Webber  
 DeWyatt Elwood Webber

" Alice S. Harvey  
 NOTARY PUBLIC  
 (SEAL)

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ENDORSED: FILED FOR RECORD  
 BOSSIER PARISH  
 LOUISIANA

AUG 21 3:24 PM 1958

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

RECORDED: The 21st Day of August, A. D., 1958.

*Alma G. Broussard*

Clerk and Ex-Officio Recorder

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✓
 GERALD FOREMAN) REGISTER NUMBER 124,065
 TO) CREDIT SALE DEED
 HENRY F. DOWNS)

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STATE OF LOUISIANA)
 PARISH OF BOSSIER)

BE IT KNOWN, That this day, before me, Ford E. Stinson Notary Public in and for the said Parish, duly commissioned and sworn, came and appeared GERALD FOREMAN, husband of Beverly J. Mitchell Foreman, resident of Bossier Parish, Louisiana, who declared that he does by these presents, GRANT, BARGAIN, SELL, CONVEY AND DELIVER, with full gurantee of title, and with complete transfer and subrogation of all rights and actions of warranty against all former proprietors of the property herein conveyed unto HENRY F. DOWNS, husband of Yvonne Turll Downs, resident of Route 1, Box 341C, Haughton, Bossier Parish, Louisiana, the following described property, to-wit:

Lot No. Ten (10) of the Merry Woods Subdivision Unit No. One (1) as per map recorded in Conveyance Volume 141, page 627, Records of Bossier Parish, Louisiana, together with all buildings and improvemens located thereon.

This sale is made for the consideration of FOUR THOUSAND AND NO/100 (\$4,000.00) Dollars payable in one (1) note of said purchaser, dated with this act, to the order of GERALD FOREMAN, bearing eight (8%) per cent per annum interest from date, payable semi-annually, and paraphed "Ne Varietur" of this date by me, Notary, to identify the same herewith, which note is payable as follows, in monthly installments:

PURCHASER shall deposit the sum of \$30.00 on the 15th day of September, 1958, and \$30.00 on the 15th day of each ensuing month until said note is paid in full, in a Bank in a sinking fund to the credit of Barrow, Leary & Co., Trustee for Mortgage Loans. The trustee shall apply the funds so deposited semi-annually, first, to the payment of 7% per annum interest on the unpaid balance, which shall be the amount of interest to which the holder of this note is entitled, second, to payment of 1% per annum interest on the unpaid