

89-20068

5/12/89

RESTRICTIVE COVENANTS AFFECTING
STONEBRIDGE COUNTRY CLUB,
JEFFERSON PARISH, LOUISIANA

UNITED STATES OF AMERICA
STATE OF LOUISIANA

BY: DORVIN LAND CORP.

PARISH OF ORLEANS

BE IT KNOWN, that on this 12th day of May, in the year of our Lord, One Thousand Nine Hundred Eighty-Nine (1989);

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified in and for the Parish and State aforesaid, in the presence of the undersigned competent witnesses:

PERSONALLY CAME AND APPEARED:

DORVIN LAND CORP., a Louisiana corporation domiciled in the Parish of Orleans, represented herein by and through Edwin C. Dorvin, Jr., its President, duly authorized ("Developer")

who declared that Developer is the owner of the property described on Exhibit "A" attached hereto and made a part hereof, which I, Notary Public, have paraphrased "Ne Varietur" for identification herewith (the "Club Property").

Developer further declared that it created that certain subdivision known as STONEBRIDGE, of which the Club Property is a part, by resubdivision plan of S. J. Krebs & Sons, Inc. Surveyor dated August 31, 1981, approved by Jefferson Parish Council Ordinance 15014 adopted on January 6, 1982, registered in COB 1019, Folio 674; and

That the aforesaid resubdivision created certain lots in STONEBRIDGE - SECTION I designated as:

- Square 1 - Lots 1 through 39
- Square 2 - Lots 40 through 73
- Square 3 - Lots 74 through 96
- Square 4 - Lots 97 through 120
- Square 5 - Lots 121 through 147
- Square 6 - Lots 148 through 163
- Square 7 - Lots 164 through 186
- Square 8 - Lots 228 through 234
- Square 9 - Lots 235 through 244
- Square 14 - Lots 398 through 417
- Square 15 - Lots 418 through 422

, which said lots in STONEBRIDGE - SECTION I are burdened with restrictive covenants previously imposed thereon by Developer by Act dated September 15, 1982 registered in COB 1035, folio 646; and

That the aforesaid resubdivision also created certain lots in STONEBRIDGE - SECTION 2 designated as:

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- Square 7 - Lots 187 through 227
- Square 10 - Lots 245 through 278
- Square 11 - Lots 279 through 305
- Square 12 - Lots 306 through 323
- Square 13 - Lots 324 through 341
- Square 14 - Lots 342 through 397
- Square 15 - Lots 423 through 504

, which said lots in STONEBRIDGE - SECTION 2 are burdened with restrictive covenants previously imposed thereon by Developer by Act dated June 20, 1984 registered in COB 1078, folio 23, and amended by Act registered in COB 1654, folio 274.

Developer then declared that the aforesaid restrictive covenants were imposed by Developer in order to implement a general plan governing building standards, specified uses and improvements for said STONEBRIDGE subdivision.

Developer further declared that the Club Property is a part of said STONEBRIDGE subdivision and was included in said subdivision as an amenity for same to be used as a golf course and country club facility, for which purpose it heretofore has been used, and that Developer desires to impose certain charges upon the Club Property for the benefit of all lots located in STONEBRIDGE subdivision, including, without limitation, those lots currently owned by Developer, to enable Developer to more readily transfer those lots currently owned by Developer and to further implement the general plan governing building standards, specified uses, and improvements for STONEBRIDGE subdivision as a whole.

And in order to further evidence the general plan governing building standards, specified uses, and improvements for Stonebridge Subdivision, Developer, pursuant to and in accordance with La. Civ. Code art. 775 et seq., does by these presents hereby create and impose on the Club Property, the following restrictions to wit:

For a period of fifteen (15) years from the date hereof (the "First Restrictive Term") the Club Property shall be used only in the operation of a private country club and a twenty-seven (27) hole golf course in a manner that equals or exceeds the current and future generally accepted standards of the golf course industry for similar clubs and courses in Southern Louisiana, and the Club property shall be maintained in a good state of repair and in first class condition so that it may be used for this purpose. For a period of fifteen (15) years from the expiration of the First Restrictive Term, the Club Property shall be used only in the operation of a twenty-seven (27) hole golf course (whether public or private) in a manner that equals or exceeds the current

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and future generally accepted standards of the golf course industry for similar golf courses in Southern Louisiana, and, during such period, the Club Property shall be maintained in a good state of repair and in first class condition so that it may be used for this purpose. For a thirty (30) year period commencing as of the date hereof, no portion of the Club Property shall be used for residential or industrial purposes or for any commercial purpose, except for those set forth in the preceding sentences.

Any owner or owners of not less than ten (10) lots in STONEBRIDGE subdivision, at his or their expense, shall have the right to enforce, by proceeding at law or in equity, the above restrictions against the then owner of the Club Property in the event said owner violates or attempts to violate the restrictions contained herein. In any such proceeding the aggrieved party or parties shall have the right either to restrain such violation or attempted violation or to recover damages. In the event court proceedings are required to determine whether any violation of such restrictions has occurred, then the successful party shall be reimbursed by the unsuccessful party for all court costs and attorneys fees incurred in connection with such litigation. The failure to take any action upon any breach or default of said restrictions shall not constitute a waiver of any rights to take enforcement actions upon any subsequent breach or default.

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THUS DONE AND PASSED on the day, month and year herein first above written, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearer and me, Notary, after reading of the whole.

WITNESSES:

DORVIN LAND CORP.

[Signature]
[Signature]

BY: *[Signature]*
EDWIN C. DORVIN, JR.
ITS: President

[Signature]
NOTARY PUBLIC

RICHARD LEWIS McHENRY
NOTARY PUBLIC
Parish of Orleans, State of Louisiana
MY COMMISSION IS FOR LIFE.

89-266

Exhibit A
to
Restrictive Covenants Affecting
Stonebridge Country Club,
Jefferson Parish, Louisiana
by
Dorvin Land Corp.
dated May 12, 1989

THE FOLLOWING PARCELS OF LAND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in the Parish of Jefferson, State of Louisiana, in that part thereof known as LAKE TIMBERLANE ESTATES SUBDIVISION, designated as follows:

PARCEL "A", containing approximately 16.60 acres;
PARCEL "B", containing approximately 15.52 acres;
PARCEL "C", containing approximately 11.79 acres;
PARCEL "FF-11A-1", containing approximately 7.26 acres; and,
PARCEL "FF-11-C", containing approximately 6.0 acres,

each parcel of which is more fully described hereinafter; and,

THE FOLLOWING PARCELS OF LAND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, advantages, and appurtenances thereunto belonging or in anywise appertaining, situated in the Parish of Jefferson, State of Louisiana, in that part thereof known as STONEBRIDGE SUBDIVISION, designated as follows:

PARCEL "A", containing approximately 20.61 acres;
PARCEL "B", containing approximately 35.35 acres;
PARCEL "C", containing approximately 74.40 acres; and
LOT 1, Square 16,

each parcel and lot of which is more fully described hereinafter.

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