

FILED FOR RECORD 8705681

CSA

FEB 5 1987

STATE OF LOUISIANA
PARISH OF JEFFERSON

8:30 A.M.
CLERK OF COURT
JAMES M. [unclear]

PRIVATE ACT
OF
AMENDMENT
TO
RESTRICTIVE COVENANTS
STONEBRIDGE - SECTION 2
LOCATED: JEFFERSON PARISH

KNOW ALL MEN BY THESE PRESENTS, That we, persons of the full age of majority and residents of and domiciled in the Parish of Jefferson, State of Louisiana, the hereinafter named parties, do by these presents amend the Restrictive Covenants regarding Stonebridge Subdivision, Section 2, located in Jefferson Parish, State of Louisiana.

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That we are the owners of the following described lots located in Stonebridge Subdivision, Section 2.

Lot	Square	Section	Lot	Square	Section	Lot	Square	Section
187	7	2	204	7	2	224	7	2
188	7	2	205	7	2	225	7	2
189	7	2	206	7	2	226	7	2
190	7	2	207	7	2	246	10	2
191	7	2	208	7	2	247	10	2
192	7	2	211	7	2	249	10	2
195	7	2	212	7	2	250	10	2
196	7	2	214	7	2	253	10	2
198	7	2	215	7	2	254	10	2
199	7	2	216	7	2	255	10	2
200	7	2	219	7	2	257	10	2
201	7	2	221	7	2	258	10	2
203	7	2	222	7	2	259	10	2

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Stonebridge 2

DORVIN LAND CORP.

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Minutes of a meeting of the Board of Directors of Dorvin Land Corp. held at the registered office of the corporation on December 10, 1985, all members of the Board being present or represented, and formal notice of the meeting being waived, the following resolutions were unanimously adopted:

BE IT RESOLVED: That this Corporation, through its undersigned officer, sign an act amending the Restrictive Covenants of Stonebridge Subdivision, Section 2, Jefferson Parish, State of Louisiana.

BE IT FURTHER RESOLVED: That EDWIN C. DORVIN, JR. of this Corporation, be and he is hereby authorized to appear before a Notary Public, and make, sign and execute an act amending the Restrictive Covenants of Stonebridge Subdivision, Section 2, located in Jefferson Parish, State of Louisiana, and that he may sign any and all other papers and documents which he in his discretion may deem necessary and proper in order to carry the above resolution into effect, including the Act of Amendment, this Corporation hereby ratifying and confirming all that this officer may do by virtue hereof, and that in the execution of an amendment of any Restrictive Covenants, Stonebridge Subdivision, Section 2, located in Jefferson Parish, State of Louisiana, this corporation and the officer hereinabove designated, is given full power and authority to sign said Act.

* * * * *

I hereby certify that the above and foregoing is a true and correct copy of Minutes of a meeting of the Board of Directors of this Corporation, as above indicated.

Kenner, Louisiana December 10, 1985

Beverly Z. Napier
BEVERLY Z. NAPIER Secretary

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ACKNOWLEDGMENT

STATE OF LOUISIANA

PARISH OF ORLEANS

BEFORE ME, the undersigned authority, duly commissioned and qualified within and for the State and Parish aforesaid, personally came and appeared:

MARSHA TROXLER

who being by me first duly sworn, did depose and say:

That she was a witness, along with GERALDINE L. PENNISON to the above and foregoing instrument; that she saw DORVIN DEVELOPMENTS, INC. sign the same in her presence and that of the other said witness, and knows of her own knowledge that the said party executed said instrument of its own free will and accord, for the uses, purposes and benefits therein expressed.

IN WITNESS WHEREOF, the said appearer has executed this acknowledgment in my presence and in the presence of the undersigned competent witnesses on this 8th day of July, 1986.

WITNESSES:

Beryl J. Depina
Harry M. Rapp

Marsha Troxler
MARSHA TROXLER

Matthew F. Belin
MATTHEW F. BELIN - NOTARY PUBLIC

J
J
J
C
R
P
J

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Lot	Square	Section	Lot	Square	Section
260	10	2	382	14	2
276	10	2	383	14	2
278	10	2	384	14	2
279	11	2	385	14	2
280	11	2	386	14	2
289	11	2	387	14	2
290	11	2	388	14	2
291	11	2	389	14	2
295	11	2	390	14	2
306	12	2	391	14	2
308	12	2	392	14	2
314	12	2	293	14	2
315	12	2	394	14	2
316	12	2	395	14	2
317	12	2	423	15	2
320	12	2	424	15	2
321	12	2	425	15	2
322	12	2	426	15	2
342	14	2	427	15	2
346	14	2	428	15	2
347	14	2	429	15	2
348	14	2	430	15	2
349	14	2	431	15	2
350	14	2	432	15	2
351	14	2	433	15	2
352	14	2	434	15	2
353	14	2	435	15	2
354	14	2	436	15	2
355	14	2	437	15	2
356	14	2	438	15	2
357	14	2	439	15	2
358	14	2	440	15	2
359	14	2	441	15	2
360	14	2	442	15	2
361	14	2	443	15	2
362	14	2	444	15	2
363	14	2	445	15	2
364	14	2	446	15	2
365	14	2	447	15	2
366	14	2	448	15	2
367	14	2	449	15	2
368	14	2	450	15	2
369	14	2	451	15	2
370	14	2	452	15	2
371	14	2	453	15	2
373	14	2	454	15	2
374	14	2	197	7	2
376	14	2	456	15	2
377	14	2	458	15	2
378	14	2	459	15	2
379	14	2	461	15	2
380	14	2	462	15	2
381	14	2	463	15	2

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Lot	Square	Section
464	15	2
465	15	2
466	15	2
467	15	2
468	15	2
469	15	2
470	15	2
471	15	2
472	15	2
473	15	2
474	15	2
475	15	2
476	15	2
477	15	2
478	15	2
479	15	2
480	15	2
481	15	2
482	15	2
483	15	2
484	15	2
485	15	2
486	15	2
487	15	2
488	15	2
489	15	2
490	15	2
491	15	2
492	15	2
493	15	2
494	15	2
495	15	2
496	15	2
497	15	2
498	15	2
499	15	2
500	15	2
501	15	2
502	15	2
503	15	2
504	15	2
* 273	10	2
* 275	10	2

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Said lots are situated in Jefferson Parish, State of Louisiana, in that subdivision thereof known as STONEBRIDGE, as shown on the resubdivision plan of J. J. Krebs & Sons, Inc., Surveyor, dated August 31, 1981, approved by Jefferson Parish Council Ordinance 15014 adopted on January 6, 1982, recorded in C.O.B. 1019, folio 674.

Said lots together constitute .6812 percentage of the total number of lots in Stonebridge - Section 2.

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And, the said appearers declared that said property is presently subject to restrictive covenants dated June 20, 1984, by act before Matthew F. Belin, Notary Public, recorded in C.O.B. 1078, folio 23, for the Parish of Jefferson, State of Louisiana; That said appearers do by these presents amend said original restrictive covenants as hereinafter set forth.

Paragraph 5 is amended to read as follows:

5.) ARCHITECTURAL CONTROL COMMITTEE: All plans for residence to be built on the herein described property must be first submitted to The Architectural Control Committee of DORVIN LAND CORP. comprised of Arthur P. Raymond, III, and Edwin C. Dorvin, Jr., or two or more designees appointed by them from time to time without any liability or responsibility on the part of Arthur P. Raymond, III or Edwin C. Dorvin, Jr. or their designees, for approval prior to the beginning of construction. None of the members of said Committee shall be entitled to any compensation for services performed pursuant to this covenant. The Committee's approval or disapproval as required in these covenants shall be in writing. In the event the Committee fails to approve or disapprove within 30 days after plans and specifications have been submitted to it or in any event if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and this covenant as to approval of the Architectural Control Committee shall be deemed to have been fully complied with.

NOTE:

The Architectural Control Committee may reject any plan for a proposed structure by reason of objectionable exterior materials or design, color and/or pitch of roofs, location of carports and/or garages, or failure to provide for sodding and landscaping. These examples are illustrative and not exclusive.

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Paragraph 6. is amended to read as follows:

6.) TRANSFER OF AUTHORITY TO INDIVIDUAL LOT OWNERS:

The duties, rights, powers and authority of the Architectural Control Committee constituted, hereby shall be transferred to the record owners of Lots in Stonebridge, on (1) the date occurring one (1) year from the date of the first sale of a lot in Stonebridge or on (2) such date as sixty (60%) per cent (302 lots) of the total number of lots have been sold by said developer, whichever occurs first, in that event, the transfer of authority will be automatic to the individual lot owners and will take place immediately and it will be incumbent upon the lot owners of record to form an Architectural Control Committee. From and after the date of such transfer of authority, the individual Lot Owners other than Developer shall have the full right, authority and power, and shall be obligated, to perform the functions of the Architectural Control Committee as provided herein, including the right to designate a representative or representatives to act on their behalf.

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Paragraph 9 is amended to read as follows:

9.) DWELLING COST, QUALITY AND SIZES: For the purpose of this covenant, the phrase floor area is defined to exclude garages, porches, or patios. It is the intention of this covenant to assure that all residential dwelling shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. No residential structure can be erected on any Lot in STONEBRIDGE without meeting the following criteria: ---

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AS TO Lots 342 - 397, Square 14, Lots 339 - 341, Square 13; Lots 288 - 292, Square 11; and, - Lots 462 - 504, Square 15, regardless of lot size:

<u>MINIMUM FLOOR AREA</u>	<u>MINIMUM COST</u>
2,000 sq. ft. ground floor	\$65,000.00
Total - 2,000 sq. ft. for 1 1/2 or more floors; 1,200 sq. ft. ground floor minimum	

AS TO ALL OTHER LOTS:

<u>LOT SIZE</u>	<u>MINIMUM FLOOR AREA</u>	<u>MINIMUM COST</u>
9,000 sq. ft. & under	Total < 2300 sq. ft. ground floor	\$65,000.00
	Total - 2300 sq. ft. for 1 1/2 or more floors. 1200 sq. ft. ground floor minimum	
9,001 sq. ft. & over	Total - 2500 sq. ft. ground floor	\$70,000.00
	Total - 2500 sq. ft. for 1 1/2 or more floors. 1500 sq. ft. ground floor minimum	

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Paragraph 10 is amended to read as follows:

10.) BUILDING LOCATION: No building will be located nearer to any front, side or rear lot lines in STONEBRIDGE as it relates to the lot(s) in the chart below:

LOT NUMBER	SQ. NO.	FRONT LOT LINE SET-BACK	SIDE STREET LINE SET-OFF	INTERIOR LOT LINE SET-OFF*	REAR LOT LINE SET-BACK**
187 - 212	7	30'	10'	10'	20'
213 - 227	7	30'	10'	10'	20'
245 - 260	10	30'	10'	10'	20'
261 - 278	10	30'	10'	7½'	20'
279 - 287	11	30'	10'	7½'	20'
288 - 292	11	30'	10'	7½'	20'
293 - 305	11	30'	10'	7½'	20'
306 - 323	12	30'	10'	7½'	20'
324 - 338	13	30'	10'	7½'	20'
339 - 341	13	30'	10'	10'	20'
342 - 397	14	30'	10'	7½'	20'
423 - 454	15	30'	10'	10'	20'
455 - 504	15	30'	10'	7½'	20'

*Exception: Detached garage or permitted accessory building may be located three (3') feet or more from any interior side lot line in rear one-half (1/2) of any lot.

**No dwelling or accessory building shall be located on any interior lot nearer than the rear lot line set back without the express written permission of the Architectural Control Committee.

For the purpose of this covenant, eaves, steps, carports, utility rooms and open porches shall not be considered as part of a building, provided, however, that this shall not be constructed to permit any portion of a building on a lot to encroach upon another lot, but in no case nearer than the designated set-back and set offs described in Paragraph 10 above for the lot involved. On corner lots, Front Lot Line designation shall be at the discretion of the Architectural Control Committee. No residence shall be built on less than one (1) lot as shown on map of STONEBRIDGE, Jefferson Parish, Louisiana, except however, that when any purchaser wishes to buy more than one site in order to erect a larger permitted residential building, this may be done, provided that said lots or fractional lots are treated as one and the restrictions applying to a single lot are adhered to and no resubdivision of lots shall be made in an area or width below the average standard for said square as indicated on the aforementioned map of STONEBRIDGE, and there is no violation of Paragraph 11 following hereafter.

Bay or dormer and other projecting windows, stairways, landings and other structural parts shall not project beyond the front and side building lines, described in Paragraph 10 above. Cornices, gutters, chimneys, brackets, pilasters, grill work, trellises, and other similar projections and any projections for purely ornamental purposes may project beyond the front and side building lines described in Paragraph 10 above, however, not to exceed two (2') feet beyond said building lines.

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WITNESS THE SIGNATURES of the parties in the Parish and State aforesaid, this 11th day of December 1985, in the presence of Marsha Troxler and Geraldine Pennison, competent witnesses.

WITNESSES:

Marsha Troxler

[Signature]
Dorvin Land Corp.

Geraldine Pennison

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