

DECLARATION OF PREDIAL SERVITUDE AND RESTRICTIVE COVENANTS
FOR STONEBRIDGE NEIGHBORHOOD IMPROVEMENT
& BEAUTIFICATION DISTRICT

STATE OF LOUISIANA

PARISH OF JEFFERSON

BE IT KNOWN that on the 16th day of July, 2020,

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

The Stonebridge Neighborhood Improvement & Beautification District (SNIBD), created by Jefferson Parish Ordinance No. 25207 as authorized by La. R.S. 33:9099.3; represented by Edward Woolman, its Chairman, duly authorized by virtue of a Resolution of SNIBD Board of Commissioners attached hereto and made part hereof.

who declared that SNIBD is the owner of immovable property in Jefferson Parish, known as the Stonebridge Golf Course and Country Club, and being more fully described in the Cash Sale recorded on April 12, 2018 in the official records of the Clerk and Recorder for Jefferson Parish at Book 3403, Folio 901.

SNIBD hereby creates for the benefit and in favor of all residential lots within the boundaries of the SNIBD, as defined in Jefferson Parish Ordinance No. 25207, a predial servitude and restrictive covenants over the following described parcels:

ITEM I: THE GOLF COURSE PROPERTY:

Parcel A, Parcel B, Parcel C, Tract FF-11C, and Tract FF-11A-1 Lake Timberlane Estates, Jefferson Parish, Louisiana as shown on survey map prepared by Dufrene Surveying & Engineering, Inc. dated April 5, 2006, revised April 14, 2006 and May 15, 2006; and

Parcel C-2, Parcel A, and Parcel B, Stonebridge Subdivision, Jefferson Parish, Louisiana, as shown on survey map prepared by Dufrene Surveying & Engineering, Inc. dated April 5, 2006, revised April 14, 2006 and May 15, 2006.

ITEM II: THE CLUB AND TENNIS COURT PROPERTY

Parcel C-1 and Lot 1, Square 16, Stonebridge Subdivision. Jefferson Parish, Louisiana as shown on survey map of Dufrene Surveying & Engineering, Inc. dated April 5, 2006, revised April 14, 2006 and May 15, 2006.

The Golf Course Property shall be restricted to the following uses: a golf course, parks, playgrounds, recreational uses, conservation areas, green spaces, and accessory uses, all as defined in the Jefferson Parish Code of Ordinances currently in effect or as hereafter amended.

The Club and Tennis Court Property shall be restricted to the following uses: Country Club, community center and accessory uses as defined in the Jefferson Parish Code of Ordinances

currently in effect or as hereafter amended.



These restrictive covenants and predial servitude may be revoked or amended by approval by two-thirds (2/3) of the SNIBD Board of Commissioners and at least twenty-five (25%) of the owners of the residential lots within the boundaries of the SNIBD, the owners of each residential lot being entitled collectively to one vote. Owners of residential lots may vote by mail-in ballot, electronic ballot, or at a meeting called for the purpose of voting on the amendment after due notice by SNIBD Board of Commissioners. The SNIBD Board of Commissioners shall establish the procedure for seeking approval of the owners of the residential lots for any amendment related to these restrictive covenants and predial servitude.

These restrictive covenants and predial servitude shall run with the land and shall survive for a period of twenty-five (25) years from the date of recordation in the official records of the Clerk and Recorder of Jefferson Parish. Upon expiration of the initial term these restrictive covenants and predial servitude shall automatically renew for an additional period of ten years, such automatic renewal shall continue upon the expiration of each prior term until such time as the restrictive covenants and predial servitude are expressly revoked or amended as set forth herein.

Invalidation of any provision of these restrictive covenants and predial servitude by judgment or court order shall in no way affect any other provisions, which shall remain in full force and effect.

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

WITNESSES:

Stonebridge Neighborhood Improvement & Beautification District

W/B
Printed Name: W/B

By: *Edward Woolman Chairman*
Edward Woolman, Chairman

David F. Andignac
Printed Name David F. Andignac

Sheri M. Morris
Sheri M. Morris, Notary Public
Notary ID #35362
My Commission is valid for life.

EFIL: 07/20/2020 10:19 AM JEFF PAR 6379428 jlh \$105.00 ::: 12032768 CONVEYANCE BOOK 3439 PAGE 403



STONEBRIDGE NEIGHBORHOOD IMPROVEMENT
AND BEAUTIFICATION DISTRICT

The following Resolution was offered by Commissioner Dawn Peterson and seconded by Commissioner Robert Early.

RESOLUTION NO. 2020-01

TO APPROVE A PREDIAL SERVITUDE AND RESTRICTIVE
COVENANTS AND TO PROVIDE FOR RELATED MATTERS

WHEREAS, Stonebridge Neighborhood Improvement and Beautification District (“SNIBD”) owns certain immovable property in Jefferson Parish, known as the Stonebridge Golf Course and Country Club, more fully described in the Cash Sale recorded on April 12, 2018 in the official records of the Clerk and Recorder for Jefferson Parish at Book 3403, Folio 901; and

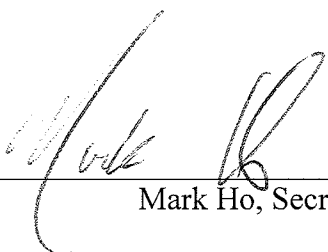
WHEREAS, on June 18, 2020 the SNIBD Board approved execution and recordation of the predial servitude and restrictive covenants presented by the Committee.

BE IT RESOLVED by the Board of Commissioners for the Stonebridge Neighborhood Improvement and Beautification District that Ed Woolman, Chairman is hereby authorized to take all necessary action to execute and record the predial servitude and restrictive covenants in the official records for Jefferson Parish.

CERTIFICATION

The above and foregoing Resolution was duly adopted at a regular meeting of the Board for the Stonebridge Neighborhood Improvement and Beautification District held on June 18, 2020 by the following vote:

- For: David Andignac
Robert Early
Mark Ho
Dawn Peterson
Ed Woolman
- Against: Eric Jarrell



 Mark Ho, Secretary

