

RESTRICTIONS OF

UNITED STATES OF AMERICA

CROSS GATES SUBDIVISION

STATE OF LOUISIANA

TURTLE CREEK, PHASE 2A

PARISH OF ST. TAMMANY

BE IT KNOWN, that on this 29th day of March, 1993, commissioned and qualified in and for the Parish of St. Tammany, State of Louisiana, represented herein by Louis G. Miramon, Jr., authorized by resolution of said corporation which is recorded in COB 810, Folio 267, records of St. Tammany Parish, Louisiana.

who declared that said corporation is the owner of certain property located in Section 37, Township 9 South, Range 15 East, St. Tammany Parish, Louisiana, be designated as CROSS GATES SUBDIVISION, TURTLE CREEK, PHASE 2A in accordance with Plat survey by J.V. Burkes, III, C.E. dated February 5, 1993.

ALL THOSE CERTAIN LOTS OR PARCELS OF LAND, situated in Section 37, Township 9 South, Range 15 East, St. Tammany Parish, Louisiana, and being more fully described as follows to-wit:

Lots 37 through 40, 49 through 68 and 80 through 92

CROSS GATES SUBDIVISION, TURTLE CREEK, PHASE 2A, near the City of Slidell, Louisiana.

All in accordance with Plat 1102, filed in the office of the Clerk of Court, St. Tammany Parish, Louisiana.

Appearer further declared that from this date forward said subdivision as shown on the plat hereinabove referred to, is held, and shall be owned, held and conveyed subject to the following restrictions, reservations and covenants:

1. LAND USE AND BUILDING TYPE. All lots shall be used for residential purposes only. No building shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling not to exceed two (2) stories in height and a private garage or carport, except as provided herein.

2. BUILDING LOCATION. No building shall be located on the curved portion of cul de sac streets nearer than thirty (30') feet to the front property line. No building shall be located on any straight street nearer than forty (40') feet to the front property line. No building shall be located closer than ten (10') feet to an interior lot line. All garages and carports opening to the front shall be set back at least twenty (20') feet from front building line, it being the intention of this restriction to have front opening garages and carports which are closed in on three sides, where the entrance faces the side of the structure, may be located at the

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front building line, but must be ten (10') feet from the side property. On corner lots no part of the structure or garage shall be located closer than twenty (20') feet to the side property line. No part of the main building may extend nearer than twenty (20') feet of the rear lot line. Garages, carports, and accessory building may be located within ten (10') feet of the rear lot line.

3. DWELLING COST, QUALITY AND SIZE. No dwelling shall be built on any lot selling for less than ONE HUNDRED FIFTY THOUSAND AND 00/100 (\$150,000.00) DOLLARS, excluding cost of lot based upon sales prices prevailing on the date these covenants are recorded. The floor area of the main structure, exclusive of garage, carport, porches or breezeways, shall not be less than two thousand eight hundred (2,800) square feet. The ground floor area of the main structure, exclusive of one-story porches and garages, shall be not less than two thousand eight hundred (2,800) square feet for a one-story dwelling, not less than one thousand eight hundred (1,800) square feet for a dwelling of more than one-story, with the second story to be not less than one thousand (1,000) square feet. Each dwelling must have a double garage or carport with a minimum of four hundred fifty (450) square feet.

4. EASEMENTS. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat, and in addition the operators of the electrical utility company shall have the right to trim all trees, shrubs and to keep clear of its utility lines all obstacles within ten (10') feet of the rear property line of each lot.

5. NUISANCES. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

6. TEMPORARY STRUCTURES. No structure of a temporary character, i.e., trailer, mobile homes, basements, tents, shacks, garages, barns or other outbuildings shall be used on any lot at any time as a residence, either temporarily or permanently, except that building contractors may have one office trailer and one watchman's house trailer located on lots owned by the building contractor, must be actively and progressively engaged in the construction of houses in the subdivision.

7. SIGNS. No sign of any kind shall be displayed to public view on any lot except one professional sign of not more than one (1) square foot, one sign of not more than twenty (20') square feet advertising the property for rent or sale, or signs used by the builder to advertise the property during the construction and sales period.

8. OIL AND MINING OPERATIONS. No oil drilling, oil development operations, oil refining quarring or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, or mineral excavation 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.

9. GARBAGE AND REFUSE DISPOSAL. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste, and no waste shall be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

10. LIVESTOCK AND POULTRY. No animals or livestock of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be maintained, not shall any of the lots be used for commercial purposes.

11. SIGHT LINES. No fence, wall hedge or shrub planting which obstructs sight lines at elevations between two (2') feet and six (6') feet above the roadway 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 points twenty five (25') feet from the intersection of the street property lines extended. The same sight line limitations shall apply on any lot within ten (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 intersection unless the foliage line is maintained at sufficient height to prevent the obstruction of such sight lines.

12. 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 (25) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years, unless an instrument signed by a majority of the then owners of the lots has been recorded indicating agreement to change and/or extend said covenants in whole or in part.

13. FENCES. Fences may not be located nearer to the street than the front of the house. On corner lots fences must be set back at least twenty (20) feet from the side property line. Fences shall be constructed only of wood, chain link, ornamental iron or black and shall have a maximum height of six (6) feet. The permission of Cross Gates, Inc., is required of the type and quality of material and workmanship of any fence before construction begins. Failure of any owner to secure written approval of the type and quality of material and workmanship or the failure to construct the fence in accordance with these requirements, without permission granted, may result in the fence being torn down at the expense of the lot owner.

14. PARKING OF VEHICLES. Trucks and utility trailers with tonnage in excess of three quarters of a ton rated carrying capacity, campers, boats or other utility vehicles shall not be permitted to park overnight on the streets, driveways, or lots in front of the front building line. Additionally, automobiles shall not park overnight on lots in front of the front building lines. No vehicles of any size which normally transports

inflammable or explosive cargo may be kept in the subdivision at any time.

15. ENFORCEMENT. Enforcement of the provisions of these covenants shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any of these covenants, either to restrain violation or to recover damages.

16. MODEL HOMES. Model homes will be permitted in the Turtle Creek Subdivision but only with the express written consent of Cross Gates, Inc. A model home is a single family residence constructed within the subdivision, furnished, and used primarily as a display home, not currently for sale, and used as a sales office. Advertising devices, including but limited to lighting, flags, etc., which are in good taste, may be permitted at the sole discretion of Cross Gates, Inc., but only after written application has been made and approved which specifies further the advertising devices intended to be used. Cross Gates, Inc., reserves the right to impose such limitations on these devices as it deems fit. Cross Gates Inc., reserves the right, at any time in its sole discretion to revoke permission to use a residence as a model home.

17. DRIVEWAYS. Driveways must be concrete or asphalt from the front of the lot property line to the street. The size of culverts and the grade to which they are to be installed shall be obtained from the designated representative of Cross Gates, Inc., prior to installation. If either of these instructions are not adhered to, Cross Gates, Inc., in its sole discretion shall have the right to correct this violation. All driveways located within the property will be concrete or asphalt surface.

18. SEVERABILITY. Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

19. NEW CONSTRUCTION. Construction of new buildings only shall be permitted, it being the intent of this covenant to prohibit the moving of any existing building onto a lot and remodeling or converting same into a dwelling unit for this subdivision.

20. MAINTENANCE OF MEDIAN AREAS. It is the responsibility of all property owners to pay their proportionate share for grass cutting, shrub pruning, replacement of shrubs, plants, etc., for the maintenance of the front entrance, median areas and all common areas.

21. ARCHITECTURAL CONTROL. No construction of any building shall be started until the plans and specifications for said construction shall have been approved by Louis G. Miramon, Jr., or some other person authorized in writing by the corporation to act. In the event the said Louis G. Miramon, Jr., or the corporation's designated representative, fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to him, 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 the related covenants shall be deemed to have been fully complied with. Louis G. Miramon, Jr., or the corporation's designee, shall have the right, in his absolute discretion, to vary the front set back lines, side yard lines and rear yard restrictions. Such variance shall be signed and recorded in the official records of St. Tammany Parish, Louisiana, and shall act as an amendment to these restrictions for that particular parcel.

22. PARISH OF ST. TAMMANY BUILDING CODES AND ORDINANCES. In the event any of the above and foregoing conditions and restrictions conflict with any of the provisions of the Parish of St. Tammany Building Code or any ordinance or ordinances governing subdivisions or the building of residences, either in force at the present time or to be hereinafter enacted, then and in that event, the provisions of said Building Code, and/or ordinance or ordinances above mentioned shall govern, and these conditions and restrictions will automatically become amended to agree with and conform to said Building Code and ordinance or ordinances.

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

WITNESSES:

Deborah S. Mitchell  
Charlene R. Giffin

CROSS GATES, INC.

Louis G. Miramon, Jr.

D. Agna Caire  
Notary Public

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