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R. A. Bonney

ACT OF RESTRICTIONS OF
PELICAN POINT GOLF COMMUNITY, PHASE I
FIRST, SECOND, THIRD and FOURTH FILINGS

STATE OF LOUISIANA
PARISH OF ASCENSION

Before me, the undersigned Notary Public, duly commissioned and qualified in and for the parish and state aforesaid, personally came and appeared:

PELICAN POINT GOLF COMMUNITY, L.L.C., a limited liability company, organized and existing under the laws of the State of Louisiana, domiciled in the Parish of Ascension, represented herein by its agent, Douglas A. Diez, duly authorized;

which declares that it is the owner of a certain tract or parcel or ground situated in Sections 6 and 7, Township 10 South, Range 3 East, SED, Ascension Parish, Louisiana, containing 594.079 acres, said tract is currently being developed by Developer into Pelican Point Golf Community, which will contain 337 residential lots to be designated on the final plats of the First, Second, Third and Fourth Filings of Pelican Point Golf Community. Developer hereby establishes certain building restrictions and conditions for the benefit of said property and properties, or any part thereof, it being the intention of Developer to establish these restrictions and conditions as servitudes and covenants running with the land, and encumbering existing and future residential lots which comprise or will comprise said filings of Pelican Point Golf Community, said restrictions being set out as follows, to-wit:

1. All of the lots contained in said subdivision are hereby designated as residential lots and restricted to residential use only unless specifically noted by developer. No building shall be erected, altered, placed or permitted to remain on any of said lots other than one (1) detached single family dwelling not to exceed 2 1/2 stories in height and a private garage for not more than four (4) automobiles and not less than two (2) automobiles. A lot cannot be used to connect to an adjoining property not owned by the Pelican Point Golf Community LLC.
2. All driveways must be completed upon completion of the home. Driveways shall be constructed no closer than one (1') foot from the side property line. Driveways must be constructed of concrete and have a minimum width of eleven (11') feet, have a depth of four (4") inches and flare to twenty-one (21') feet at the street curb. (See attached flaring & brick detail.) A thirty (30") inch brick apron will be required (No stamped concrete allowed.) and will be the same on each driveway. No driveway shall be permitted adjacent to another except where the configuration of lots dictates it necessary and then must be approved by the Architectural Control Committee. Driveways shall be placed

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as shown on the attached drawings. No circle driveways will be allowed. Of the 22 Plantation lots, only 11 tandem drives will be allowed to tie into Highway 44.

3. There shall be a minimum of three thousand (3000) square feet under roof and twenty-one hundred (2100) total living for all Pelican Point Parkway, Swan Circle, Beau Douglas Avenue, Tezcuco Court, and Highway 44 Plantation homes. There shall be a minimum of thirty-five hundred (3500) square feet under roof and twenty-six hundred (2600) square feet total living for all Dove Estates (Lot numbers 208-232). Other homes shall be a minimum of twenty-five hundred (2500) square feet under roof and eighteen hundred (1800) total living (Lot numbers 286-336 and Lot numbers 186-207), while (Lot numbers 138-170) shall have a minimum of twenty-two fifty (2250) square feet under roof and sixteen twenty-five (1625) living. The total square footage of each residence shall be inclusive of open porches, garages, or storage areas attached to the garage. No carports will be allowed in the Pelican Point Golf Community. No garages on the fairways may be entered from the rear (golf course fairway side) and none shall face directly to the street with the exception of the homes on Patio Court which shall face the street. Garage must include automatic doors with a minimum 8' height metal (no glass), and these shall remain closed. In certain unusually odd shaped lots, the committee may approve front load garages. Additional autos, trucks, boats, trailers, etc. may not be stored on any residential lot except in an acceptable enclosed structure.
4. No buildings shall be located on any lot nearer to the front property line than the building line dictated by the ACC, nor nearer to the side property lines than eight (8) feet except for designated "patio homes" lots, which will be zero and five (5) feet. For the purpose of covenant, eaves, steps and open porches shall not be considered as part of the building, provided, however, that this shall not be construed to allow any portion of a building on a lot to encroach upon another lot. Detached garages and accessory buildings, if approved by the Architectural Control Committee shall not be erected closer to any side line than eight (8) feet nor nearer than twenty-five (25) feet to the rear lot line. Every other lot must vary with twenty-five (25) and thirty (30) foot front building lines (See Attached Map). No two homes side by side will have the same setback line from street except in designated "patio home" lots and "Plantation" lots. The building line on "Plantation" homesites shall be seventy-five (75) feet.
5. No building shall be erected, placed or altered on any lot until two (2) complete sets of construction plans (one to be kept by the ACC), specifications, and a plot plan showing the location of the structure to be so erected, placed or altered has been submitted to and approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures and as to location with respect to topography and finish grade elevation. It is advised that "preliminary" plans consisting of floor plans and elevations be submitted prior to final plans, so that any ACC modifications may be included in final submitted plans. The Architectural Control Committee may impose other appropriate and reasonable standards for exterior finish and materials which it may deem undesirable or which in its discretion detracts from the value of the building or structure itself or the surrounding properties, the general appearance of the neighborhood or the value of the adjacent structures. Any future alterations and/or

improvements to the property must be submitted to and approved by the ACC (including but not limited to fences, landscaping, gardens, etc.).

6. Two (2) sets of landscape plans and specifications showing the name and location of all plant material, including quantity, quality, size and bed preparation shall be submitted for approval. Homeowners are encouraged to submit landscape plans with their house plans but must be submitted no later than black in stage of residence.

The following are minimum landscape requirements within Pelican Point Golf Community.

- A. The owner shall plant one (1) tree per two thousand (2000) square feet of lot area. Average lot size is 85 x 150; therefore, 12,750 square feet would mean six (6) trees per lot. Of these seventy five percent (75% - rounded upward) must be "large" trees. (see list) The remaining trees can be "medium or small" trees. These trees must be a minimum of ten to twelve feet (10'-12') in height and a minimum of three inch (3") caliper (measured at 12" above the ground). Multi-trunk trees shall have a minimum of three (3) trunks with a 3/4" to 1" caliper per trunk. Credit will be given for existing trees on lots; therefore, the number of trees required may vary as approved by the ACC.
- B. Fifty percent (50%) of these large trees shall be planted in front of lots and the remaining trees shall be planted in the rear. Additional trees may be required on corner lots as requested by the ACC.
- C. The owner shall plant a minimum of fifty (50) shrubs with a minimum size of three (3) gallon container. Fifty percent (50%) of these must be planted in the front yard. Lots not on the golf course or lakes (Eagle lots) may plant twenty five (25) in front yards and will not be required to plant the remaining twenty five (25) (although it is recommended by the ACC.)
- D. The owner must sod the entire front and rear yards of lot with centipede sod. No other varieties will be allowed. "Plantation" lots and "Eagle" lots are not required to sod the rear yards. They may be sprigged or seeded.
- E. "Plantation" lots shall have twelve (12) total trees. Of those, nine (9) large trees shall be planted. Six (6) shall be in the front yard. Of those, three (3) must be planted within twenty (20) feet of the front fence line.

All landscaping and sod must be installed within thirty (30) days after completion of residence or prior to occupancy, whichever comes first. Utilities will be disconnected if landscaping and sod is not completed within this time frame. Requirements listed may be altered by the ACC based on quantity and overall appearance and design. PPGC wants to allow creative design among the landscapes. Although these are minimum design criteria, the ACC recommends that the homeowner goes beyond these requirements. Seasonal color should be provided in several areas in the front yards to

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create colorful street appeal while driving through PPGC. Landscapes must be maintained at all times. If maintenance becomes a problem and a residence is seen as an "eye sore" to the community, the ACC will take necessary action to maintain the landscaping and charge the homeowners for all fees associated.

The following is a list of suggested trees. Other trees may be approved by the ACC. Trees, especially large trees, provide the core of the community. As these large trees mature, they increase property value and increase the desire to be a resident of Pelican Point Golf Community.

LARGE TREES

Live Oak	Southern Red Oak	Willow Oak
Nuttall Oak	Tulip Tree	Southern Magnolia
White Oak	Bald Cypress (excellent near lakes)	

MEDIUM TREES

River Birch	Drake Elm	Red Maple
Bradford Pear	American Holly	Savannah Holly
Silver Maple	Sweetbay Magnolia	Weeping Willow (excellent near lake edges)

Pines (may be used on rear lots of perimeter lots and golf course lots in clusters and as approved by the ACC, but will not be allowed as a major design component of landscape)

SMALL TREES

Crepe Myrtle	Yaupon Holly	Chinese Redbud
Wax Myrtle	Sweet Olive	Chinese Parasol Tree
Windmill Palm	Japanese Maple	Cherry Laurel
Oriental Magnolia	Southern Crabapple	Parsley Hawthorn
Purple Leaf Plum	Sasanqua Camellia	

7. Should construction of a prospective residence, building or structure not be commenced within six (6) months after approval by the Architectural Control Committee, and be pursued diligently thereafter, or should construction not be completed within twelve (12) months after the approval, then the approval of the Architectural Control Committee shall be automatically withdrawn. The Architectural Control committee may grant extensions of its approval from time to time for good cause stated. Should construction not commence or be completed for reasons beyond the control of the lot owner or his contractor, such as an act of God, national calamity or similar events, then the time deadlines provided herein shall be extended by the Architectural Control Committee in proportion to the delay caused by the event. No construction project will be allowed to drag on. New homes must be constructed within a six month period. Construction hours

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are Monday through Saturday 7:00 am - 6:00 pm only. Crews must enter and exit through the construction and maintenance road. There will be no exceptions. On third (3rd) notice, contractor shall not be allowed in Pelican Point Golf Community.

8. These covenants prohibit the subdivision of lots from any dimensions other than those shown on the official recorded plat, provided, however, that this covenant shall not prohibit the use of more than one (1) lot for one (1) residence. Notwithstanding this prohibition to the subdivision of lots, any lot or lots may be subdivided only with the express written consent and permission of the Architectural Control Committee.
9. Pelican Point Golf Community will be served by underground electric distribution system.
10. The Pelican Point Golf Community will be served by a community sewer system, in accordance with Parish and State regulations. Individual sewer systems are not permitted on any lot or lots. A sewer fee of \$500 will be collected by the Pelican Point Architectural Control Committee before plans will be approved and a monthly user fee will be set up by the Public Service Commission.
11. Water will be made available to each lot owner by arrangements with the Water Works company in accordance with its rates and requirements; and requirements of the Ascension Parish Health Unit and the State Board of Health.
12. Gas service will be made available to each lot owner desiring gas service by arrangements with the designated Natural Gas Company in accordance with its rates and requirements; and requirements of the Ascension Parish Health Unit and the State Board of Health.
13. The minimum roof pitch shall be 8/12, unless otherwise approved by the Architectural Control Committee.
14. All residences shall be constructed with at least eighty (80%) percent of the ceilings not less than nine (9') feet high, unless otherwise approved by the Architectural Control Committee.
15. Fireplace flues and chimneys shall be covered with the same materials as used on the exterior of the residence (plaster and drivelt acceptable). Fireplaces shall have copper or bronze chimney caps unless approved by the Architectural Control Committee.
16. No fence shall be erected on said lot beyond the front of house. All fencing material must be wood, wrought iron, aluminum, brick or stucco, unless otherwise approved by the Architectural Control Committee. Only 4' black aluminum or wrought iron or similar fencing will be constructed across the property line of each lot facing the golf course as designed by the Architectural Control Committee. The above materials may be used in the side fencing. The same design will be required for "Swan" lots. "Eagle" lot homeowners butting "Plantation" lots will be required to install a six (6') feet privacy fence along the rear property line with brick columns on each corner and cedar wood in

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between as designed by the Architectural Control Committee. The stain shall be picked by the ACC and shall be the same for all wood fences. Fences shall not be constructed beyond the front elevation of the residence except with approval by ACC. No chain link or wire fences will be allowed. Side yard fences on golf course and lake lots shall slope down from six feet (6') to four feet (4') in height within five (5') feet for the last forty feet (40'), the last twenty-five (25') feet to be wrought iron or similar fencing so as not to block views of neighboring homes. Where perimeter fences will be visible from adjoining roads, the "good side" of the fence shall face the exterior of the yard to provide a clean appearance of PPGC to neighboring streets. No shadow boxing of fences on perimeter lots allowed. One brick column as designed by the ACC shall be placed on each lot corner on all lots if a fence is installed.

17. All exterior exposed posts and columns shall be a minimum of eight (8") in diameter.
18. As much exposed aggregate, stamped and scored concrete as practical should be used for porches and sidewalks.
19. Architectural shingles as approved by the Architectural Control Committee, shall be used on each house in lieu of standard 215# fiberglass shingles. Slate and tile roofs will also be acceptable. Any other type of roof must be approved by the Architectural Control Committee. No steel or aluminum roofs allowed unless approved by the ACC.
20. The exterior of all homes shall consist of old brick or new "old" brick with a sack finish, as approved by the ACC, and/or stucco/plaster (synthetic types are approved). Siding, as approved by the ACC, can comprise the remaining 20%.
21. All homes must be pre-wired for security systems.
22. Only black cast aluminum mailboxes will be allowed in front of each home. Style to be selected by the Architectural Control Committee. Cluster boxes will also be available in various locations of the development. Brass home address numerals shall be on mail boxes only.
23. Only one framed sign approximately 30" x 48" will be allowed during construction, and immediately after construction if house is a "spec" house. The sign shall include such information as the real estate company/agent, builder, architect, designers, plumbing contractor, electrical contractor, Lot Number, and anything required to be posted by the Ascension Parish Inspection Department (see attachment). After this initial period, no "for sale" signs will be allowed on any lots for any reason including, but not limited to house, cars, boats, travel trailers, furniture, clothing, etc. Also, no political/election signs allowed.
24. Cutting down or removal of any tree or trees from any lot or parcel is prohibited, without first obtaining the approval (in writing) of the Architectural Control Committee. Placement of any object on any tree or trees is prohibited.

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