

RESTRICTIONS FOR
PROPERTY OF
GARY G. STILES AND
HELEN L. STILES

UNITED STATES OF AMERICA
STATE OF LOUISIANA
PARISH OF EAST FELICIANA

BE IT KNOWN, that on this _____ day of _____, 2024, before me, the undersigned Notary Public, duly commissioned and qualified in and for the Parish and State aforesaid, and in the presence of the undersigned competent witnesses, personally came and appeared:

GARY G. STILES (SS#*-**-6848) and HELEN L. STILES (SS#***-**-6513)**, husband and wife, living together, both residents of and domiciled in the Parish of East Baton Rouge, State of Louisiana, who declared their current mailing address to be P. O. Box 117, Pride, LA 70770, who declared:

That they are the owners of the following described property:

Five tracts or parcels of ground with all improvements thereon situated in Section 9 and Section 60, T4S, R3E, Parishes of East Baton Rouge and East Feliciana, State of Louisiana, all is more particularly shown on "Map Showing Survey & Division of Tract "V" (East Feliciana Parish) & Tract "B" (East Baton Rouge Parish) into Tracts V-1 thru V-6 Being a Portion of the Original William C. Price, Sr. Et Al 60 Acre Tract Located in Section 9 & 60, T4S-R3E Greensburg Land District East Feliciana & East Baton Rouge Parishes for Gary Stiles" dated April 13, 2022 by Lester A. McLin, Jr., RPLS. A copy of said map being filed as Instrument Number 249443 of East Feliciana Parish, Louisiana.

Appearers further declared that they do hereby establish certain building restrictions and conditions for the benefit of all the lots hereinabove referred to in such subdivision, to be binding upon the present or future owners of said property or any part thereof. It is the intention of the appearers to establish these restrictions as servitudes and covenants which shall run with the land and be binding upon the successors and assigns of the lots hereinabove described for the purpose of creating a residential community having a uniform plan of development, and the preservation of property values and amenities in that community.

1. **LAND USE AND BUILDING TYPES:** Each lot shall be used only for residential purposes only. Each lot is limited to one (1) primary residential home. Commercial activity is strictly prohibited.
2. **DWELLING COSTS. QUANTITY AND SIZE:** Residential homes shall be of a minimum square footage of eighteen hundred (1,800) square feet. This square footage is heated and cooled areas. Mobile homes shall comply with the same size restrictions and must be of an age of no more than ten (10) years from the date that are place on the property, properly maintained and skirted. No previously constructed homes shall be placed on any lot. It is clearly understood that only new construction homes as described above are allowed.
3. **BUILDING LOCATION:** No building shall be located on any lot nearer than one hundred fifty (150') feet to the northern line of the existing property line depicted on the above referenced plat and no nearer than one hundred (100') feet to the western and eastern

boundary lines of the lot depicted on the above referenced plat. The Parish of East Baton Rouge restricts the placement of any permanent structures South of the Parish Line.

4. **SERVITUDES:** The sixty (60') foot and thirty (30') foot private servitudes of passage were previously dedicated by the above referenced plat for ingress, egress and installation and maintenance of utilities for the above described properties. The cost of maintaining the servitudes and improvements constructed thereon shall be divided equally among these lots and said servitude shall only be used for normal residential traffic. No commercial traffic is allowed, except during construction of homes or for deliveries to residences.

5. **NUISANCES:** No noxious or offensive activity, which includes but not limited to noise, sight or smell, shall be carried on upon any lot. It is the intent of these restrictions to prohibit activity that may disrupt the peace and tranquility of the owners of the above-described property.

6. **TEMPORARY STRUCTURES:** No structure of a temporary character, trailer, tent, shack, garage, barn or other building shall be used on any lot at any time as a residence, either temporarily or permanently.

7. **SIGNS:** No signs of any kind shall be displayed to the public view on any lot except one sign advertising the property for sale or rent or signs used by a builder to advertise the property during the construction and sales period.

8. **ANIMALS, LIVESTOCK AND POULTRY:** Animals, livestock and poultry are allowed, but are restricted for the welfare of the animals, and to prohibit and to eliminate nuisances to adjoining lot owners as follows:

a. Domestic livestock is restricted so as not to exceed the caring capacity of the land to prohibit the property from becoming unsightly and causing noxious odors to adjoining landowners. The livestock must be contained within a fenced area;

b. Domestic household pets are allowed provided that they are not kept, bred, or maintained for commercial purposes. However, aggressive dogs are prohibited. In particular, Pit Bulls, Rottweilers, and Chows.

This list is illustrative and not exclusive;

c. This list of allowed animals, livestock and poultry is subject to the general rule that every lot owner shall not allow the accumulation of animal waste, unpleasant odors and/or health hazards even if (a), (b), and (c) are in compliance.

9. **SEWER DISPOSAL:** No oxidation pond shall be permitted. Any other sewer disposal method approved by the East Feliciana or East Baton Rouge Parish Health Office is allowable.

10. **RESUBDIVISION:** There shall be no further resubdivision of the above-described properties.

11. **TERM:** The covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of ten (10) years from the date the 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 lot owners has been recorded, agreeing to change said covenants in whole or in part.

12. **ENFORCEMENT:** Any lot owner may enforce the above and foregoing restrictions. Enforcement shall be by proceedings at law; or in equity against any person or persons violating or attempting to violate any covenant either to restrain violations or to recover damages. If a party has been determined by the court to have violated these restrictions, then the prevailing party shall be entitled to all court costs, damages, and reasonable attorney fees as awarded by the trial court.

13. These Restrictions shall supersede any previously recorded restrictions of said property and properties prior to this recording.

THUS, DONE AND SIGNED on the _____ day of _____, 2024, at the Town of Clinton, Parish of East Feliciana, State of Louisiana, the parties hereto having affixed their signatures, together with me, Notary, and the undersigned witnesses, after due reading of the whole.

THESE RESTRICTIONS ARE UNDER REVIEW AND WILL BE RECORDED SOON. ONCE RECORDED, THE DOCUMENT WILL BE UPDATED ON THIS WEBSITE AND THE LOCAL MLS.