

*Original*

BUILDING AND OWNERSHIP RESTRICTIONS

OF

COIN-DE-LESTIN SUBDIVISION

1. These restrictions pertain and apply to and include all sites except when specified otherwise in the following restrictions. These covenants are to run with the land and shall be binding on all parties and persons claiming under them for a period of ten years from the date that these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years, unless an instrument signed by a majority of the owners of the lots has been recorded, agreeing to change said covenants in whole or in part.
2. No residence shall be built on less than one site. This site shall not be re-subdivided for private sale or otherwise nor shall any building, with the exception of a boat-house, be located closer than 50 feet to the bank of Bayou Coin-de-Lestin. No wharves or boat-houses or boat docks shall extend more than 4 feet from the bank or shore line out into the waters of Bayou Coin-de-Lestin. A boat exceeding 30 feet in length shall not be permitted to dock permanently in the waters of Bayou Coin-de-Lestin proper; a boat slip must be provided. The spoils from said boat slip shall be spread and leveled to within a foot of the grade of the land or ground surrounding said slip.
3. No corrugated metal roofing or material of sheet aluminum or sheet iron or any materials commonly referred to as "tin" shall be permitted to be used in the construction of any building, out-building, or boat house within the boundaries of the site.  
Supplies and building materials shall not be stored or piled in the open on Owner's site for a period exceeding three weeks prior to their use. The haphazard piling or storing of material such as used lumber, sheet metals, pilings, scrap metals or other unweightly materials, is expressly prohibited. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other out-building shall be used on the site at any time as a residence either temporarily or permanently.
4. Neither the Purchaser nor his successors or assigns shall ever use or permit to be used, any house or houses erected or to be erected on said property here-in-above described either directly, or indirectly, for trade or business of any form or for any purpose other than that of a private residence.
5. Upon the construction of any residence, the owner thereof shall install a septic tank conforming to the requirements of the Louisiana State Board of Health and shall cause all sewerage and waste to be disposed of therein, pursuant to the requirements of the La. State Board of Health. All well overflow water must be piped with suitable pipe to drain into Bayou Coin-de-Lestin. No garbage, trash of any kind, is to be dumped into Bayou Coin-de-Lestin.
6. No dwelling shall be permitted on this site at a cost of less than \$10,000. Based upon cost levels prevailing on the date these covenants are recorded, it being the intention of purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or

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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 site. The ground floor area of the main structure, excluding one-story open porches and garages, shall be not less than eight hundred fifty square feet for a one-story dwelling, nor less than eight hundred square feet for a dwelling of more than one-story.

7. Invalidation of any covenant by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
8. If the parties hereto or any of them or their heirs or assigns shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person(s) owning any of the hereinabove described site or sites to prosecute.

