

BUILDING AND OWNERSHIP RESTRICTIONS

OF

COIN DU LESTIN ESTATES #1

1. These restrictions pertain and apply to and include all sites in Additions No.1 in Coin du Lestin subdivision. 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 (10) years from the date that 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 Owners of the sites 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. No dwelling, with the exception of a boat-house, shall be located closer than fifty (50) feet to the banks of Bayou Coin du Lestin or Bayou Faciane. No dwelling shall be permitted on this site at a cost of less than \$12,000, 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 or workmanship, and materials substantially the same or 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 (850) square feet for a one-story dwelling, nor less than eight (800) hundred square feet for a dwelling of more than one story.
3. No wharves or boat-houses or boat docks shall extend more than four (4) feet from the banks of Bayou Coin du Lestin or Bayou Faciane. A boat exceeding thirty (30) feet in length shall not be permitted to dock permanently in the waters of Bayou Coin du Lestin or Bayou Faciane; 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. Roofing of boat house must be of same material as used on roof of residence.
- ✓ 4. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other out-building shall be used on any site at any time as a residence either temporarily or permanently, except by special agreement in writing.
5. Neither the Purchaser nor his successors or assigns shall ever use or permit to be used, any dwelling or dwelling erected or to be erected on said property hereinabove described either directly, or indirectly, for trade or business of any form or for any purpose other than that of a private residence.
6. No corrugated metal roofing or material of sheet aluminum, 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 this site.

Supplies and building materials shall not be stored or piled in the open on Owner's site for a period exceeding three (3) weeks prior to use. The haphazard piling or storing of material such as used lumber, sheet metals, pilings, scrap metals or other unsightly materials, are expressly prohibited.

7. No fences, commonly referred to as "Bob-wire" may be used.
8. The size of all culverts shall be twelve (12) inches.
9. No sign of any kind shall be displayed to the public view on any site except a professional sign of not more than one (1) square foot, one sign not more than five (5) square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during construction and sale period.
10. 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 to therein pursuant to the requirements of the Louisiana State Board of Health. All well-overflow water must be piped with suitable pipe to drain into Bayou Coin du Lestin or Bayou Faciane. No water or waste of any kind may be piped on drain to the ditches of a public road. No garbage, trash of any kind, is to be dumped into the bayous.
11. No sewerage of any kind or nature may be drained into Bayous Coin du Lestin or Faciane either in open ditches or through pipes, underground or exposed, or culverts.
12. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not 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.
13. No animals, livestock, or poultry or any kind shall be raised, bred, or kept on any site, except that dogs, horses for personal use, cats or other household pets may be kept provided that they are kept for household purposes.
14. The discharge of firearms is expressly prohibited.
15. 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.
16. 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(s) to prosecute.