

BUILDING AND OWNERSHIP RESTRICTIONS
OF
COIN DU LESTIN ESTATES
Addition No. 2

1. These restrictions pertain and apply to and include all sites in Addition No. 2 in Coin du Lestin Subdivision as set forth herein. The 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 boathouse, or carport shall be located closer than Twenty feet (20') to the bank of Bayou Laurant and Bayou Moul.
3. No dwelling shall be constructed on sites located in Squares One, Three, Four, Five and Six of Addition No. 2 at a cost less than \$15,000.00 based upon cost levels prevailing on the date these covenants are recorded; it being the intention and purpose of the covenants to assure that all dwellings shall be of a quality of workmanship, and materials substantially the same or better than that which can be produced on the date of these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling site.
4. No dwelling shall be constructed on sites located in Squares One, Three, Four, Five and Six of the Addition No. 2 with a building area of less than one thousand five hundred square feet (1500), exclusive of open-porches and carports. Dwellings having more than one-story, must have a minimum of one thousand feet (1000) of ground floor area, exclusive of open porches and carports.
5. Lots Nos. One through Five of Square 2 of Addition No. 2 shall have the same costs and building area requirements as the dwelling sites located in Squares One, Three, Four, Five and Six of Addition No. 2, as set forth in Paragraphs 3 and 4 hereinabove.
6. No dwelling shall be constructed on Lots Six through Twenty-Six of Square 2 of Addition No. 2 at a cost of less than \$20,000.00, based upon costs level prevailing on the date these covenants are recorded; no dwelling shall be constructed on Lots Six through Twenty-Six of Square 2 of Addition No. 2 with a building area of less than two thousand (2000) Square feet, exclusive of open porches and carports. Dwellings having more than one-story, must have a minimum of one thousand two hundred (1200) square feet of ground floor area, exclusive of open porches and car-ports.
7. No dwelling shall be constructed on sites located in Square Seven of Addition #2 at a cost of less than \$12,000.00, based upon costs levels prevailing on the date these covenants are recorded; no dwelling shall be constructed on sites located in Square Seven of Addition No. 2 with a building area of less than 1200 square feet, exclusive of open porches and car-ports. Dwellings having more than one story, must have a minimum of 800 square feet of ground floor area, exclusive of open porches and car-ports.
8. No dwelling, including car-ports and open porches shall be erected within thirty (30) feet of the front of each lot, with the exception of the lots located in Square 2 of Addition No. 2 which have a minimum set back line of fifty feet (50') from the front of said lot, all as more fully shown on the plat on record in the Clerk of Courts office for St. Tammany Parish, Louisiana. Each lot shall have two side yards having a combined width of at least 20% of the width of the property site. In no case shall any portion of a dwelling be closer than 5 feet to the side property line, including open porches and carports. No dwelling shall be built within 20 feet to the rear of the lot or the bank of the bayou, excluding open porches, car-ports, garages, and/or boat houses.
9. No wharves or boat-houses or boat docks shall extend more than four (4) feet from the

within a foot of the grade of the land or ground surrounding said slip. Roofing of the boat house must be of the same material as used on roof of residence.

10. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other out-buildings shall be used on any site at any time as a residence either temporarily or permanently.
11. Once construction of a dwelling is started, said construction must be completed within six months from date of the laying of the foundation on all sites located in Addition No. 2.
12. Neither the purchaser nor his successors or assigns, shall ever use or permit to be used any dwelling or dwellings erected or to be erected on said property hereinabove described either directly or indirectly for trade or business of any form for any purpose other than that of a private residence.
13. No corrugated metal roofing or material of sheet aluminum, sheet iron or other 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 Addition No. 2.
14. Supplies and building materials shall not be stored or piled in the open on Owner's site 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 material is expressly prohibited.
15. No fences, commonly referred to as "Bob-wire" may be used. No fence, constructed of any kind of material may be located in front of the building set back line and no fence shall be located within twenty (20) feet of the Bayous Laurant and Moulin.
16. The size of all culverts shall be twelve (12) inches. Brick caps shall be installed on the end of all culverts placed on the site as specified by the developer and on the street front of the site.
17. 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.
18. 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 Louisiana State Board of Health. No garbage, trash of any kind, is to be dumped into the bayous. No well-overflow water shall be allowed to drain into the street ditches.
19. 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 storage or disposal of such material shall be kept in a clean and sanitary condition.
20. No animals, livestock, or poultry of 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 the personal use of the families residing on the sites.
21. The discharge of firearms is expressly prohibited.
22. Invalidation of any covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
23. 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 part of the hereinabove described site(s) to prosecute said violators.