

BUILDING AND OWNERSHIP RESTRICTIONS

OF

COIN DU LESTIN ESTATES SUBDIVISION NO. 3

1. These restrictions pertain and apply to and include all sites in Subdivision No. 3 in Coin du Lestin Estates 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 boat-house, or carport, shall be located closer than Twenty-five (25) feet to the bank of Bayou Legendre and Bayou Moulin.
3. No dwelling shall be constructed at a cost of less than \$23,000.00 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 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 permitter dwelling site.
4. No dwelling shall be constructed with a building area of less than two thousand three hundred (2,300) square feet, exclusive of open porches and carports. Dwellings having more than one-story, must have a minimum of twelve hundred (1200) feet of ground floor area, exclusive of open porches and carports.
5. All plans for construction of dwellings shall be submitted to an Architecture Control Committee made up of three members appointed by the developer, of Coin du Lestin Estates Subdivision No. 3, George B. Dunbar, for approval before the commencement of construction. The Committee's approval or disapproval shall be made in writing within ten (10) days after receipt of plans.
6. No materials except sand or shell, or both, may be used for waterfront beaches. No bulkhead may be constructed except from concrete and then only after plans are submitted to and approved by the Architecture Control Committee referred to in paragraph 5 hereof.
7. No dwelling, including carport and open porches shall be erected with in twenty-five (25) feet of the front of each lot. Each lot shall have two side yards having a combined width of at least 20% 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, screen porches and carports. No dwelling shall be built within 5 feet to the rear of the lot or the bank of the bayous, excluding open porches, carports, garages and/or boathouses.
8. No wharves or boathouses or boatdocks shall extend more than four (4) feet from the banks of Bayous Moulin and Legendre. A boat exceeding thirty (30) feet in length shall not be permitted to dock permanently in the waters of Bayou Moulin or Bayou Legendre; 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 the boat house must be of the same material as used on roof

9. No structure of a temporary character, trailer, basement, shack, garage, barn or other out-buildings shall be used on any site at any time as a residence either temporarily or permanently.
10. Once construction of a swelling is started, said construction must be completed within six (6) months from date of the laying of the foundation.
11. Neither the purchaser nor his successor or assigns, shall ever use or permit to be used, any dwelling or dwellings erected or to be erected directly or indirectly for trade or business of any form for any purpose other than that of a private residence.
12. 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 boathouse within the boundaries of the Subdivision No. 3.
13. 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 materials such as used lumber, sheet metals, pilings, scrap metals or other unsightly materials, is expressly prohibited.
14. 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-five (25) feet of the Bayous Legendre and Moulin.
15. No signs of any kind shall be displayed to 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 an property during construction and sale period.
16. 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.
17. 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.
18. 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.
19. The discharge of firearms is expressly prohibited.
20. 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.
21. 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 said violators.