BUILDING AND OWNERSHIP RESTRICTIONS FOR COIN DU LESTIN ESTATES ADDITION NO. 4, ST. TAMMANY PARISH, LOUISIANA

1. These restrictions pertain and apply to and include all sites in Addition No. 4 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 to 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 the Bayous.

3. 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.

4. Once construction of a dwelling is started, said construction must be completed within six months from date of the laying of the foundation.

5. 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.

6. No corrugated metal roofing of 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.

7. 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, is expressly prohibited.

8. No fence 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 Bayou.

9. 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 in front of the site.

10. 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.

11. 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-over flow water shall be allowed to drain into the street ditches.

12. The property shall not 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.

13. 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 for the personal use of the families residing on the sites.

14. The discharge of firearms is expressly prohibited.

15. 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.

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 said violators.

17. No dwelling shall be constructed at a cost less than $10,000.00 and of less than 1000 square feet including porches.

18. All plans and specifications of proposed dwellings and related buildings shall be submitted to the Developer, Mr. George Dunbar, for his review.