

Recorded 10-10-06
COB 1996
Folio 305
Entry# 1249703

RESTRICTIVE COVENANTS

OF

WOODLAWN RANCH ACRES

ADDENDUM NUMBER 3

UNITED STATE OF AMERICA

STATE OF LOUISIANA

PARISH OF TERREBONNE

BE IT KNOWN, that on this ____ day of _____, 2006;

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified in and for the State and Parish aforesaid, therein residing, and in the presence of the undersigned, competent witnesses;

PERSONALLY CAME AND APPEARED:

WALTER LAND COMPANY, a Delaware corporation, authorized to do and doing business in the Parish of Terrebonne, State of Louisiana, herein represented by its duly authorized Representative, LOGAN H. BABIN, JR., by virtue of a Corporate Resolution attached hereto and made a part hereof. Its mailing address is 400 Lafayette Street, Houma, Louisiana 70360;

who declared and acknowledges that it is the owner of the property situated in the Parish of Terrebonne, State of Louisiana. The said property has been subdivided, and is subdivided, designated as:

WOODLAWN RANCH ACRES ADDENDUM #3, all as will be more fully seen by reference to a "WOODLAWN RANCH ACRES ADDENDUM NO. 3 WALTER LAND COMPANY DEVELOPER SECTIONS 6, 18, & 19, T17S-R18E, TERREBONNE PARISH, LOUISIANA", prepared by the office of Milford & Associates, Consulting Engineers, Houma, Louisiana, dated September 8, 2006 which is filed of record at Entry Number 1249568, records of Terrebonne Parish, Louisiana.

That WALTER LAND COMPANY does hereby create and establish the restrictions as to said property and subdivision, more fully set forth hereinafter, appearer declaring that same are established in pursuance of a general subdivision plan, with the purpose of establishing use and building standards, all to be covenants running with the land as hereinafter set forth, as follows, to-wit:

1. All plots of this subdivision shall be used for residential purposes only, except Lots 1 thru 4 of Block 1, and Lots 1 thru 9 of Block 2, which are zoned C-2, General Commercial. Lots 1 thru 4 of Block 1, and Lots 1 thru 9 of Block 2 are exempt from restrictions 2 and 8. The front three hundred (300') feet of each lot is zoned R-1 Single Family Residential and the remainder of each lot is zoned OL (Open Land).
2. The ground floor area of the main structure, exclusive of open porches and garages, shall not be less than 1500 square feet.
3. No residential building shall be erected nearer than one hundred (100') feet to the front property line, nor nearer than twenty-five (25') feet to the sideline. All residences shall face the fronts of their respective plots (i.e. Louisiana State Highway 56 or Woodlawn Ranch Road) and shall be completed, ready for occupancy, within one (1) year from the date of beginning of construction. No commercial building

shall be erected nearer than 25' from the westernmost right-of-way line for Louisiana State Highway 56 and 10' from any side lot line.

4. All buildings shall be constructed of new materials and shall be painted, except for brick which may be second-hand and unpainted. Precast concrete blocks may not be used for piers or chain walls. If any building is erected above the ground, a chain wall shall be built along the front and both side walls. Said chain wall to be constructed of brick. Buildings in the Commercial area may be constructed of steel, but no residential building shall have a metal exterior.
5. Except for structures occupied by a builder (and then only during construction) no structure of a temporary character shall be used on any plot at any time. No mobile home trailer shall be allowed on any plot at any time. No mobile home trailer shall be allowed on any plot in this subdivision for any purposes whatsoever. Boats, trailers, mobile campers, old cars, etc. shall be parked under a carport or in the backyard of houses and not in the front or side yards. No new or used building may be moved on any lot without the written permission of the Developer.
6. No plot shall be used or maintained as a dumping ground for rubbish of any kind. The Developer shall have the right to cut grass on any vacant plots whenever necessary and the owner thereof shall be assessed a charge of \$200.00 for each cutting per lot.
7. No plot or combination of plots may be resubdivided for any purpose whatsoever; the sidelines between plots may be adjusted, however, provided that any plot or plots resulting from such adjustment shall have a front of not less than one hundred fifty (150') feet. Permission is hereby granted to use more than one plot for the purpose of erecting a single residence. For example, three plots may be combined to provide building sites for two residences, provided neither site measures less than one hundred fifty (150') feet front.
8. No sign of any kind shall be displayed to the public view on any plot except one residence sign of not more than two square feet, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder or the Developer, to advertise the property during the construction and sales period.
9. There shall be no noxious or offensive trade or other activities carried on or engaged in upon any plots, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
10. Fences of more than four (4') feet in height shall not be erected between the front lot line and the front sill line of the main building and any such permitted fences shall be constructed of only wood picket, wood rail, brick, wrought iron or aluminum or a combination thereof. Chain link fences are expressly prohibited, forward of the main building sill line.
11. The grade and general drainage pattern has been set in the subdivision by the Developer and shall not be altered in any case, except the individual lot owners may put additional fill on their respective lots, however, provided that such fill shall be placed in such a manner so as not to alter the grade and drainage patterns established for the subdivision by the Developer, and in no case shall any lot be graded in such a manner as to permit drainage from one lot onto adjacent side lots. The lot owner is not prohibited from terracing around the main building within a reasonable distance, or terracing for flower beds.
12. WALTER LAND COMPANY herein reserves any and all minerals lying on, beneath and across the property sold herein, but does specifically grant unto Purchaser a complete release of the use of the surface of said property, and agrees that the extraction of minerals therefrom shall be limited to the procedure of directional drilling, or inclusion of the subject property in a drilling and/or production unit, and Purchaser agrees that the failure to convey minerals shall not constitute a breach of warranty of title.

13. Purchaser represents to WALTER LAND COMPANY that Purchaser has made its own independent investigation of the Property and has relied solely on such independent investigation. Purchaser agrees that, except as expressly contained in these restrictions no representations have been made by or on behalf of WALTER LAND COMPANY as to the condition of the Property, any restrictions related to the development of the Property, the applicability of any governmental regulations, including but not limited to, Environmental laws and wetland regulations pertaining to the Property, or the suitability of the Property for any purpose whatsoever.
14. Any change in the above covenants may be made only upon the affirmative vote in writing of the owners of seventy-five (75%) percent of the plots, and then only after ten (10) days' written notice of a meeting to consider such changes shall have been given to all of the owners of said plots, being addressed to their last known residence. This notice shall state the nature of the proposed change, the time, date and place of the meeting. In voting, each plot shall vote as one unit regardless of the number of owners thereof; provided, however, that no person shall vote as owner for more than ten (10) plots at any one meeting, except the Developers of the subdivision, Walter Land Company, which Developers may vote as many plots as they may own at the time of the meeting.
15. If the parties hereto, their heirs, or assigns shall violate or attempt to violate any of the covenants therein it shall be lawful for any other person or corporation (including Walter Land Company) owning any real properties situated in this subdivision or immediately adjacent thereto and contiguous therewith, to institute proceedings against the person or persons violating or attempting to violate any such covenant, to restrain such violation, provided that application for such restraint may also be accompanied by an application for damages, to the extent that same have resulted from such violation and reasonable attorney's fees.
16. Invalidation of any of these covenants in whole or in part by judgment of Court shall in no wise affect any of the other provisions hereof, which shall remain in full force and effect.
17. The foregoing covenants and restrictions shall be binding upon all persons who may become owners of the plots to which the foregoing are made applicable, their heirs, successors, administrators and assigns, and as such, are declared and agreed to be covenants running with the land, and binding upon all such persons for a period of thirty (30) years from the date after same are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years each, subject only to the rights of owners to change, modify or eliminate any or all of same in accordance with the provisions of Paragraph 12 above.

IN FAITH THEREOF, the parties, witnesses and I, said Notary, have signed these presents in my office in the City of Houma, Parish of Terrebonne, State of Louisiana, on the day and date first above written, after a due reading of the whole.

WITNESSES

WALTER LAND COMPANY

BY: _____
 Logan H. Babin, Jr.
 "Duly Authorized Representative"

 NOTARY PUBLIC