

**DEDICATION OF SERVITUDES,
EASEMENTS AND RESTRICTIVE COVENANTS**

BY: GRAND OAKS DEVELOPMENT, L.L.C.

UNITED STATES OF AMERICA

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

BE IT KNOWN, that on this 15th day of May, in the year of Our Lord, two thousand and seven:

BEFORE ME, Paul J. Mayronne, a Notary Public, duly commissioned and qualified in and for the state and parish aforesaid, there in residing, and in the presence of the witnesses hereinafter named and undersigned:

PERSONALLY CAME AND APPEARED:

GRAND OAKS DEVELOPMENT, L.L.C., a Louisiana limited liability company organized and existing under the laws of the State of Louisiana, domiciled and doing business in the Parish of St. Tammany, represented herein by John J. Ploue, III, duly authorized Manager of the Company, pursuant to the Unanimous Consent of the Members filed of record with the Clerk of Court for the Parish of St. Tammany, State of Louisiana; its mailing address being P.O. Box 9147, Mandeville, Louisiana 70470 (hereinafter sometimes referred to as "Developer"); and

WHEREAS, the Developer is the owner of a certain parcel of property located in Section 17, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, containing 15.40 acres of land known as **Grand Oaks Subdivision, Phase 1**, on which twenty-one (21) residential lots have been developed in accordance with the plat and survey by Kelly J. McHugh & Associates, Inc., dated 7/17/06 and revised 4/23/07 and as may thereafter be revised; and

WHEREAS, the Developer is developing a residential community on the parcel of property described herein to be known as Grand Oaks Subdivision; and

WHEREAS, the Developer desires to provide for the preservation of the values and amenities in the community and for the maintenance of lighting facilities, open spaces, walkways, parks, recreational facilities, common areas, and other community facilities to be developed as a part of said residential community; and to this end desire to subject immovable property described herein, and as it may be amended and added to, the servitudes, privileges and restrictions, hereinafter set forth in this dedication of servitudes, easements and restrictive covenants, and further, in accordance with the maps and plats of surveys of Kelly J. McHugh & Associates, Inc., Registered Land Surveyor, recorded in the official records of St. Tammany Parish, Louisiana, which shall inure to the benefit of the property described herein and parcels hereafter added, and the subsequent owners thereof, and

WHEREAS, in order for the Developer to insure a uniform plan of development it deems desirable for the efficient operation of the residential community, and for the maintenance of the values, amenities and safeguards provided in the residential community, to create an Association to which shall be delegated and assigned the power and duties of maintaining and administering the Common Areas and other Community Facilities, administering and enforcing the within servitudes, privileges and restrictive covenants and collecting and disbursing the charges and assessments hereinafter created; and

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WHEREAS, the Developer has formed or intends to form the "Grand Oaks Homeowners Association, Inc." as a nonprofit corporation without capital stock under the Laws of the State of Louisiana for the purpose of carrying out the powers and duties afforded it by the Laws of the State of Louisiana and by the restrictive covenants and dedications contained herein.

NOW, THEREFORE, the Developer and the Other Owners hereby declare that the real property described herein below shall be held, conveyed, hypothecated and encumbered, sold, used, occupied and improved subject to the servitudes, privileges and restrictions hereinafter set forth, all of which are declared and agreed to be in aid of a general plan of improvement and development of the parcel of property described herein below and shall be deemed to run with the land and shall be binding upon the Developer and the Other Owners, the Developer's successors, assigns and liquidators and shall inure to the benefit of and be enforceable by the Developer, its successors, assigns and liquidators, and further shall be enforceable by the Association or any person acquiring or owning any part or parcel of the Property, as hereinafter defined.

ARTICLE I **PROPERTY**

The Property subject of this act of dedication of servitudes, easements and restrictive covenants is described as follows, to-wit:

See Exhibit "A" attached.

ARTICLE II **DEFINITIONS**

The following words, when used in this act, shall have the following meanings:

A) "Architectural Control Committee" shall mean the Architectural Control Committee of GRAND OAKS SUBDIVISION, as established in Article VIII of these Restrictive Covenants.

B) "Association" shall mean and refer to the GRAND OAKS HOMEOWNERS ASSOCIATION, INC., and its successors, assigns or liquidators.

C) "Board of Directors" shall mean the Board of Directors of the GRAND OAKS HOMEOWNERS ASSOCIATION, INC.

D) "Common Areas, Open Spaces and Community Facilities" or any one of the aforesaid terms shall mean and refer to all servitudes, roads, neutral ground areas, easements, real property, appurtenances, ponds and facilities now or hereafter owned, acquired or otherwise available for use by the Association for the benefit, use and enjoyment of its Members. The use of the Common Areas, Open Spaces and Community Facilities shall be subject to the control and authority of the Association.

E) "Developer" shall mean and refer to (i) Grand Oaks Development, LLC. or its successor entity who is assigned the rights of Grand Oaks Development, LLC as the Developer; or (ii) the lender who acquires the interest of Grand Oaks Subdivision by foreclosure or dation en paiement.

F) "Lot" shall mean parcels of land designated, on the Plat.

G) "Member" shall mean and refer to every person, group of persons, corporation, trust or other entity, or any combination thereof, which holds a Membership in the Association and shall be restricted to the Owners or Owners of Lots in the Property.

H) "Owner" shall mean and refer to the record Owner, whether one or more persons or entities, of the title to any Lot or Lots in the Property.

I) "Plat" shall mean and refer to the official subdivision plat or plats of property subject to these restrictive covenants including property added after the date of these covenants.

J) "The Property" shall mean and refer to all or any portion of the real property described in Article I, hereof, and such additions thereto as may be made by the Developer under Article IV, hereof

K) "Regulations" shall mean and refer to rules of use and conduct adopted by the Association for conduct and activity while using the Common Areas and Community Facilities, and while residing within The Property.

ARTICLE III **OWNERSHIP OF COMMON AREAS AND** **CREATION OF SERVITUDES**

Section 1. Transfer Obligation of Developer. The Developer may transfer to the Association legal title to property owned by the Developer and areas designated on the Plat as Common Areas, parks, common servitudes, or streets, at the option of the Developer. The Association may acquire other property which may be owned and maintained by the Association as Common Areas.

Section 2. Right of Control. Following the conveyance allowed in Section 1, herein, the Common Areas shall be held and maintained subject to the control of the Board of Directors. The Board of Directors has the power and authority to construct active and passive facilities upon the Common Areas, including but not limited to swings, benches, jogging trails, servitudes, roads, walkways, utility conduits, parks and related facilities. The Board of Directors is authorized and empowered to perform all acts in the furtherance of the above and the full and unlimited utilization of the Common Areas.

Section 3. Common Areas. The development of The Property contemplates front entrance, common areas, and park areas within The Property. It shall be the liability and responsibility of the Association, utilizing dues and assessments of the Members, to maintain these subject to the ownership or use of the Association.

Section 4. Parks Maintenance. The parks, playgrounds, conservancy areas, and common recreational areas shall be maintained by the Association in good order and condition, free of trash, rubbish and suitable for the intended purposes for which they were established, at the cost and expense of the Association. The annual budget of the Association shall include projected expense items for the upkeep and improvement of these Common Areas.

ARTICLE IV **ADDITIONS BY DEVELOPER**

Section 1. Additions. As long as there are class B members of the Association, additional property may be annexed to The Property described in Article I without the consent of the Class A members of the Association, if any. The scheme of the within servitudes, privileges and restrictions shall not, however,

be extended to include such additional property unless and until the same is annexed to the real property described in Article 1.

Section 2. Recordation of Modification. Any annexations made pursuant to this Article, or otherwise, shall be made by recording a supplementary act of dedication, servitudes, prescriptions and restrictions with the Clerk of Court for St. Tammany Parish, Louisiana, which supplementary act of dedication shall extend the scheme of the within act of dedication to such annexed property. Such supplementary act of dedication may contain such complimentary additions and modifications to the servitudes, privileges and restrictions set forth in the within the act of dedication as may be necessary to reflect the different character or use, if any of such annexed property, however, that in no event shall such additions or modifications be substantially inconsistent with the provisions of the within act of dedication.

ARTICLE V

HOMEOWNERS ASSOCIATION

Section 1. For the purpose of controlling, regulating and maintaining the common facilities for the general use and benefit of all Lot Owners, each and every Lot Owner, by accepting a deed and purchasing a Lot or entering into a contract with regard to any Lot in GRAND OAKS SUBDIVISION does agree to and binds himself to be a Member of and be subject to the obligations and duty enacted By-Laws and rules, if any, of the Association. The Association is specifically authorized and empowered to assess individual Lot Owners, and to provide for the collection of said assessments in accordance with LSA R.S. 9:1145 et seq."

Section 2. Membership. The Association shall have two classes of voting membership:

A) Every person, group of persons, corporation, partnership, trust or other legal entity, or any combination thereof, who becomes a record owner of a fee interest in any Lot by transfer from the Developer which is or becomes subject to this act of dedication shall be a Class A member of the Association. Each Class A member of the Association shall be entitled to one (1) vote for each Lot to which Class A membership is appurtenant, and the vote shall be cast in accordance with the bylaws of the Association.

B) There shall be Five Hundred (500) Class B memberships, all of which shall be issued to the Developer or its nominee or nominees. The Class B members shall be entitled to one (1) vote for each Class B membership so held, however, each Class B membership shall lapse and become a nullity upon the occurrence of any one of the following events:

- i) on January 1, 2020; or
- ii) Upon surrender of said Class B memberships by the then holders thereof for cancellation on the books of the Association.

Upon the lapse and/or surrender of all the Class B memberships, as provided for in this Article, the Developer shall continue to be a Class A member of the Association as to each and every Lot in which the Developer holds the interest otherwise required for such Class A membership.

ARTICLE VI

RIGHTS UNDER HOMEOWNERS ASSOCIATION

Section 1. Members' Right of Enjoyment. Subject to the provisions of this act of dedication, the Articles of Incorporation, By-Laws of the GRAND OAKS HOMEOWNERS ASSOCIATION, INC. and

Regulations established by the Association for the community, from time to time, and as amended every Member shall have the right of use and enjoyment in and to the Common Areas and common facilities and such right, use and enjoyment in and to the Common Areas and common facilities and such right, use and enjoyment shall be appurtenant to and shall pass with the title to every Lot subject to the following:

A) The right of the Association in accordance with its Articles of Incorporation and By-Laws and Regulations, to borrow money for the purpose of improving the Common Areas and Community Facilities in a manner designed to promote the enjoyment and welfare of the Members and in aid thereof to pledge, mortgage and hypothecate the said property, to sell, dedicate, exchange, transfer, convey, assign and deliver said property; and

B) The right of the Association, with the consent of the Owners of fifty-one percent (51 %) of the Lots, to levy reasonable assessments, other than the assessments outlined in Article admission fees or other fees for the use of any of the facilities situated upon the Common Areas by the Members of the Association and their guests; and

C) The right of the Association to pass and enforce such other rules and Regulations for the use of the Community Facilities, including the right to enforce various sanctions against the Owners of Lots in GRAND OAKS SUBDIVISION, including, but not limited to, the right of suspension, fines and penalties, and assessments of the costs of noncompliance of a Lot Owner to an individual Lot Owner or other sanctions which in the discretion of the governing body of the Association deems necessary and proper.

ARTICLE VII

ASSESSMENTS

Section 1. Annual Assessments. Each person, group of persons, corporation, partnership, trust, or other legal entity, or any combination thereof, who becomes a record owner of any Lot, whether or not it shall be so expressed in any act of sale, contract to sell or other conveyance shall be deemed to covenant and agree to pay the Association, in advance, a semi-annual sum herein sometimes referred to as "assessments" equal to one-half (1/2) of the member's proportionate share of the sum required by the Association, as estimated by the Board of Directors, to meet its annual expenses, all as more fully established and set out in the By-Laws of the Association, including, but not limited to, the following:

A) The cost of all operating expenses of the Commons Areas and Community Facilities and services furnished, including charges by the Association for facilities and services furnished by it; and

B) The cost of necessary management and administration, including fees paid to any Management Agents; and

C) The amount of all taxes and assessments levied against the Association or upon any property which it may own or which it is otherwise required to pay, if any; and

D) The cost of fire and extended liability insurance on the Common Areas and Community Facilities and the cost of such other insurance as the Association may effect; and

E) The cost of security guard services, mosquito spraying, garbage and trash collection and/or utilities and services which may be provided by the Association, whether with respect to the Common Areas or otherwise; and

F) The cost of maintaining, replacing, repairing and landscaping the Common Areas and Community Facilities (including, without limitation, the cost of maintaining, replacing and repairing the streets, roadways, drainage facilities, parks and open areas of GRAND OAKS SUBDIVISION and such equipment as the Board of Directors shall determine to be necessary and proper; and

G) The cost of funding all reserves established by the Association, including, when appropriate, a general operating reserve and/or a reserve for replacements.

The Board of Directors shall determine the amount of the assessment annually, but may do so at more frequent intervals should circumstances so require. Upon resolution of the Board of Directors, installments of annual assessments may be levied and collected on a quarterly, semiannual or annual basis rather than on the monthly basis hereinabove provided for. Any Class A member may prepay one or more installments of any annual assessment levied by the Association, without premium or penalty.

The Board of Directors of the Association shall make reasonable efforts to fix the amount of the assessment against each Lot for each assessment period at least thirty (30) days in advance of such date or period and shall, at that time, prepare a roster of the Lots and assessments applicable thereto which shall be kept in the office of the Association and shall be open to inspection by any owner upon reasonable notice to the Board. Written notice of the assessment shall thereupon be sent to the members. The omission of the Board of Directors, before the expiration of any assessment period, to fix assessments hereunder for that or the next period, shall not be deemed a waiver or modification in any respect of the provisions of this Article, or a release of any member from the obligation to pay the assessment, or any installment thereof, for that or any subsequent assessment period, but the assessment fixed for the preceding period shall continue until a new assessment is fixed. No member may exempt himself/herself from liability for assessments or carrying charges by a waiver of the use or enjoyment of any of the Common Areas or Community Facilities or by abandonment of any Lot belonging to him/her.

Section 2. Special Assessments. In addition to the annual assessments authorized by the Article, the Association may levy in any assessment year a special assessment or assessments, applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, inordinate repair or replacement of a described capital improvement located upon the Common Areas or Community Facilities, including the necessary fixtures and personal property related thereto, or for such other purposes as the Board of Directors may consider appropriate, provided that any such assessment shall have the assent of the members representing fifty-one (51%) of both classes of the then members of the Association. A meeting of the members shall be duly called for this purpose, written notice of which shall be sent to all members at least ten (10) days, but not more than thirty (30) days, in advance of such meeting, which notice shall set forth the purpose of the meeting.

Section 3. Non-Payment of the Assessment. Any assessment levied pursuant to this act of dedication, or any installment thereof, which is not paid on the date when due shall be delinquent. The personal obligation of the member to pay such an assessment shall remain his personal obligation and a suit to recover a money judgment for non-payment of any assessment levied pursuant to this act of dedication, or any installment thereof, may be maintained by the Association, along with any other remedies which may be allowed by law.

Any assessment levied pursuant to this act of dedication of any installment thereof, which is not paid within ten (10) days after it is due, may, upon resolution of the Board of Directors bear interest at the rate not to exceed twelve percent (12%) per annum and may also, by resolution of the Board of Directors, subject the member obligated to pay the same to the payment of such penalty of "late charge" as the Board may fix, and the Association may bring an action at law against the member personally

obligated to pay the same, in which event such interest, penalties, costs and reasonable attorney fees of not less than twenty five percent (25%) of the amount claimed shall be added to the amount of the assessment. Any assessment of the Association made shall be subordinate and inferior to any first mortgage duly granted in favor of a lender.

Section 4. Acceleration of Installments. Upon default in the payment of any one or more monthly installments of any assessment levied pursuant to this act of dedication and the by-laws of the Association or any other installment, thereof, the entire balance of said assessment may be accelerated at the option of the Board of Directors and be declared due and payable in full.

Section 5. Annual Membership Assessment. Subject to the following sections, the initial maximum annual assessment for each of the Lots to which Class A membership is appurtenant shall not exceed the sum of Three Hundred and 00/100 (\$300.00) Dollars per annum for each Lot.

Anything in this act of dedication, or the articles or by-laws of the Association to the contrary, notwithstanding, no Lot held by the Developer shall be subject to any annual or special assessments provided for in this act of dedication, or in the articles or by-laws of the Association until three (3) months following the lapse of all of the Class B memberships as provided for in Article V of this act of dedication.

Section 6. Increase in Maximum Assessment.

A) From and after January 1, 2008, the maximum annual assessment for all Class A memberships hereinabove may be increased by the Board of Directors of the Association without a vote of the membership, by an amount equal to ten percent (10%) of the maximum annual assessment for the preceding year.

B) From and after January 1, 2009, the maximum annual assessment for all Class A memberships hereinabove provided may be increased above that established in the preceding "Section 5" by an affirmative vote of fifty one percent (51%) of the Class A and Class B members. A meeting of the members shall be duly called for this purpose, written notice of which shall be sent to all of the Class A and Class B members at least ten (10) days in advance of such meeting, which notice shall set forth the purpose of such meeting.

Section 7. Commencement of Annual Assessment. The annual assessment for each Class A membership shall commence on the first day of the month following the date of the Act of Sale of a Lot from the Developer.

ARTICLE VIII
ARCHITECTURAL CONTROL COMMITTEE

Section 1. Standards. Except for construction and/or development by the Developer, and except for any improvements to any Lot or to the Common Areas accomplished by the Developer concurrently with said construction and/or development, and except for purposes of proper maintenance and repair, no Lot clearing, bush hogging, culvert installation, ditching or excavation or removal of plant material, nor any building, fence, wall or other improvements or structures shall be commenced, directed, placed, moved, altered or maintained upon The Property, nor shall any exterior addition to or change or other alteration thereupon be made until the complete plans and specifications, showing location, nature, shape, height, material, color, type of construction and/or any other proposed form of change shall have been submitted and approved in writing as to safety, harmony and external design, color and location in

relation to the surrounding structures and topography and conformity with the design concept for GRAND OAKS SUBDIVISION by the Board of Directors of the Association, or by the Architectural Control Committee appointed by the Board of Directors of the Association. Subject to the limitations as hereinabove provided for, it shall be prohibited to install, erect, attach, apply, paste, hinge, screw, nail, build, alter, plant, remove or construct any fittings, shades, screens, awning, patio covers, decorations, fences, hedges, landscaping features, walls, aerials, slabs, sidewalks, curbs, gutters, patios, balconies, porches, driveways, walls or to make any change or otherwise alter in any manner whatsoever the exterior of any improvements constructed upon any Lot or upon any of the Common Areas within the community or to combine or otherwise join two or more dwellings or to partition the same after combination, or to remove or alter any windows or exterior doors of any dwelling, or to make any change or alteration within any dwelling which will alter the structural integrity of the building or otherwise affect The Property, interest or welfare of any other Lot owner, materially increase the cost of operating or insuring any Common Areas or impair any servitude, until the complete plan and specifications, showing the location, nature, shape, height, material, color, type of construction and/or any other proposed form of change shall have been submitted to and approved in writing as to safety, harmony and external design, color and location in relation to surrounding structures and topography and conformity with the design concept for GRAND OAKS SUBDIVISION by the Board of Directors of the Association by the Architectural Control Committee designated by it.

Section 2. Architectural Control Committee- Operation. The Architectural Control Committee shall be composed of three (3) or more natural persons designated from time to time by the Board of Directors without compensation. The Architectural Control Committee shall serve for the length of time and at the pleasure of the Board of Directors and may be removed and replaced by a majority vote of the Board of Directors. In the event the Board of Directors fails to appoint an Architectural Control Committee, then the Board of Directors of the Association shall constitute the committee. The affirmative vote of a majority of the Members of the Architectural Control Committee shall be required in order to adopt or promulgate any rule or regulation, or to make any finding, determination, ruling or order, or to issue any permit, consent, authorization, approval of the like pursuant to the authority contained in this Article. Notwithstanding any provisions to the contrary contained herein or otherwise of in any property association rules and guidelines which might be hereafter made, so long as the Developer continues to own at least one (1) Lot, the Developer has the right to appoint members to the Architectural Control Committee. This provision may not be amended so long as the Developer continues to own at least one (1) Lot.

Section 3. Approvals and Permits. Upon approval by the Architectural Control Committee of any plans and specifications submitted pursuant to the provisions of this Article, a copy of such plans and specifications, as approved, shall be deposited among the permanent records of such Committee and a copy of such plans and specifications bearing such approval, in writing, shall be returned to the applicants submitting the same. In the event the Architectural Control Committee fails to approve or disapprove any plans and specifications which may be submitted to it pursuant to the provisions of this Article within thirty (30) days after such plans and specifications (and all other materials and information required by the Architectural Control Committee) have been submitted to it in writing, then approval will not be required and this Article will be deemed to have been fully complied with. The Architectural Control Committee shall be entitled to charge a reasonable fee for reviewing plans and specifications submitted to it. The fee schedule shall be set and entitled by the Board of Directors.

Section 4. The Architectural Control Committee shall have the right to require an application for a permit to deposit with the Architectural Control Committee a One Thousand and 00/100 (\$1,000.00) Dollar deposit to be held in a non-interest bearing account to insure compliance with the provisions of these covenants. The Architectural Control Committee shall have the legal right of offset as to all

amounts due by the application to the Association for compliance with these covenants. This deposit to be returned upon completion and acceptance of all restrictions and covenants.

Section 5. Limitations. Construction or alterations in accordance with plans and specifications approved by the Architectural Control Committee pursuant to the provisions of this Article shall be commenced within six (6) months following the date upon which the same are approved by the Architectural Control Committee (whether by affirmative action or by forbearance from action, as in Section 3 of this Article provided), and shall be substantially completed within twelve (12) months following the date of commencement, or within such longer period as the Architectural Control Committee shall specify in its approval. In the event construction is not commenced within the period aforesaid, then approval of the plans and specifications by the Architectural Control Committee shall be conclusively deemed to have lapsed and compliance with the provisions of this Article shall again be required. There shall be no deviations from plans and specifications approved by the Architectural Control Committee without prior consent in writing of the Architectural Control Committee. Approval of any particular plans and specifications or design shall not be construed as a waiver of the right of the Architectural Control Committee to disapprove such plans and specifications, or any elements or features thereof, in the event plans and specifications are subsequently submitted for use in any other instance. In the event the construction or alterations are not substantially completed within the twelve (12) month period specified hereinabove, the Architectural Control Committee shall have the further right to impose fines, penalties or sanctions for noncompletion.

Section 6. Remedy of Committee. Any act, omission or commission in violation of this Article may be enforced or restrained by injunctive relief without the necessity or obligation of the Association to furnish a bond for any injunctive relief. In any successful action by the Association against a Member to enforce the provisions of this Article, the Member shall pay all reasonable attorneys fees.

Section 7. Variances. The Architectural Control Committee is specifically granted the authority to grant variances with respect to the requirements contained in the provisions of Article IX, Section 1.L 1.Q, 1.S, 1.W, 1.Z, 1.AA, 1.BB and 1.EE.

The approval of the Architectural Control Committee or, in its absence, the Board of Directors of the Association, shall be evidenced by a certificate certifying that a majority of either the Architectural Control Committee or, in its absence, the Board of Directors, has consented to the variance, signed by the secretary of either the Architectural Control Committee or Board of Directors of the Associations, as the case may be.

ARTICLE IX **RESTRICTIONS FOR USE OF PROPERTY**

Section 1. Prohibited Uses and Nuisances. The following restrictive covenants shall affect and encumber The Property, to-wit:

A) All Lots are for single family residential purposes only, no industrial or commercial uses are allowed. No building or structure intended for or adapted to business purposes, and no apartment house, double house, lodging house, rooming house, hospital, sanatorium or doctor's office, or other multiple family dwelling, shall be erected, placed, permitted or maintained on any Lot or Common Area, or on any part thereof

B) No noxious or offensive activity shall be carried out upon any Lot or within any dwellings situated upon The Property, nor shall anything be done therein or thereon which may be or become an

annoyance or nuisance to the neighborhood or other Members. The engaging in a sales activity on a lot commonly known as a "garage sale" must be approved by the Architectural Control Committee.

C) The maintenance, keeping, boarding and/or raising of animals, livestock, insects colonies, bee hives, or poultry of any kind, regardless of number shall be and is hereby prohibited on any Lot or within any dwelling situated on The Property, except that this shall not prohibit the keeping of dogs, cats, and/or caged birds within the confines of a cage, structure or fencing so as not to roam free. Domestic pets shall not be kept, bred or maintained for commercial purposes, and provided further, that such domestic pets are not a source of annoyance or nuisance to the neighborhood or other Members. Pets shall be registered, licensed and inoculated as may from time to time be required by law and shall be kept on a leash when not in an enclosed area. Any Member of the Association who keeps or maintains any pet upon any portion of the Common Areas shall be deemed to have indemnified and agreed to hold the Association, each of its Members and the Developer free and harmless from any loss, claim or liability of any kind or character whatsoever arising from reason of the keeping or maintaining of such pet upon the Common Areas. The Board of Directors shall have the right to order any Member of the Association whose pet is a nuisance, to remove such Pet from the Property and the Board of Directors shall have the sole and exclusive authority to determine, after notice to such Member and affording such Member an opportunity for a hearing before the Board of Directors, whether or not any pet is a nuisance.

D) No burning of trash (except plant material) and no accumulation or storage of litter, lumber, scrap metals, refuse, bulk material, waste, new or used building materials, or trash of any kind shall be permitted on any Lots provided however, that the storage of building materials and equipment shall be permitted during periods of new construction, remodeling and/or renovation of any improvements located upon any Lot, and further provided that the burning of trash and construction debris from the clearing of Lots or building of a new home shall be permitted during period of new construction only to the extent doing so does not violate other laws or ordinances or become a nuisance to members.

E) No Junk vehicles, commercial vehicles, trailer, camp truck, mobile home, house trailer, modular home, geodesic dome, prefabricated home, or home designed for movement on wheels, or other machinery or equipment of any kind or character shall be kept or maintained upon The Property, nor (except for bona fide emergencies) shall the repair or extraordinary maintenance of automobiles or other vehicles be carried out on any Lot; provided, however, this restriction shall not apply to recreational vehicles, recreational trailers, or boats on a trailer kept within a garage. The parking of any vehicle on a lawn or within a street right of way is strictly prohibited. When not in use, all vehicles must be parked and kept within a garage or driveway located within the existing lot setback lines, unless a specific variance is granted by a majority vote of the architectural control committee.

F) Trash and garbage containers shall not be permitted to remain in public view except on days of trash collection. No incinerator shall be kept or maintained upon any Lot. Garbage, trash and other refuse shall be placed in covered containers. Construction trash containers will be permitted during construction only.

G) No Lot shall be divided or subdivided and no portion of any Lot (other than the entire Lot) shall be transferred or conveyed for any purpose without approval of the Architectural Control Committee and the St. Tammany Parish Counsel or the St. Tammany Parish Planning Commission. No portion of any dwelling (other than the entire dwelling) shall be leased. The provisions hereof shall not be construed to prohibit the granting of any servitude and/or right of way to any state, parish, municipality, political subdivision, public utility or other public body or authority, or the Association to the Developer.

H) No Lot shall be used for the purchase of boring, mining, dirt removal, quarrying, exploring for or removing oil or other hydrocarbons, minerals, gravel or earth.

I) Except for those trees that must of necessity be removed in order to clear any Lot or portion of a Lot for purposes of the construction of improvements thereon, no sound trees measuring in excess of eight (8) inches in diameter three (3) feet above the ground shall be removed from any Lot without written approval of the Association acting through its Board of Directors or duly appointed committee. The Board of Directors of the Association may from time to time adopt and promulgate such additional rules and Regulations regarding the preservation of trees and other natural resources and wildlife upon The Property as it may consider appropriate.

J) No satellite dishes, antennas, towers or other device for the reception of communication signals shall be allowed, except within an enclosed building or structure approved by the Architectural Control Committee. Clothes lines or drying yards are strictly prohibited. Small satellite dishes may be allowed with the approval of the architectural Control Committee.

K) No water pipe, sewer pipe, gas pipe, drainage pipe, telephone line, electrical line or cable, television cable or similar transmission line, or the like, shall be installed or maintained on any Lot above the surface of the ground except for above ground lawn hoses.

L) No structure of a temporary character, and no trailer, house trailer, mobile home, stable, or outdoor clothes dryer shall be erected, used or maintained on any Lot at any time provided, however, the foregoing restriction shall not prohibit the maintenance of those temporary structures, trailers or the like which is necessary during the construction, remodeling and/or renovation of any improvements thereon. No such temporary structures, trailers or the like shall be utilized for dwelling purposes and all such structures, trailers or the like shall be removed from the Lot promptly following the completion of any of such improvements.

M) Except for entrance signs, directional signs, signs for traffic control or safety, community "theme areas" and such promotional signs or signs as may be maintained by the Developer or the Association, no signs or advertising devices of any character shall be erected, posted, or displayed upon, in or about any Lot or dwelling situated upon The Property, provided that one temporary real estate sign and one temporary builder's sign, not exceeding nine (9) square feet in area, each, may be erected upon any Lot or attached to any dwelling placed upon the market for sale or rent. Any such temporary real estate sign shall be removed promptly following the sale or rental of such dwelling.

N) No structure, planting or other material other than driveways or sidewalks shall be placed or permitted to remain upon any Lot which may damage or interfere with any Lot which may damage or interfere with any servitude for the installation or maintenance of utilities, or which may change, obstruct or retard direction or flow of any drainage channels.

O) No Member shall engage or direct any employee of the Association on any private business of the Member during the hours such employee is employed by the Association, nor shall any Member direct, supervise or in any manner attempt to assert control over any employee of the Association.

P) No dwelling or other improvements which are located upon The Property shall be permitted to fall into disrepair and all such dwellings and other improvements (including lawn and other landscaped areas) shall be maintained in good condition and repair. Each Lot shall be maintained in a clean and sanitary condition, free of trash, rubbish and other offensive matter. Dead trees shall be removed by the Lot owner at the Lot owners expense. The failure of the Lot owner to comply with this

section shall authorize the Association to provide the necessary work, labor, materials and maintenance necessary to bring the Lot into compliance and charge the Lot owner for the expense as an additional assessment owed by the Lot Owner. The collection of amounts owed shall be made in accordance with the rights and remedies provided in Article VII, Section 3, thereof.

Q) In order to maintain a uniform design, all mailboxes shall be purchased by the Lot owner at the time of first occupancy of a dwelling on any Lot which mailbox must comply with Developer's specifications. The cost of purchasing and installing the mailbox shall be at the expense of the member. The cost of maintaining and replacing the mailbox shall be at the expense of the Member. The location and design of any mailbox located in the Subdivision shall be approved by the Architectural Control Committee,

R) Fences may be erected and maintained only after approval as to location, design and materials by the Architectural Control Committee and shall further comply with the following:

i) No fence shall be erected, placed or altered on any Lot nearer to any street than on a line parallel to the front of the main dwelling. Fences shall not exceed six (6') feet in height, except that a fence surrounding any sewer treatment facility or water well placed by the developer on such site can be an eight (8') foot fence. There shall be no front yard fences except as approved by the Architectural Control Committee. Side or rear fences or lot lines contiguous to designated greenspace may be fenced with non-opaque fencing such as pickets, with a maximum height of (4') feet. However, a decorative cast iron or other approved material or courtyard wall may be allowed with the consent and approval of the Architectural Control Committee. No fence, wall, or hedge or shrub which obstructs sight lines at elevations between 2' feet and 6' feet above the roadway shall be placed or permitted to remain on any corner lot within the triangle area formed by the street property lines and the lines connecting them at points twenty five feet (25') feet from the intersection of the street lines extended. The same sight line limitations apply on any lot within twenty (20') feet from the intersection of a street property line with the edge of a driveway pavement. No tree or shrub shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

ii) No fences shall utilize barbed wire, creosote posts, chain link or mesh wire fence material.

iii) No fence shall be allowed within any drainage servitude area.

S) All dwellings constructed on any Lot in the subdivision shall meet the following minimum square footage requirements:

- i) No dwelling shall be constructed on any Lot containing less than one thousand eight hundred (1,800) square feet of living area. Should any dwelling consist of more than one floor, the ground or first floor of said dwelling shall contain not less than one thousand (1,000) square feet of living area.
- ii) The heated and cooled area of the first floor of any dwelling shall have a ceiling height of not less than nine (9') feet.

T) Each dwelling constructed on a Lot shall have an enclosed two (2) car garage or a two (2) car carport with attached storage room with the approval of the Architectural Control Committee.

U) The finished floor elevation of each dwelling constructed on a Lot shall be in accordance with the State of Louisiana and the Parish of St. Tammany regulations.

V) Any out building, storage shed, cabana, gazebo, or other detached structure shall comply with all setback requirements as set forth on the Plat and any such building must architecturally conform and be compatible with the elevation, design and material of the main residential dwelling on the Lot. Manufactured metal storage sheds in new or like new condition may be allowed at the discretion of the Architectural Control Committee.

W) With respect to the established drainage pattern on any Lot, and as part thereof, these restrictions hereby establish the following requirements which shall be observed and satisfied by each Lot owner for his/her Lot, to wit:

- i) Each Lot shall be graded to drain to the nearest appropriate drainage servitude unless the Architectural Control Committee indicates otherwise.
- ii) Each Lot owner shall create and maintain a drainage way ("swale"), being five feet in width immediately adjacent to the interior side Lot lines of his Lot, in order to provide for and carry drain water from his/her Lot and from the adjoining Lot to the nearest appropriate drainage servitude. No fence shall substantially interfere with the drainage flow in this swale area.
- iii) Each owner shall permit reasonable ingress and egress on his/her Lot by the Developer and/or Association for the purposes of maintenance and preservation of the established drainage pattern, the Drainage Servitude areas, and the said swale areas. There shall be no affirmative obligation of the Developer or the Association for any drainage construction or maintenance.
- iv) With respect to the drainage of his/her Lot, an owner shall be required to comply with the grading, elevation and fill requirements of these restrictions and the Architectural Control Committee at the time he shall construct a residence on his Lot.

X) No boats, boat railways, hoists, launching facilities or any similar type of device or equipment shall be installed, constructed or maintained upon any Lots provided, however, that boats, hoists and the like may be stored in an enclosed storage room or garage or in a backyard screened by an opaque fence if approved by the Architectural Control Committee.

Y) The discharge of firearms or operation of motor bikes, motorcycles, two wheel, three wheel, or four wheel motorized recreational vehicles upon The Property is strictly prohibited.

Z) Building setback lines and utility servitudes are hereby established in accordance with the Plat.

AA) The side and rear setback line restrictions established hereinabove shall apply to all types of buildings, structures, sheds and other constructions and works on any Lot except swimming pools and

decks. In no event shall a swimming pool or deck be located nearer than ten (10') feet to any Lot line or violate any other laws or regulations.

BB) All driveways and aprons must be concrete and must connect the driveway from the street to the garage or carport. All driveways shall be a minimum of ten (10) feet in width and shall be constructed not closer than two (2) feet from the side property line.

CC) No individual water wells or sewage treatment systems shall be allowed on any Lot. Each Lot shall utilize the central sewerage and water systems available within the subdivision for a water and sewerage uses.

DD) Outdoor loudspeakers, radios, public address systems and the like, whether they be of a temporary or permanent nature, are expressly prohibited. Noise emanating from inside a structure shall not be audible outside the structure. All other noise which offends, disturbs or constitutes a nuisance, including barking dogs, is expressly prohibited.

EE) Developer and/or its designee may construct a model home or office within the confines of GRAND OAKS SUBDIVISION which notwithstanding anything herein to the contrary, may during the period of new construction of homes within the subdivision:

- 1) Operate as a sales and business office for developer and/or its designee.
- 2) Maintain storage facilities for building and construction materials use for new home construction within GRAND OAKS SUBDIVISION.
- 3) Temporary parking of equipment, tractors, trailers, and trucks will be allowed for new construction purposes as necessary for construction.
- 4) Place Promotional signs within the front yard area of the office site and any other location owned by Developer not exceeding forty (40) square feet per sign.

FF) Sod and Landscaping. Upon the construction of any home or structure on any Lot in GRAND OAKS SUBDIVISION, the front yard shall be fully sodded and landscaped to the satisfaction of the Developer or the Architectural Control Committee. In addition, one Live Oak tree (*Quercus Virginiana*) minimum one and one-half (1 1/2) inch caliper measured twelve (12) inches above the ground and at least ten (10') feet in height, must be planted in the front yard of each lot at a location selected by the Architectural Constrol Committee. Further, one (1) other planted or existing tree one and one-half (1 1/2) inch caliper, measured twelve (12) inches above the ground must be in the front yard of any interior lot. Corner lots shall have the same additional requirements on the side streets.

The following list contains approved trees:

Recommended Trees:

<u>Common Name</u>	<u>Botanical Name</u>	<u>Uses, Qualities and Remarks</u>
Live Oak*	<i>Quercus Virginiana</i>	Evergreen
Water Oak Shumark Oak Willow Oak*	<i>Quercus Phellos</i>	Shade tree, fine texture

Southern Red Oak	Quercus Falcata	Shade tree, red fall color
Cherry Bark Oak*	Quercus Falcata	Red fall color, long lived shade tree
Cow Oak*	Quercus Michauxii	
Southern Magnolia*	Magnolia Grandiflora	Shade tree, fall color
Evergreen, fragrant white flowers		
Cypress	Taxodium Distichum	Fall color, waterside planting
Green Ash*	Fraxinum Pennsylvanica	
Fall color, excellent shade tree		
Langleaf Pine*	Pinus Palustris	Large evergreen
Slash Pine*	Pinus Elliottii	Evergreen
Tulip Tree	Liriodendron Tulipifera	Good upright, shade tree, fall color
Cottonwood*	Populus deltoides	Fastest growth shade tree
Lombardi Poplar	Populus nigra 'Italica'	Fast growth buffer tree

GG) Slab Elevation. The slab elevation for any home and/or residence constructed within GRAND OAKS SUBDIVISION shall be minimum of 18" above the elevation in the center of the street directly in front of the home or residence in question unless a waiver is granted by the Architectural Control Committee.

HH) Facade Material. The front of every home, residence and/or dwelling within GRAND OAKS SUBDIVISION shall be constructed of brick or stucco or a combination of both. Vinyl siding shall be permitted on the rear elevation of the home only.

II) Sidewalks. Each builder shall construct a four (4') foot wide by four (4") inch thick concrete sidewalk with 1' x 4" treated wood expansion joints or "Deck-o-Drain", to be installed at not less than twelve (12') feet intervals. Sidewalks, elevations and setbacks from the curb shall be determined by the Architectural Control committee and should have a one (1") inch slope toward the street side. Sidewalks must be installed before completion of the home or within two (2) years after purchase of lot or whichever comes first. Sidewalks shall be installed on the entire width of all lots and also the entire length of corner lots on the street side. A three (3") inch PVC pipe five (5') feet minimum length shall be installed at the end and underneath the sidewalk at the side property lines to help facilitate drainage of the side yard swales.

SEE ATTACHED EXHIBIT FOR DIAGRAM

ARTICLE X

MISCELLANEOUS

Section 1. Duration- Amendment. The permanent servitudes and real rights and interests created herein, including the servitudes, privileges and restrictions of the act of dedication and restrictions herein shall, subject to the provisions herein, run in perpetuity with the land, and shall be binding upon the owners hereof, their heirs, successors and assigns and shall inure to the benefit of and be enforceable by the Association, or by the owner of any Lot subject to this act of dedication and restrictions, their

representative, legal representative, heir, successor and assign, for a period of twenty (20) years from the date of recordation of this act, after which time the said servitudes, privileges and restrictions contained herein shall automatically extend for successive ten (10) year periods each, unless an instrument signed by the then owners of a majority of the Lots has been recorded agreeing to change said servitudes, privileges and restrictions in whole or in part, except as allowed in Article IV. herein. The terms and provisions of this act of dedication and restrictions, or any of the servitudes, privileges or restrictions herein contained, may be modified in whole or in part, terminated or waived, prior to or subsequent to the expiration of the twenty (20) year period aforesaid, by act of amendment or termination signed by the then owners of fifty-one percent (51%) of the Lots in the subdivision or by the Developer, and duly recorded with the Clerk of Court for St. Tammany Parish, Louisiana.

Section 2. Construction and Enforcement. The provisions hereof shall be liberally construed to effectuate the purpose of creating a uniform plan for the development and operation of the community of GRAND OAKS SUBDIVISION. Enforcement of these servitudes, privileges and restrictions shall be by any legal proceeding against any person or persons violating or attempting to violate any servitude, privilege or restriction, either to restrain or enjoin violation or to recover damages, or both; and the failure or forbearance by the Association or the owner of any Lot to enforce any servitude, privilege or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. The provisions hereof may be enforced, without limitation, by the Association, by any owner of any Lot which becomes subject to the provisions hereof.

There shall be and there is hereby created and declared to be a conclusive presumption that any violation or breach or any attempted violation or breach of any of the within servitudes, privileges or restrictions cannot be adequately remedied exclusively by recovery of damages.

Section 3. Notices. Any notice required to be sent to any Member or Owner under the provisions of this act of dedication shall be deemed to have been properly sent when mailed, by ordinary mail, postpaid, to the last known address of the person who appears as Member or Owner on the records of the Association at the time of such mailing.

Section 4. No Dedication to Public Use. Nothing herein contained shall be construed as a dedication to public use or as an acceptance for maintenance of any common area or community facility by any public, state, parish or municipal agency, authority, or utility and no public, state, parish or municipal agency, authority or utility shall have any responsibility or liability for the maintenance or operation of any said Common Areas or Community Facilities.

Section 5. Severability. Invalidation of any one of these servitudes, privileges or restrictions by judgment, decree or order shall no way affect any provisions hereof, each of which shall remain in full force and effect.

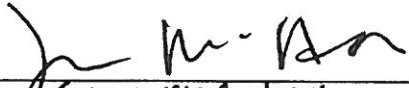
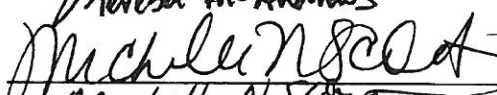
Section 6. Captions. The captions contained in this act of dedication are for convenience only and are not a part of this act of dedication and are not intended in any way to limit or enlarge the terms and provisions of this act of dedication.

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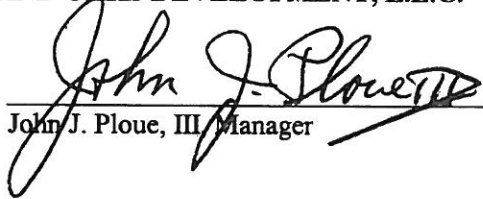
THUS DONE AND PASSED in Mandeville, St. Tammany Parish, Louisiana, on the day, month and year hereinabove first written, in the presence of the undersigned, competent witnesses, who hereunto subscribe their names with the said Notary, after due reading of the whole.

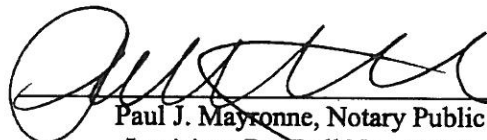
Witnesses:

GRAND OAKS DEVELOPMENT, L.L.C.


Teresa McAndrews

Michelle N Scott

By:


John J. Ploue, III, Manager


Paul J. Mayronne, Notary Public
Louisiana Bar Roll No. 25788

GRAND OAKS PH11

LEGAL DESCRIPTION

A certain parcel of land situated in Section 17, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana and more fully described as follows.

Commence at the Quarter (1/4) Section Corner common to Sections 8 and 17, Township 7 South, Range 10 East and measure South 00 degrees 54 minutes 59 seconds East a distance of 494.22 feet; thence South 89 degrees 26 minutes 49 seconds East a distance of 443.72 feet; thence South 00 degrees 43 minutes 27 seconds East a distance of 857.09 feet; thence North 89 degrees 26 minutes 49 seconds West a distance of 114.90 feet; thence South 00 degrees 59 minutes 21 seconds East a distance of 2444.07 feet, thence North 80 degrees 37 minutes 13 seconds West a distance of 480.15 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING continue North 80 degrees 37 minutes 13 seconds West a distance of 100.00 feet; thence North 09 degrees 22 minutes 47 seconds East a distance of 100.00 feet; thence South 80 degrees 37 minutes 13 seconds East a distance of 4.96 feet; thence North 09 degrees 22 minutes 47 seconds East a distance of 12.42 feet to a point of curve; thence along a curve to the left having a radius of 57.00 feet, a delta of 52 degrees 41 minutes 26 seconds, an arc length of 52.42 feet, and a chord which bears North 16 degrees 57 minutes 58 seconds West having a chord distance of 50.59 feet to a point of tangency; thence North 43 degrees 18 minutes 41 seconds West a distance of 203.62 feet; thence South 85 degrees 41 minutes 45 seconds West a distance of 235.72 feet; thence North 04 degrees 18 minutes 15 seconds West a distance of 1,508.17 feet; thence South 59 degrees 14 minutes 15 seconds East a distance of 543.97 feet; thence South 62 degrees 57 minutes 15 seconds East a distance of 54.55 feet; thence South 27 degrees 02 minutes 45 seconds West a distance of 179.00 feet; thence South 23 degrees 38 minutes 43 seconds West a distance of 60.19 feet; thence South 04 degrees 08 minutes 54 seconds East a distance of 177.70 feet; thence South 67 degrees 20 minutes 29 seconds East a distance of 292.40 feet; thence South 00 degrees 59 minutes 21 seconds East a distance of 342.60 feet; thence South 33 degrees 27 minutes 12 seconds West a distance of 70.12 feet; thence South 89 degrees 00 minutes 39 seconds West a distance of 174.95 feet; thence South 07 degrees 41 minutes 45 seconds West a distance of 119.53 feet; thence South 19 degrees 55 minutes 17 seconds East a distance of 116.46 feet; thence South 71 degrees 04 minutes 05 seconds West a distance of 58.67 feet to a point of curve; thence along a curve to the left having a radius of 40.00 feet, a delta of 24 degrees 22 minutes 46 seconds, an arc length of 17.02 feet, and a chord which bears South 58 degrees 52 minutes 42 seconds West having a chord distance of 16.89 feet to a point of tangency; thence South 46 degrees 41 minutes 19 seconds West a distance of 9.21 feet to a point of curve; thence along a curve to the left having a radius of 10.00 feet, a delta of 90 degrees 00 minutes 00 seconds, an arc length of 15.71 feet, and a chord which bears South 01 degrees 41 minutes 19 seconds West having a chord distance of 14.14 feet to a point of tangency; thence South 43 degrees 18 minutes 41 seconds East a distance of 161.76 feet to a point of curve; thence along a curve to the right having a radius of 159.35 feet, a delta of 41 degrees 19 minutes 15 seconds, an arc length of 114.92 feet, and a chord which bears South 22 degrees 39 minutes 04 seconds East having a chord distance of 112.45 feet to a point on a line; thence South 80 degrees 37 minutes 13 seconds East a distance of 8.17 feet; thence South 09 degrees 22 minutes 47 seconds West a distance of 100.00 feet to the POINT OF BEGINNING, and containing 15.400 acres of land, more or less.