

SOUTH BROADMOOR

1ST FILING

1955

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STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

BE IT KNOWN that on this 1st day of December , 1955, before me,
Warren O. Watson, a Notary Public, duly commissioned and qualified, in and for
the above mentioned Parish and State, personally came and appeared:

-----AMBROSE J. McMURPHY-----

a resident of the full age of majority of the Parish of East Baton Rouge,
state of Louisiana, who declared:

That he is the owner of Lots Numbers One (1) through Eight (8),
both inclusive, Twenty (20) through Twenty-seven (27), both inclusive, Forty
(40) through Forty-seven (47), both inclusive, and Fifty-nine (59) through
Sixty-six (66), both inclusive, in that Subdivision known as SOUTH BROADMOOR
SUBDIVISION, situated in the Parish of East Baton Rouge, State of Louisiana
in Township 7 South, Range 1 East, Greensberg Land District of Louisiana,
shown on a map made by Barnard and Burk, Consulting Engineers, dated November
21, 1955, which is on file and of record in the Office of the Clerk and
Recorder of this Parish, and that he hereby imposes the following building
restrictions on said lots:

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1205
1. All of the lots contained in this subdivision are hereby desig-
nated as residential lots, and restricted to residential uses only, and no
building shall be erected, altered, placed or permitted to remain on any lots
other than 1 detached single family dwelling not to exceed two and one-half
stories in height and a private attached garage or carport for not
more than 3 cars, except lot #59 upon which A. J. McMurphy Real Estate re-
serves the rights to erect a temporary Field Office building.

2. No building shall be erected, placed, or altered on any lot
until the construction plans and specifications and a plan showing the loca-
tion of the structure have been approved by the Architectural Control
Committee, as to quality of workmanship and materials, harmony of exter-
nal design with existing structures, and as to locations with respect to
topography and finish grade elevation. No fence or wall shall be erected,
placed or altered on any lot nearer to any street than the minimum building
set back line unless similarly approved.

3. The minimum requirements for residential structures is set out
as follows:

For single story residences of 2 bedroom - 1300 square feet.
For 3 or more bedrooms - 1600 square feet
For 2 bedrooms, two-story residences - 900 square feet in
ground floor
For 3 bedrooms or more, two-story houses - 1100 square feet
on the ground floor

The above set out areas are exclusive of open porches and garages. All
residences shall have either marble chip or permanent type roof.

4. No building shall be located on any lot nearer to the front line
than 30 feet, nor nearer to the side property line than 10 feet. Car ports
must be attached to main dwelling. A maximum building set back line of 50 feet

is hereby established, except that the Architectural Control Committee hereinafter provided for is given the express power, in its discretion, to increase the maximum set back line not to exceed a maximum distance of 55 feet from the property line.

5. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.

6. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

7. These covenants prohibit the resubdivision of any one of said lots, except that a lot may be resubdivided in order to create a larger lot or lots. When a larger lot or lots is created, or when a residence building is built on two (2) lots, the said residence building shall be centered on the larger lot or the two (2) lots.

8. No garage apartments are to be erected to be used as a residence. Residence for domestic servants to the occupants of the main residential premises may be attached in the rear of garage or carport but must be of single story type, unless main residence is a two-story type.

9. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other out building shall be used on any lot at any time as a residence either temporarily or permanently except on the aforesaid lot #59.

10. No livestock except the usual domestic pets shall be kept on said premises.

11. No building or structure shall be constructed using imitation brick, or any other imitation material, nor asbestos siding, concrete blocks (large or regular size) or cedar shakes, unless approved by the Architectural Control Committee hereinafter named.

12. The Architectural Control Committee composed of A. J. McMurphy is hereby appointed. He shall have authority to appoint a representative to act for him. The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representative, fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, in writing, or in any event, if no suit to enjoin the constructor has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

13. No person shall provide or install a method of sewerage treatment other than connection to a sanitary sewer system until the design for that method of treatment and disposal has been approved by the East Baton Rouge Health Unit. Plans for such system may be obtained from said Health Unit.

14. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 25 years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

15. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenants either to restrain violation or to recover damage.

16. Invalidation of any one of these covenants by judgement of court

shall in no wise affect any of the other provisions which shall remain in full force and effect.

THUS DONE, READ AND SIGNED at my Notarial Office in the City of Baton Rouge, Louisiana, on the day and date hereinabove first written, and in the presence of the undersigned competent witnesses.

Jeanne Marchessault

Louis G. Baigre

Ambrose J. McMurphy

Ambrose J. McMurphy

[Signature]
NOTARY PUBLIC

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1205

FILED FOR RECORD
AT 3:45 O'CLOCK 0 M
DEC 1 1955

Billie Harger
DY. CLERK and RECORDER

Duly recorded in Book No. 1205
Folio 169 of the Conveyance
Records of the Parish of East Baton
Rouge, La. Dec 1
1955 at 3:45 o'clock P M

Armenia K. Nemes
DY. CLERK & RECORDER