

RESTRICTIONS FOR  
BROADMOOR PLACE  
ELEVENTH FILING  
LOTS 412 THROUGH 456, INCLUSIVE

1990

STATE OF LOUISIANA

ORIG 658 BNDL 10192

PARISH OF EAST BATON ROUGE

BE IT KNOWN, that on this 10TH day of December, 1990, before me, the undersigned Notary Public in and for the Parish and State aforesaid, personally came and appeared:

RICHARDSON HOMES, INC., a Louisiana corporation with its principal business establishment in the Parish of East Baton Rouge, Louisiana, herein represented by Robert L. Richardson, its President, duly authorized by virtue of a resolution of the Board of Directors on file and of record in the office of the Clerk and Recorder for East Baton Rouge Parish, Louisiana.

Richardson Homes, Inc. is the owner of Broadmoor Place, Eleventh Filing, Lots 412 through 456, inclusive, situated in the Parish of East Baton Rouge, Louisiana, all according to the official plan of Broadmoor Place, Eleventh Filing, Lots 412 through 456, inclusive, prepared by Evans-Graves Engineers, Inc., on file and of record as Original 389, Bundle 10192, official records of the Clerk and Recorder for the Parish of East Baton Rouge, Louisiana.

Appearer, on behalf of Richardson Homes, Inc. establishes the following protective covenants and restrictions affecting lots in Broadmoor Place, Eleventh Filing, Lots 412 through 456, inclusive, which restrictions shall run with the land and shall be in favor of each and all of the lots in Broadmoor Place, Eleventh Filing, Lots 412 through 456, inclusive, and shall be in favor of Richardson Homes, Inc. as well, and shall be binding upon the purchaser, owner or occupant of any of the property described above, their heirs, successors and assigns. The following restrictions are imposed:

1.1 All of the lots contained in Broadmoor Place, Eleventh Filing, Lots 412 through 456, inclusive, are hereby designated as residential lots, and no building shall be erected, altered, placed or permitted to remain on any residential lot other than one (1) detached single-family dwelling not to exceed two and one-half (2 1/2) stories in height and a private garage for not more than four automobiles, and not less than two automobiles.

1.2 No lot shall be used for duplex housing or apartment houses or home occupations such as beauty shops, doctor's offices, dress shops, backyard automobile repairs and related activities.



1.3 No school, church, assembly hall or fraternal group home shall be built or permitted on any lot in Broadmoor Place, Eleventh Filing, Lots 412 through 456, inclusive.

1.4 Nothing in these restrictions shall prohibit an owner of any two adjoining lots having frontage on the same street from erecting a residence on the two lots which shall be considered, for the purpose of these restrictions, as one building lot.

2. These restrictions prohibit a resubdivision of any lots from any dimensions other than those shown on the official recorded plat of Broadmoor Place, Eleventh Filing, Lots 412 through 456, inclusive, without the written consent of the Broadmoor Place Subdivision Council, Eleventh Filing.

3.1 No residence or building of any kind, no outside lines, outside television antennas, satellite dishes; no improvement which extends above ground level and no fence will be erected, placed, altered, or permitted on any lot until the construction plans and specifications, elevations and a plan showing the location of the structure have been approved by Broadmoor Place Subdivision Council, Eleventh Filing. Approval or disapproval by the Council shall be in writing. Construction shall be substantially in accordance with the plans and specifications approved by the Council.

3.2 If the construction of the proposed house or other structure has not commenced within six (6) months after the Council's approval, or should construction not be completed within eighteen (18) months after approval, then the approval of the Council shall be automatically withdrawn. However, the Council may grant extensions of an approval from time to time for good cause. If the construction of the proposed structure is not commenced nor completed within the aforementioned time limits for any reasons beyond the control of the lot owner or his contractor, such as acts of God, strikes, national calamities, or related events, then the approval of the Council shall be extended in proportion to the delay caused by the event.

3.3 In the event the Broadmoor Place Subdivision Council, Eleventh Filing, fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, approval will not be required by the Council and the related restrictions shall be deemed to have been fully complied with.

4. The minimum area requirements for residential structures shall be as follows:

4.1 A single-story residence shall contain no less than 2,000 square feet of living area.



4.2 A multi-story residence shall contain no less than 2,200 square feet of living area, and at least 1,200 square feet must be on the ground floor.

4.3 The determination of "living area" shall exclude open porches, screened porches, porches with removable storm windows, breezeways, patios, outside or unfinished storage or utility area, garages and carports.

5. Building setback lines are imposed as shown on the official recorded plan of Broadmoor Place, Eleventh Filing, Lots 412 through 456, inclusive, on file in the office of the Clerk and Recorder for the Parish of East Baton Rouge, State of Louisiana.

5.1 No building shall be located on any lot nearer to the side property line than eight (8) feet.

5.2 Garages and carports may be attached to the main dwelling, but must not be nearer to the side property line than eight (8) feet.

5.3 Detached garages and other permanent accessory buildings located on the rear one-third ( $1/3$ ) of the lot, shall not be erected closer than five (5) feet from the side property line nor closer than seven and one-half ( $7 \frac{1}{2}$ ) feet from the rear property line. Eaves on such garages or accessory buildings shall not extend over the property lines.

5.4 A maximum building setback line shall not be greater than fifty-five (55) feet. For the purposes of these restrictions, eaves, steps and open porches shall not be considered as part of the building. No garage or carport shall open onto any street on which the residence faces.

5.5 No fence or wall shall be erected, placed or altered on any lot closer to the street than the front building setback line. All fencing along Sharp Road must be uniform in appearance and construction, and must specifically be approved by the subdivision council.

5.6 Access to Lots 412, 415, 416, 417, 418 and 456 must be from Classique Avenue. No driveways are permitted from Sharp Road. Houses constructed on these lots must also front on Classique Avenue.

6. The Broadmoor Place Subdivision Council, Eleventh Filing, in its sole discretion, shall approve or disapprove proposed construction according to its policy of maintaining a minimum of five (5) feet variance on front lines of adjacent houses, and the Council may require such variance. The Council shall have the authority to vary the front and side building line requirements in cases where such variance would prevent the destruction of one or more desirable trees; provided, however in no



applicable zoning ordinance unless waiver of those requirements is obtained.

7.1 Servitudes and rights of way for the installation and maintenance of utility and drainage facilities, as shown on the official recorded plat of Broadmoor Place Subdivision, Eleventh Filing, Lots 412 through 456, inclusive, are dedicated to the perpetual use of the public for such purpose.

7.2 Only underground electric service at 120/240 volts, single phase, 3 wire will be available and the locked rotor current of any motor connected to this service will be limited in accordance with the standard service practices of the utility company serving the subdivision.

7.3 Electric rates for residential use in this subdivision will be the appropriate rate approved for filing by the Louisiana Public Service Commission.

8. All buildings and structures on any lot shall be constructed thereon, and no building or structure may be moved onto any lot in the subdivision.

9. No structure of a temporary character and no trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

10. No building or structure shall be constructed of imitation brick, imitation stone or asbestos on the exterior. The Broadmoor Place Subdivision Council, Eleventh Filing, may impose appropriate and reasonable standards for exterior finishes and materials as it deems appropriate to maintain the value of adjacent dwellings in the subdivision.

10.1 The minimum roof pitch of the main roof shall be 7/12 unless otherwise approved by the Broadmoor Place Subdivision Council, Eleventh Filing.

11. The Broadmoor Place Subdivision Council, Eleventh Filing, is hereby established and shall be composed of two (2) members. The first two (2) members of the Council shall be:

Robert L. Richardson	Baton Rouge, Louisiana
Catherine C. Richardson	Baton Rouge, Louisiana

Said Council is hereby granted the responsibility and authority in its sole discretion to approve the architecture and design of the buildings so as to comply with these restrictions.

11.1 A majority of the Council may designate a representative to act for it. In the event of the death or resignation of any member of the Council, the remaining members shall have full authority to designate a successor.



11.2 Neither the members of the Council nor its designated representative shall be entitled to any compensation for services performed in connection with the administration of these restrictions.

11.3 A majority of the lot owners in Broadmoor Place, Eleventh Filing, Lots 412 through 456, inclusive, shall have the right at any time to change the membership of the Council or to amend any of its powers and duties by executing and recording in the office of the Clerk and Recorder for the Parish of East Baton Rouge, Louisiana, an appropriate written instrument.

12. No noxious or offensive activities shall be conducted upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

✓ 13. No sign of any kind shall be displayed to the public view on any lot or in the streets of the subdivision, except one sign of no more than five (5) square feet advertising the property for sale or rent, or a customary sign used by the builder or real estate broker to advertise the property during the construction or sale period; provided, however, this restriction shall not apply to the developer of the subdivision.

14. No oil drilling, oil development operations, oil refinery, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structures designated for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

15. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot; provided, however, dogs, cats or other household pets are permitted; provided further, that such permissible animals are not kept, bred or maintained for any commercial purposes, or in such numbers or conditions as may be offensive to other property owners in the subdivision.

16. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition. Upon completion of a residence, all debris shall be removed from the premises immediately. Garden compost may be kept in quantities required by one household only, provided it is not visible from the street and is kept free from obnoxious odors and insects.

✓ 17. Lot owners shall keep their respective lots mowed and free of noxious weeds. If an owner fails to discharge this obligation, the Broadmoor Place Subdivision Council, Eleventh Filing, may cause the lots to be mowed, and the owners of such lots shall be obligated to pay this expense together with reasonable costs of collection.



18. No boats, vehicles, school buses, campers or trailers of any kind or parts or appurtenances thereof shall be kept, stored, repaired or maintained on any street or on any lot nearer to the street than the minimum building setback line.

19. Building materials and equipment shall not be placed or stored on any lot except during actual course of construction of a residence or other building.

20. No lot shall be used for farming or gardening purposes; provided, however, flowers and shrubbery may be grown for noncommercial purposes.

21. These restrictions shall run with the land and shall be binding on all persons claiming under them for a period of twenty-five (25) years from the date these restrictions are recorded and shall be extended automatically for successive periods of ten (10) years, unless an instrument amending these restrictions in whole or in part and signed by a majority of the lot owners in the subdivision shall be recorded in the office of the Clerk of Court for East Baton Rouge Parish, Louisiana.

22. Invalidation of any of these restrictions by judgment of a court of competent jurisdiction shall in no way affect any other restriction which shall remain in effect.

23. These restrictions shall be enforced against any person violating or attempting to violate any restrictions by legal proceedings to restrain the violation or to recover damages.

THUS DONE AND SIGNED at Baton Rouge, Louisiana, on the day, month and year first above written, in the presence of the undersigned competent witnesses and me, Notary, after due reading of the whole.

WITNESSES:

RICHARDSON HOMES, INC.

Angel Attles

BY:

Robert L. Richardson  
Robert L. Richardson, President

Charlene Ray

Deborah B. Burt  
NOTARY PUBLIC

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