

AMENDED RESTRICTIONS FOR
BROADMOOR PLACE, TENTH FILING

STATE OF LOUISIANA

1993
DEIG 226 BNDL 10392

PARISH OF EAST BATON ROUGE

BEFORE ME, the undersigned authority, a Notary Public in and for the Parish of East Baton Rouge, State of Louisiana, and in the presence of the undersigned competent witnesses, personally came and appeared:

BUILDERS CENTER, INC., a Louisiana corporation, domiciled and having its principal place of business in the Parish of East Baton Rouge, represented herein by Sidney E. Cox, Vice President, by virtue of a resolution of the Board of Directors of said corporation, a copy of which is on file and of record in the office of the Clerk and Recorder for the said Parish and State,

who, after being sworn, declared the intention of appearer as follows:

Whereas appearer is the owner of Lots Three Hundred Ninety One A (391-A) through Four Hundred Four A (404-A), inclusive, in that subdivision in the Parish of East Baton Rouge known as BROADMOOR PLACE, TENTH FILING, all as shown on the official map of said subdivision on file and of record in the office of the Clerk and Recorder for the Parish of East Baton Rouge, Louisiana: and

Whereas said Lots were formerly known as Lots Three Hundred ninety One (391) through Four Hundred Eleven (411), inclusive, in that subdivision in the Parish of East Baton Rouge known as BROADMOOR PLACE, TENTH FILING, which were subsequently re-subdivided by a plan of re-subdivision prepared by Evans-Graves Engineers dated February 22, 1993 and recorded as Orig. 290, Bd'e. 10383 in the office of the Clerk and Recorder for the Parish of East Baton Rouge, State of Louisiana; and

Whereas appearer previously established certain building restrictions and conditions for the benefit of said Lots, as noted hereinabove, by an act titled "RESTRICTIONS FOR BROADMOOR PLACE, TENTH FILING", as recorded in C.O.B. 2830, Folio 197, October 31, 1980; and

Whereas appearer herewith wishes to amend said act for the benefit of future owners of said property or any part thereof to the following extent:

1. Appearer declares all previous restrictions as they affect Lots 391-A through 404-A null and void and of no further force or affect. The following restrictions are herewith substituted and it is the intention to establish these restrictions as servitudes and covenants running with the land.

2. Lots 391-A through 404-A, inclusive, are designated as residential, and they shall be used for none other than residential purposes as permitted under Zoning Classification A-1 of the Zoning Ordinances for the Parish of East Baton Rouge. Further, no building shall be erected, altered, placed or permitted to remain on any lot other than one (1) single family dwelling not to exceed two and one-half (2 1/2) stories in height with usual and appropriate out buildings and a private garage designed for no fewer than one (1) nor more than three (3) automobiles. All garages shall be side loaded, with no garage entry door opening facing the front. Carports may only be constructed so that no part of the carport is a part of the building front.

3. The minimum area of residential structures shall be One Thousand Nine Hundred (1,900) square feet of living area in each structure. In determining the living area, open porches, screen porches, breezeways, patios, landings, outside or unfinished storage or utility areas, garages and carports shall not be included. In the event that the building to be erected shall contain more than one story, then in that event a minimum of Nine Hundred Fifty (950) feet of enclosed living area is required on the first or ground floor.

4. No building shall be erected, placed, altered or remodeled on any lot unless it is constructed exteriorly of brick, brick veneer, or stone (masonite, asbestos siding, concrete block or prefabricated construction being specifically prohibited) and not more than Forty (40%) per cent of the exterior may be trimmed in wood or other materials, acceptable to the Architectural Control Committee, on single story residences. Two and one-half (2 1/2) or two (2) story residences, above the the first story, may be of wood or other building material acceptable to the Architectural Control Committee.

17. 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 Thirty Five (35) years from the date these covenants shall be 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 then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

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

19. Invalidity of any one of these covenants by Judgement or Court Order shall in no wise affect any of the other provisions which shall remain in full force and effect.

THUS DONE AND SIGNED in my office at Baton Rouge, Louisiana in the presence of the undersigned competent witnesses, on this 30th day of March, 1993.

WITNESSES:

BUILDERS CENTER, INC.:

Donald A. Cook
Donald A. Cook

By: Sidney E. Cox
Sidney E. Cox, Vice Pres.

Mildred B. Rushing
Mildred B. Rushing

Jerry F. Pepper
Jerry F. Pepper, NOTARY PUBLIC

ORIG 926 BNDL 10392

FILED AND RECORDED
EAST BATON ROUGE PARISH, LA.

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AMENDMENT TO
BROADMOOR PLACE, TENTH FILING
SUBDIVISION RESTRICTIONS

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

1993 ORIG 108 BNOL 10449

BE IT KNOWN, that on this 9th day of August, 1993, before me, a Notary Public, duly commissioned and qualified, within and for the Parish and State aforesaid, and in the presence of the undersigned, competent witnesses, personally came and appeared:

BUILDERS CENTER, INC

(TAX ID #72-0484592), a Louisiana corporation, domiciled and having its principal place of business in the Parish of East Baton Rouge, Louisiana, represented herein by Sidney E. Coxe, Vice-President, by virtue of a resolution of the Board of Directors of said corporation, a copy of which is on file and of record in the office of the Clerk and Recorder for the said parish and state, whose present mailing address is declared to be P.O. Box 40146, Baton Rouge, LA 70835,

AND

**CRAIG STEPHEN AZAR and
BELINDA GILLEN AZAR,**

born Gillen, both persons of the full age of majority of the Parish of East Baton Rouge, Louisiana, married to and living with each other, whose present mailing address is declared to be 11070 Mead Road, Apt. 611, Baton Rouge, LA 70816,

who declared that they are the owner of a majority of the lots in that subdivision of the Parish of East Baton Rouge, State of Louisiana, known as **BROADMOOR PLACE, TENTH FILING**, which lots are subject to building restrictions and conditions for the benefit of said lots, by act entitled "RESTRICTIONS FOR BROADMOOR PLACE, TENTH FILING", which is on file and of record in the office of the Clerk and Recorder for the Parish of East Baton Rouge, Louisiana as Original 144, Bundle 9403 and in the office of the Clerk and Recorder for the Parish of East Baton Rouge, Louisiana as amended by act entitled "AMENDED RESTRICTIONS FOR BROADMOOR PLACE, TENTH FILING", which is on file and of record in the office of the Clerk and Recorder for the Parish of East Baton Rouge, Louisiana as Original 926, Bundle 10392 and in the office of the Clerk and Recorder for the Parish of East Baton Rouge, Louisiana.

As the owner of a majority of lots in the above referenced subdivision, appearers do hereby agree to amend number eight (8) of the amended restrictions mentioned herein above as to Lot 399-A-1 only to reflect and allow a building to be situated up to five (5) feet of the southerly sideline of Lot 399-A-1 only. Lot 399-A-1 shall remain and be subject to all other restrictions of Broadmoor Place, Tenth Filing with the exception granted herein only.

THUS DONE AND SIGNED at my office in the City of Baton Rouge, Parish and State aforesaid, on the day, month and year first above written and in the presence of the undersigned competent witnesses.

WITNESSES:

Susan Rogers

Deborah Duff

BUILDERS CENTER, INC.

BY:

Sidney E. Cox
SIDNEY E. COX

Craig Stephen Aear
CRAIG STEPHEN AEAR
SSN: 434-37-0732

Belinda Gillen Aear
BELINDA GILLEN AEAR
SSN: 438-37-8227

Ronny J. Champlin
RONNY J. CHAMPLIN, NOTARY PUBLIC

ORIG 108 BNDL 10449

FILED AND RECORDED
EAST BATON ROUGE PARISH, LA.

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