

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

RESTRICTIONS FOR EAST HIGHLAND PARK, 1ST FILING

BE IT KNOWN, that on this 8th day of August, 1956, BEFORE ME, CARLOS G. SPAHT, a Notary Public duly commissioned and qualified, in and for the Parish of East Baton Rouge, State of Louisiana, personally came and appeared:

LUTHER CONLEY JUBAN, a resident of lawful age of the Parish of East Baton Rouge, Louisiana, married but once and then to Maxine Peters, with whom he is residing, and ALBERT D. DODGE, a resident of lawful age of the Parish of East Baton Rouge, Louisiana, married but once and then to Doris Bonner, with whom he is residing, who declare that:

They are the owners of Lots 1 through 78, both inclusive, in that subdivision of the Parish of East Baton Rouge, Louisiana, know as EAST HIGHLAND PARK, as designated on the plat of said subdivision made by Edward E. Evans, C.E., on file and of record in the office of the Clerk and Recorder of East Baton Rouge Parish, Louisiana, as Original 41, Bundle 3795, and that they have established and do hereby establish upon and covering all of said lots the restrictions hereinafter set forth.

Appearers further declare that such restrictions are to run with the land and for the benefit of each and all of the lots in said East Highland Park Subdivision, and shall be binding upon them, their successors, heirs and assigns and upon the purchaser, owner or occupant of any of the property herein above described, their successors, heirs and assigns, for a period of twenty-five (25) years after which time, said covenants and restrictions shall be automatically extended for successive periods of ten (10) years each, unless by vote of the majority of the then owners of the lots, it is agreed to change said covenants and restrictions in whole or in part, in which voting, the owners shall be entitled to one vote for each lot only.

No building shall be erected, altered, placed or permitted to remain on any residential lot than one detached single-family dwelling not to exceed two stories in height and a private garage and/or carport with capacity for not more than two cars.

The ground floor area of the main structure erected, altered or placed on any residential lot, exclusive of carports, and garages, shall not be less than one thousand (1,000) square feet.

No building, which term includes carports, garages and other attached covered structures shall be located on any lot nearer than thirty-five (35) feet to the front lot line.

No building, which term includes carports, garages and other attached covered structures, located on any lot within the minimum and maximum set-back lines, shall be located nearer to the side lot line than as follows:

Lots 4, 5, and 6, and Lots 9 through 23, both inclusive, and Lots 26 through 39, both inclusive, and Lots 41 through 53, both inclusive, and Lots 58 through 70, both inclusive,

and Lots 75, 76 and 77, Five (5) feet on the carport or garage side of the house and Seven and one-half (7 ½) feet on the other side, also Lots 54, 56, 72 and 73.

Lots 7, 8, 24, 25, 55, 57, 71 and 74, seven and one-half (7 ½) feet from the interior lot line and fifteen (15) feet from the side street lot line.

Lot Forth (40) twelve and one-half (12 ½) feet from the north side line and five (5) feet on the south side line.

The maximum building setback line shall not be greater than sixty (60) feet on Lots 1, 2, 3, and 78. A three (3) foot minimum side yard shall be required for a garage or other permitted accessory building located on the rear portion of any lot or lots.

Fences and walls shall not be erected, placed or permitted within the area of the lot between the front lot line and the front building line.

No garage apartment shall be erected, placed or permitted on any of the lots. No tent, shack, or trailer shall ever be occupied as living quarters on any lot either temporarily or permanently.

No commercial business, nor noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood; this shall not be interpreted to restrict a builder from erecting temporary warehouses and/or office on any lot for the construction of a house on that lot.

No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purposes.

No resubdivision of any of said lots will be permitted which would result in smaller building sites than are shown on said plat of EAST HIGHLAND PARK. These restrictions shall apply to the build sites or lots resulting from any resubdivisions.

Said lots are subject to the servitudes shown on said map for the use of utilities, drainage, removal of septic tank effluent or other proper purposes for the general use of the public.

If the parties hereto or any purchases of any of the above described property or their heirs, successors or assigns shall violate or attempt to violate any of the restrictions herein, it shall be lawful for any person or persons owning any real estate situated within said subdivision, or the City of Baton Rouge, or the District Attorney of the Parish of East Baton Rouge, or any person resident in the City of Baton Rouge, Louisiana, to prosecute any proceeding in a court having jurisdiction against the person or persons violating or attempting to violate any such covenants, either to prevent them from so doing or to recover damages for such violation.

Invalidation of any one of these covenants, servitudes and restrictions, or any part of any covenant, servitude, or restriction, by judgment of court or otherwise, shall in no wise affect any of the other provisions which shall remain in full force and effect.

THIS DONE AND SIGNED in my office in the City of Baton Rouge in the presence of Mildred Cobb and Jerrye Jenkins, competent witnesses, on the day, month and year first above written.

WITNESSES: Signed by Mildred Cobb, Jerrye Jenkins, Luther Conlay Juban, Albert D. Dodge.

AMENDMENT OF RESTRICTIONS
OF
EAST HIGHLAND PARK SUBDIVISION

STATE OF LOUISIANA
PARISH OF EAST BATON ROUGE

KNOW ALL MEN BY THESE PRESENTS: that we, C.J. BROWN JR., AL DRUMWRIGHT, ROBERT N. POTTS, J.E. LAUVE, FRED S. LADNER, JOSEPH A CORBEY, W.J. BROWN, iii, DONALD C. TOWNSEND, WELDEN W. MCELROY, REV. A. L. HENRY III, CHARLES M. OVALLINE, R. E. DIDIER, PAUL E. MURRAY, all residents of lawful age of the Parish of East Baton Rouge, State of Louisiana;

LUTHER C. JUBAN, INC., a business corporation organized doing business and existing under the laws of the State of Louisiana, domiciled in the Parish of East Baton Rouge, represented herewith by Luther C. Juban, President and Treasurer, duly authorized to act herein by virtue of a resolution of the Board of Directors of said corporation filed for record on July 30, 1956 and bearing Original No. .39, Bundle No 3770 of the conveyance records of this parish and

JUBAN-DODGE, INC., a business corporation organized, doing business and existing under the laws of the state of Louisiana, domiciled in the Parish of East Baton Rouge, represented herein by Luther C. Juban, President, and Albert D. Dodge, Treasurer, duly authorized to act herein by virtue of a resolution of the Board of Directors of said corporation recorded on April 2, 1957, and bearing Original No. 99, Bundle No. 3931 of the Conveyance Records of this Parish,

are the owners of Lots One (1) Seventy-eight (78), both inclusive, being all the lots of that subdivision in the Parish of East Baton Rouge known as "East Highland Park Subdivision" and designated on the plan thereof made by Edward E. Evans, C.E. and Surveyor, dated October 1, 1955, which said plan is on file and of record in the office of the Clerk and Recorder of this Parish as Original 41, Bundle 3795, said map being revised as of November 1, 1956, said revision being recorded as Original 95, Bundle 3967 of the records of East Baton Rouge Parish, Louisiana.

That on the 8th day of August, 1956 Luther Conley Juban and Albert D. Dodge executed a Notarial Act placing restrictions upon the said subdivision, which said act is of record in Book 1260, Folie 135, Original 42, Bundle 3795 of the Conveyance Records of this Parish.

That they desire to and do hereby amend paragraph three (3) of said Restrictions, so as to make said paragraph three (3) read as follows:

“3. No building, which term includes carports, garages and other attached covered structures, shall be located on any lot nearer than twenty-five (25) feet to the front lot line.”

DONE AND SIGNED at Baton Rouge, Louisiana on the 6th day of June, 1957 in the presence of the undersigned witnesses.