

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

RESTRICTIONS FOR HIGHLAND ROAD ESTATES

BE IT KNOWN THAT on this 8th day of July, 1952, before me Joseph W. Starring, a Notary Public in and for the Parish of East Baton Rouge, State of Louisiana, duly commissioned and qualified, and in the presence of the witnesses hereinafter named and undersigned, personally came and appeared

ALBERT H. HART

who declared that he has been married but once and then to Eleanor Kleinpeter, with whom he is now living, and

MARGUERITE HART LAND

born Hart, married but once and then to William Land, with whom she is now living, through her duly authorized attorney in fact by virtue of power of attorney made December 20, 1951, passed before Robert A. Hart, II, Notary Public, and of record in the office of the Clerk and Recorder of this Parish as Original 45, Bundle 2983 of the Notarial Acts, both resident of legal age of the Parish of East Baton Rouge, State of Louisiana, who further declared:

That appearer is the owner of the following described property, to-wit:

Lots one (1) through fifty eight (58) (both inclusive) of Highland Road Estates as shown on a map made by Henry E. Kleinpeter, C.E. and Surveyor, January 30, 1952, a blueprint of which is paraphed "Ne Varietur" by Joseph W. Starring, Notary Public, for identification herewith and annexed hereto and made a part thereof.

Appearers declare that they do hereby establish the following restrictions and covenants which shall apply to the above described property, said restrictions and covenants shall run with the land and shall be binding on all purchasers, their heirs, successors and assigns, to-wit:

I

Lots one (1) and two (2) as shown on said map shall have no building within fifty (50) feet of the Highland Road nor within thirty (30) feet of Hart Drive, and twenty (20) feet of the side lines of said lots as shown on said map.

II

Only one residence or house can be built on each lot and beyond the side line building restrictions as hereinafter set forth except when the owner of two contiguous lots or estates wishes to treat them as a single unit, in which case the property line common to the two lots is abolished and the two or more lots shall thereafter be treated as a single unit and must be kept intact and the sale of portions thereof is prohibited.

III

Lots three (3) through fifty eight (58) (Both inclusive) shall have no buildings within thirty (30) feet of Hart Drive.

IV

There is hereby established a fifteen (15) feet servitude off of the rear of said lots being the northern boundary of the unevenly numbered lots (1 through 57) and the southern boundary of the evenly numbered lots (2 through 58).

V

There is hereby established an eighty (80) feet servitude as shown on said map for right of passage, said servitude being designated thereon as "Hart Drive."

VI

No noxious or offensive trade or activity shall be conducted or operated on any residential lot and no billboards shall be permitted to be erected on any of the above designated lots, nor shall any activity be conducted, operated on any of said lots which may be or become an annoyance or nuisance to any of the owners of lots in said subdivision, but it is hereby stipulated that the sale of flowers or vegetables grown by an owner of and on any of the above designated lots shall not be deemed objectionable and the sale of said commodities is hereby permitted.

VII

No trailer, basement, tent, shack, garage or other out-building erected on the above described property shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

VIII

All sewerage disposal shall be subject to the approval of the City-Parish requirements thereof and in the event of use of the septic method, the effluent must be drained to the rear of said property more particularly in the direction away from Hart Drive and in a southeasterly direction on the even numbered lots and a northwesterly direction on the odd numbered lots.

IX

No dwelling costing less than Ten Thousand and No/100 (\$10,000.00) Dollars shall be permitted or erected on any lot designated for residential purposes. The ground floor area of the main

structure, exclusive of one-story open porches and garages, shall be not less than one thousand (1,000) square feet.

X

If appearers or their successors or assigns or any future owner or owners or their heirs or assigns or any of them shall violate or attempt to violate any of the covenants or restrictions provided for in this act, it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants or restrictions and either to prevent him to them from so doing or to recover damages or other dues for such violation.

XI

Invalidation of any of these covenants or restrictions by judgment or court order shall in nowise affect any of the other provisions which shall remain in full force and effect.

XII

No person shall permit any of the property which he owns in said subdivision or holds any right to the use thereof to be used for any commercial purpose nor shall they use or permit to be used, the property for a school or a church.

XIII

All purchasers recognize the retention by Mrs. Mable R. Gearhart, et al, of one-half (1/2) the mineral rights on the above numbered and described lots.

THUS DONE AND PASSED at my office in the city of Baton Rouge, Parish of East Baton Rouge, State of Louisiana, in the presence of Thelma J. Oliver and Sue C. Keating, both competent witnesses, who have hereunto signed their names with the appearers and me, said Notary, on the day, month and year first above written; the said Albert Hart appearing herein for himself and for Marguerite Hart Land by virtue of the power or attorney above described.

WITNESSES:

Signed//Thelma J. Oliver

Signed//Albert H. Hart

Signed//Sue C. Keating

Signed//Marguerite Hart Land, by Albert H. Hart, her agent and attorney in fact
Signed//Albert H. Hart

Signed//Joseph W. Starring
Notary Public