

ACT OF RESTRICTIONS
OF
SPRINGLAKE AT BLUEBONNET HIGHLANDS
THIRD FILING, PART 2 & 3 AND
FOURTH FILING, PART 1

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

BE IT KNOWN that on this 8th day of February, 2000 before me, the undersigned authority, and in the presence of the undersigned competent witnesses, personally came and appeared:

BLUEBONNET HIGHLANDS LAND & DEVELOPMENT LLC, a Louisiana Limited Liability Company with Articles of Organization on file with the Secretary of State of The State of Louisiana and recorded in the official records of the Parish of East Baton Rouge, State of Louisiana, appearing herein through its Manager, Clark W. Taylor, represented by its undersigned officer duly authorized,

who did depose and say that:

1. Appearer is the owner, subdivider and developer of the following described real property:

Lots 252 thru 355 inclusive, and any private recreation servitudes, private drainage servitudes, predial servitudes or landscape areas shown on the "Final plat of Springlake at Bluebonnet Highlands, Third Filing, Parts 2 & 3 and Fourth Filing, Part 1 by Chenevert, Songy, Rodi, and Soderberg dated January, 2000, recorded at Original 502 Bundle 011089 in the official records of the Parish of East Baton Rouge, State of Louisiana (hereinafter referred to as the "Property").

2. Appearer desires to and does hereby subject the above described property to those Restrictions set forth in the Act of Restrictions of Springlake at Bluebonnet Highlands, recorded as Original 597, Bundle 10988, Original 2, Bundle 10420, Original 870, Bundle 10611, Original 802, Bundle 10539, Original 807, Bundle 10587, Original 824, Bundle 10874, Original 403, Bundle 10871, Original 314, Bundle, 10876 and Original 736, Bundle 10978 fully and completely and to the same extent as if the above described property had been included in those Restrictions and recorded, with only the exceptions hereinafter contained.

3. In lieu of Paragraph 3.1, 3.3, 3.8 and 3.10 of the Restrictions described above, Appearer imposes the following restriction on the above described lots:

3.1 There is hereby created the Springlake at Bluebonnet Highlands Council (the "Council"), to be composed of up to five at the time that sufficient lots have been sold to homeowners (which time shall be determined by Developer in its sole discretion) the Developer shall appoint two additional members who shall be lot owners in the Subdivision. The members shall serve for one year or until their successors are appointed. At the time that the Developer, in its sole discretion, determines that control of the Council shall be turned over to the Bluebonnet Highlands Homeowners Association, Inc., the members appointed by Developer shall resign and the new members shall be appointed by the Board of Directors of the Association. Thereafter, the membership of the Council may be changed, expanded, contracted and otherwise modified as determined by the Board of Directors of the Association. The Council shall serve without pay and shall perform such duties and responsibilities as are set forth herein and in the articles and by-laws of the Association. The decision of the Council, in the event of any dispute or controversy regarding the interpretation of these restrictions and covenants, shall be final and non-appealable. The first members of the Council are:

Clark W. Taylor
Debbie A. DeJean
Shirley J. Taylor

3.3 No residence, fence, wall or other structure shall be commenced, erected or maintained, nor shall any addition, change or alteration of any kind therein be made until plans and nature, kind, shape, height, materials, floor plans, elevations, specifications, and the grading plan of the lot shall have been submitted to and approved in writing by a majority vote of the council. All work must be of equal quality of workmanship and materials as for comparable homes in the Subdivision and in comparable subdivisions in the Parish. The Council shall have the right to enforce these quality standards after construction in the same manner as the other provisions of these Restrictions may be enforced.

3.8 No residence shall be erected on any lot in Springlake at Bluebonnet Highlands containing, exclusive of porches, breezeways, garages and carports, less than One Thousand Four Hundred Fifty (1,450) square feet. The Council may at its sole discretion approve the plans for a residence to be constructed on a Lot containing, exclusive of porches, breezeways, garages and carports, or less than One Thousand Four Hundred Fifty (1,450) square feet but in no case less than One Thousand Four Hundred (1,400) square feet.

The above set out living areas are exclusive of open porches and carports or garage. The above set out roof areas are inclusive of porches, carports and/or garage roofs. No carport or garage shall be erected unless said carport or garage is constructed large enough to contain a minimum of two automobiles. No garage or carport shall open onto the street, which is the street the house fronts on, except that on a corner lot a garage equipped with a front door that closes may face the side street.

3.10 Driveways shall be built in the location as per the attached Exhibit "B". The location of the driveway may be changed upon request to the Council and provided the Council deems said change in the best interest of the development.

In lieu of Paragraph 3.8, 3.9 and 3.25 of the Restrictions described above, Appearer imposes the following restrictions on Lots 328 thru 355:

3.8 No residence shall be erected on any lot in Springlake at Bluebonnet Highlands containing, exclusive of porches, breezeways, garages and carports, less than One Thousand Three Hundred Fifty (1,350) square feet. The Council may at its sole discretion approve the plans for a residence to be constructed on a Lot containing, exclusive of porches, breezeways, garages and carports, or less than One Thousand Three Hundred Fifty (1,350) square feet but in no case less than One Thousand Three Hundred (1,300) square feet.

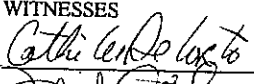
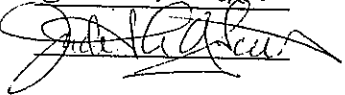
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3.9 Unless approved in advance by the Council (and provided that the proposed placement on said lot does not violate any applicable zoning regulations), all residences shall be located on the lots in the following manner: Front set back lines are shown on the final plat. Only one side yard is required. The Zero Lot Line (side with no side yard required) is pre-determined and so indicated on referenced Final Plat. A minimum five (5) foot private maintenance servitude (easement) shall be provided by the adjacent lot for maintenance of the adjoining zero lot line wall. The dwelling unit wall located on the zero lot line side shall have no openings (I. E., doors and windows, except as provided for in the Zoning Ordinance), and shall be constructed of brick to a minimum height equal to that of the ground floor wall plate height. Roof overhangs shall not encroach on the adjacent lot. A maximum building set back line of fifty feet (50') is established for all lots, except lots that are 175' feet or more deep and on those lots the maximum set back shall be sixty-five feet (65'). No building, including garages and/or accessory buildings shall be located nearer than ten (10') feet to any rear lot line. For purposes of this paragraph eaves, steps and open porches shall not be considered as part of the building.

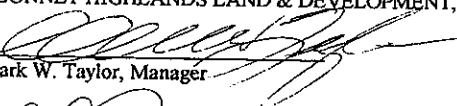
3.25 Landscaping shall be installed within sixty (60) days of completion of the residence. The front yard (and side yards of the corner lots) are to be completely sodded with a non-certified centipede or equal. In the front yard, the owner shall plant a minimum of twelve (12) three gallon shrubs and three (3) six to eight foot trees. No artificial grass, plants or vegetation shall be permitted.


THUS DONE AND SIGNED at Baton Rouge, Louisiana, on the date first above written.

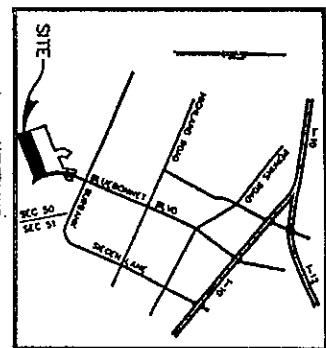
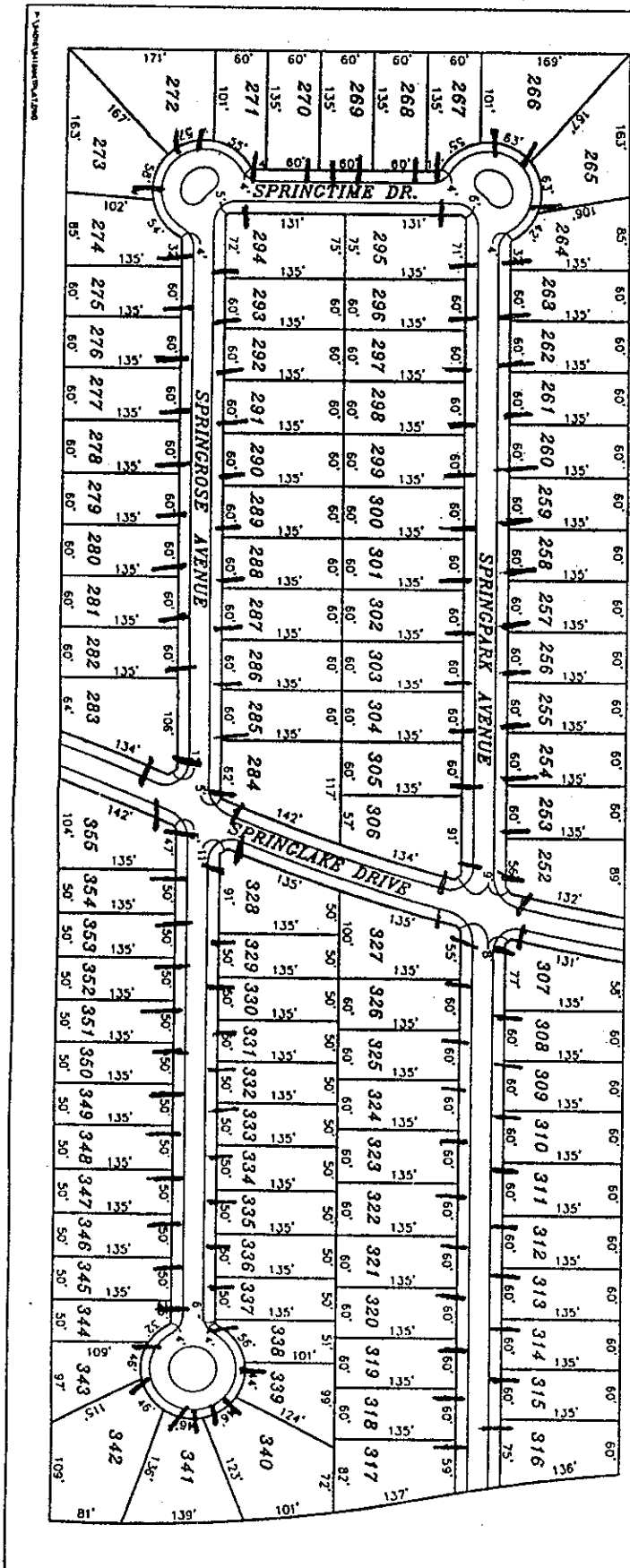
WITNESSES

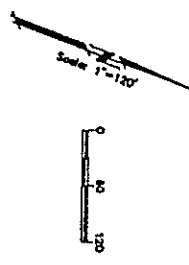
BLUEBONNET HIGHLANDS LAND & DEVELOPMENT, LLC

BY: 
Clark W. Taylor, Manager


Notary Public

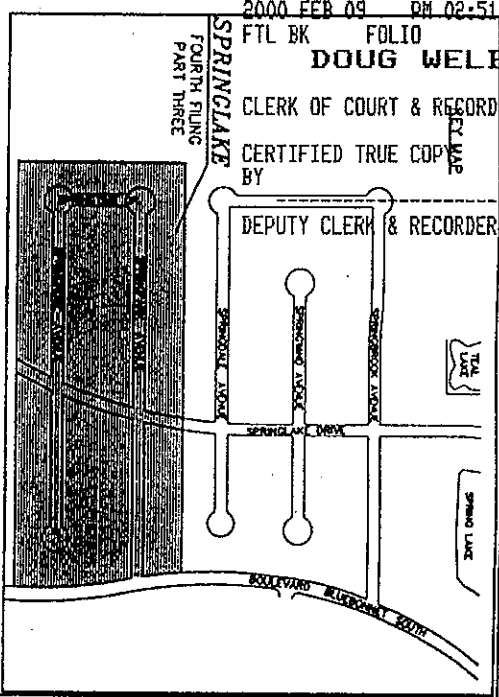


SPRINGLAKE
 FOURTH FILING
 PART THREE
 A RESIDENTIAL SUBDIVISION
 MARKETING PLAT
 BLUEBONNET HIGHLANDS
 LAND AND DEVELOPMENT L.L.C.



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SPRINGLAKE AT BLUEBONNET HIGHLANDS
 FOURTH FILING
 PART THREE
 Baton Rouge, Louisiana
 MARKETING PLAT

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 CHENYVERT • SONOY • KOOL • SODERBERG
 An Engineering/Professional Corporation
 212 Jackson Street, Suite 200
 Baton Rouge, LA 70802
 Phone (225) 382-8800 Fax (225) 382-8800

"Exhibit B"