



**Reservations, Restrictions and Conditions
EDEN ISLES UNIT TWO-A**

1. ARCHITECTURAL CONTROL

No construction shall be permitted without written approval of the Eden Isles Architectural Committee.

Prior to commencement of construction of any kind or nature, detailed plans and specifications shall be submitted to the Eden Isles Architectural Committee requesting written approval therefor.

2. ARCHITECTURAL COMMITTEE

The Eden Isles Architectural Committee shall consist of five members appointed by the Dedicator of said Unit 2-A, its successors or assigns, and shall be for terms of one year and until their successors are annually selected at a meeting of the owners of lots in said Unit 2-A to be held at 11:00 A.M., on the second Monday each January, at a place in said Unit 2-A after written notice thereof has been mailed by the Chairman of the Committee, postage prepaid, to the lot owners designating the place of the meeting; three members will be appointed by the dedicator and two elected by the lot owners; such owners to have the right to one vote in such selection for each lot owned. Any plans submitted to the architectural committee which are not acted upon within ten days shall be considered approved.

3. LAND USE & BUILDING TYPE

The established grade of lots shall not be raised or altered so as to adversely affect adjacent owners. Each building will have a floor elevation of not less than eight feet, nor more than ten feet.

Lots shall be used only for residential purposes. No building shall be erected or permitted to remain on any lot other than one detached single family dwelling or one multiple family structure not to exceed one dwelling unit per 1,700 square feet of land area of the lot. Each dwelling structure must include a private garage or carport for each dwelling unit. Other appurtenances and out-buildings incidental to the residential use of said lots shall be permitted. A house or structure of any nature may not be moved onto any lot.

Only one main structure shall be constructed on any one lot and none to exceed two stories in height shall be permitted in said Unit 2-A. A private garage housing not more than two passenger cars shall be permitted, as well as other appurtenances and out-buildings incidental to the residential use of said lots.

Boat Docks may be constructed, but may only extend six feet into the rear easement provided for the canal. Boat houses may be constructed but may not be built to extend into the rear easement provided for the canal. Boat houses must be constructed to conform to the restrictions of the main structure, and they must be finished on the exterior with siding, brick or other acceptable materials. No metal roofs will be acceptable. Boat houses will be subject to the approval of the Architectural Committee.

No residence shall be constructed on a lot smaller than shown on the Eden Isles Subdivision official plat, Unit Number Two-A.

A purchaser desiring to buy more than one lot may be permitted to erect one large single family residence on two or more lots, and the remaining fractional lots shall be subject to the restrictions applying to a single lot. No resubdivision of any lot shall be permitted.

4. BUILDING SIZE AND LOCATION (MINIMUM SIZE AND SETBACKS)

The main single family residential building shall contain no less than 1,000 square feet, exclusive of carports, garages, patios, verandas, or any other auxiliary construction incidental to the main residence. Each multiple-family dwelling unit constructed in any multiple-family dwelling structure shall contain no less than 700 square feet of living area. Any two bedroom dwelling unit constructed in any multiple-family dwelling structure shall contain no less than 900 square feet of living area. Any three bedroom dwelling unit constructed in any multiple-family dwelling structure shall contain no less than 1,100 square feet of living area.

No part of any main building shall be constructed closer than 20 feet to the front property line, nor closer than 90 feet to the rear property line, nor closer to either side property line than five feet.

An attached carport may be constructed, and shall be considered part of the main building, and the same minimum distances from the property lines shall apply.

5. FENCES

No fence shall be constructed or allowed to remain in front of the minimum building setback line, unless approved by the Eden Isles Architectural Committee.

6. SERVICES

All additional services not already provided, such as auxiliary telephone, electric power, sewers, drains, and water pipes, shall be placed underground from the property line to the building, except meters required to be above ground by utility companies.

Each residence constructed will install, provide electric energy and maintain one (1) 100 watt mercury vapor lighting fixture on a nine foot steel pole in a line five feet inside the front property line to correspond to an overall plan and pattern to provide an estetical and security lighting system.

Energy sources for fixed improvements not provided by the developer will be a responsibility of the purchaser. Any storage or distribution of other energy must be approved by the Eden Isles Architectural Committee.

7. EASEMENTS

Easements for installation of utilities and drainage facilities are reserved as shown on the official plat of Eden Isles Subdivision, Unit 2-A of record.

8. VEHICLES

No trucks, trailers, automobiles or other commercial vehicles bearing advertisements shall be parked or stored on residential property or on streets or roadways, except when making deliveries.

9. TRASH AND GARBAGE RECEPTACLES

Trash and garbage receptacles shall be covered at all times, except during collection or disposal, and maintained in a sanitary condition.

10. LIVESTOCK AND POULTRY

No livestock or poultry shall be kept on the premises.

11. TEMPORARY HOUSING

No temporary house, trailer, house-trailer, tent, garage, shack, barn, truck, or any temporary structure shall be used as a residence on any lot at any time, either temporarily or permanently, or shall be placed or erected on said lots, and no dwelling shall be occupied in any manner at any time prior to its completion.

The work of constructing a building shall proceed diligently.

12. SIGNS AND NUISANCES

No advertising signs, billboards, unsightly objects or nuisances shall be erected, placed or permitted to remain on any lot, except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period, nor shall the lots be used in any way for any purpose which may endanger the health or unreasonably disturb the holder of any other property. No illegal, obnoxious or offensive activity shall be permitted on any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood or community.

13. MAINTENANCE

For the purpose of keeping the subdivision in an orderly condition at all times, each lot owner shall maintain his lot in a presentable condition, keeping the grass and overgrowth trimmed neatly.

No unsightly boxes, cans, rags or other debris shall be stored or kept on the property within view of other lot owners and the community in general.

14. SIGHT DISTANCE AT INTERSECTIONS

No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between two and six feet above roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight line limitations shall apply on any lot within ten feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction at such sight lines.

15. TERMINATION

These covenants shall run with the land and shall be binding on all lots and the owners thereof in the said subdivision and on all persons claiming under them, until December 31, 2000, after which they shall be automatically extended for successive periods of ten years, unless an instrument in writing signed by a majority of the then owners on any lots in Unit 2-A of Eden Isles Subdivision is filed for record in the office of the Clerk of Court of St. Tammany Parish, Louisiana, modifying or terminating the same.

16. ENFORCEMENT

Enforcements of these restrictions may be by proceedings at law or equity, and against any person or persons violating or attempting to violate any provision herein contained either to restrain violation or to recover damages. Every owner of one or more lots in said subdivision shall be vested with the right to institute and prosecute proceedings to enforce the provisions contained herein.

17. SEVERABILITY

The invalidation of any one or more of these covenants by judgment or court decree shall in no wise affect the other covenants herein, which shall remain in full force and effect.