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February 24, 1987

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Mr. Paul Burke
President
Eden Isles
333 South Hope Street, 26th Floor
Los Angeles, California 90071

Mr. Gary Kerney
Vice President, Construction
Lankmark Land Company, Inc.
100 Clock Tower Place, Suite 200
Carmel, California 93923

Dear Sirs:

On behalf of myself and my clients, the members and officers of the Eden Isles Homeowners Assn. I wish to thank you for meeting with us to discuss the homeowners concerns in regard to the proposed sale of Eden Isles to Landmark Land Company Inc.

Again our wish is not to hinder, block or impede the sale but to be assured that all rights of ownership and other matters of concern as discussed by the homeowners are protected in the transfer of assets from Eden Isles, Inc. to Landmark. Our concern is also that since the sale is to be of the land and not of the Eden Isles and Golf Course Inc. stock that Landmark be committed to fully providing all benefits and agreements affecting property owners included, but not limited to Property Report filings made with the U.S. Department of Housing and Urban Development by both Leisure, Inc., Eden Islès Inc. and Golf Course Inc.

The Eden Isles Homeowners Association places Eden Isles Inc., Golf Course Inc., and Landmark Land Company, Inc. including said corporations officers, directors and stockholders on notice, as per previous conversations, that on behalf of all property owners affected by said act of sale that all rights of said property owners, including any representations made to induce purchase of property by representatives of said corporations, through advertising, and brochures or other sales material are to be protected the terms of said act of sale and are not to be terminated or hindered by said act of sale. Obligations of said corporations are in part contained but are not necessarily limited to the obligations and rights of parties as contained in the following attached documents:

1. Property Report filed by Leisure, Inc. with the U.S. Department of Housing and Urban Development containing a notice and disclaimer by Leisure Inc. of Interstate Land Sales Registration.

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MOB BY CLERK OF COURT
COB FOLIO
KIM FOLIO
ST. TAMMANY PARISH
STATE OF LOUISIANA
LUCY BEISS RAUSCH
FOLIO 386996

2. Property Report filed by Eden Isles, Inc and Golf Course Inc. with U.S. Department of Housing and Urban Development subsequent to purchase of Leisure Inc. and Golf Course Inc. (a copy of this document is not presently available to the homeowners assn.)
3. Property Covenants including Reservations, Restrictions, and Conditions for Eden Isles Unit One, Unit One A, Unit Two, Unit Two-A, Unit Three, Unit Four, Unit Five (Phase One) and any other Property Covenants which may exist affecting properties conveyed in the proposed act of sale.
4. The Agreement as amended between Eden Isles, Inc. and the St. Tammany Parish Police Jury, the State of Louisiana, the Department of Transportation and development, and the Office of Highways, United States Department of Transportation Federal Highway Administration concerning State Project No. 737-02-81, Eden Isles Interchange, Route I-10, St. Tammany Parish.
5. The entire Final Environmental Impact Statement and findings of the U.S. Department of Transportation Federal Highway Administration and Louisiana Department of Transportation and Development, Office of Highways for State Project No. 737-02-81, Federal Aid Project No. IR-10-5(249)262 dated June 27, 1986 the cover page of which is attached.

In addition property owners affected by said proposed act of sale request that all servites, obligations, and rights afforded them by any utilities transferred in said act of said be fully honored by the heirs, and successors of Eden Isles Inc. and Golf Course Inc. and by Eden Isles Inc. and Golf Course Inc., and by Landmark.

In addition, while St. Tammany Drainage District No. 2,, 4600 Pontchatrain Dr., Slidell, La 70458 is a public body, employees of Eden Isles Inc. and persons nominated or appointed by Eden Isles Inc. and Golf Course Inc. and their predecessors have served or are now serving, per the information and belief of the Eden Isles Homeowners Assn., as Drainage District Board Members. Said drainage district receives millages collected from property owners which are budgeted and expended by the Drainage District Board. Since it is the information and belief that property developers have significant input into the decisions of said Board and since an employee of Eden Isles Inc. serves as Secretary/Treasure of said drainage district, the Eden Isles Homeowners Assn. Inc. wishes to be assured that no financial debts or obligations exist which might be charged to the taxpayers which should properly be the obligation of Eden Isles Inc. or Golf Course Inc.. A copy of a letter, dated February 11, 1987 containing questions addressed to the Secretary/Treasurer is attached.

Finally, Landmark Land Company, Inc., through its representatives has pledged to cooperate with the officers and directors of the Eden Isles Homeowners Association in negotiating its responsibilities and relationship with property owners affected by said act of sale, and the development of said properties in accordance with appropriate zoning and land use laws.

We wish to thank representatives of all parties for their cooperation.

Best regards,



Gideon T. Stanton III
Attorney for Eden Isles
Homeowners Association

cc: President Eden Isles Homeowners Association

3.

*Misc. items attached
Index
Eden Isles, Inc.
Wolf Course, Inc.
Landmark Land Co.
Inc.*

448

PROPERTY REPORT

NOTICE AND DISCLAIMER BY OFFICE OF INTERSTATE LAND SALES REGISTRATION,
U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

This report is not a recommendation or endorsement of the offering herein by the Office of Interstate Land Sales Registration, nor has that office made an inspection of the property nor passed upon the accuracy or adequacy of this report or any report or any promotion or advertising material used by the seller.

It is in the interest of the buyer or lessee to inspect the property and carefully read all sale or lease documents.

Prospective buyers and lessees are notified that unless they have received this property report prior to, or at the same time they enter into a contract, they may void the contract by notice to the seller.

Unless a buyer or lessee acknowledges in writing that he has read the report and personally inspected the lot prior to signing his contract, he may revoke his contract within 48 hours from the signing of his contract, if he has received the property report less than 48 hours prior to signing such contract.

1. Name of developer: Leisure, Inc.

Address: P. O. Box 338, Slidell, Louisiana 70458

2. Name of subdivision: Eden Isles

Location: $\frac{1}{2}$ mile south of Slidell and approximately 3 miles from the city limits of New Orleans on Interstate 10. Downtown New Orleans is approximately 25 miles from Eden Isles via Interstate 10. St. Tammany Parish, Louisiana.

a.

b. Units 1, 2, 2A, 3, 4, and 5 of Eden Isles Subdivision. A total of 2998 lots and 1085.8 acres.

3. List names and populations of surrounding communities and list distances over paved and unpaved roads to the subdivision.

Name of Community	Population	Distance over paved roads	Unpaved roads	Total
Slidell, La.	18,000	3 Miles		3 Miles
New Orleans, La.	1,076,000	26 Miles (Center of Town)		26 Miles
Covington, La. (County Seat)	10,000	25 Miles		25 Miles

4. If periodic payments are to be made by a buyer (as in the case of installment sales contracts) complete all items under this paragraph 4. If not, enter "Not Applicable."

a. Will the sales contract be recordable? Yes or No?

Yes, sales are made by means of a Vendor's lien and mortgage which is a warranty deed conveying fee title and is recorded in the course of the transaction. No sales are made by means of a sale contract or bond for deed.

- b. In the absence of recording, could the developer's creditors or others acquire title to the property free of any obligation to deliver a deed to the buyer when final payment has been made under the sales contract? Yes or No? Explain.

"Not Applicable"

- c. What provisions, if any, has been made for refunds if buyer defaults?

No provision for refunds has been made if the buyer defaults. If a buyer fails to pay the monthly mortgage installments, the lot will be placed in foreclosure and then returned to the developer for resale.

- d. State prepayments penalties or privileges, if any.

There are none.

5. Is there a blanket mortgage or other lien on the subdivision ^{or} portion thereof in which the subject property is located? Yes or No? If yes, list below and describe arrangements, if any, for protecting interests of the buyer or lessee if the developer defaults in payment of the lien obligation. If there is such a blanket lien, describe arrangements for release to a buyer of individual lots when the full price is paid.

No.

6. Does the offering contemplate leases of the property in addition to, or as distinguished from, sales? Yes or No? If yes, a lease addendum must be completed, attached, and made a part of the property report.

No, the offering does not contemplate leases of the property in addition to sales.

7. Is the buyer or lessee to pay taxes, special assessments, or to make payments of any kind for the maintenance of common facilities in the subdivision (a) before taking title or signing of lease or (b) after taking title or signing of lease? If yes, complete the schedule below:

Taxes: Property owners are responsible for the taxes on their individual lots after the first year. Each property owner is urged to check with the local tax assessor's office for information relative to the exact amount of taxes on his individual lot, when they are due and to whom they should be paid. The tax assessor's current practice is to assess each lot at 10% of market value. The state millage $5 \frac{3}{4}$ and the parish millage is .73¢ or a total of \$79.00 per \$1,000.00 of assessed valuation.

Special assessments: St. Tammany's Drainage District #2 - estimated average cost of \$25.00 per year for drainage district taxes.

Payments to Property Owner's Association: None

8. (a) Will buyer's downpayment and installment payments be placed in escrow or otherwise set aside? Yes or No? If yes, with whom? If not, will title be held in trust or in escrow?

The buyer's monies are deposited in a trust account with Fidelity Bank and Trust Company, Slidell, Louisiana 70458, which automatically transfers 50% of all cash sales, downpayments, and monthly installments into a special escrow account per the terms of an agreement with the St. Tammany Parish Police Jury, (a copy of which is enclosed). This agreement is established for the sole purpose of guaranteeing the completion of all improvements including

raising the ground elevation, constructing canals, bridges, bulkheads, roads, and sewerage and water systems necessary to serve said property and is administered by the St. Tammany Parish Police Jury.

- (b) Except for those property reservations which land developers commonly convey or dedicate to local bodies or public utilities for the purpose of bringing public service to the land being developed, will buyer receive a deed free of exceptions? Yes or No? If no, list all restrictions, easements, covenants, reservations and their effect upon buyer.

No, the purchaser will receive a deed free of exceptions other than the easements shown on the official plat of the subdivision and the recorded restrictive covenants as shown on the sales contract. The lots are sold subject to reservation of all oil, gas, and other minerals and rights-of-way to St. Tammany Parish, Louisiana, as shown on warranty deed.

- (c) List all permissible uses of the property based upon local zoning ordinances.

Residential, Multi-family, Commercial, and Public. Land use is established by subdivider's covenants as well as by zoning ordinances.

- (d) List all existing or proposed unusual conditions relating to the location of the subdivision and to noise, safety or other nuisances which affect or might affect the subdivision.

No part of the subdivision is covered by water at any time during the year. A drainage canal system and pumping station keeps the land dry until the Eden Isles canal system is complete.

While thunder usually accompanies summer showers, thunder storms with damaging winds are relatively infrequent. Hail of a damaging nature seldom occurs, and tornados are extremely rare.

Since 1900 the center of three hurricanes have passed over the city. The area has been affected by several others and also by a number of tropical storms which did not attain hurricane intensity. The New Orleans area is in the belt where a mean recurrence interval of 50 years gives an extreme mile of wind with a speed of 90 to 100 miles per hour or more. We add here that Hurricane Camille in 1969 caused no damage to this property, and had there been residences in this subdivision, they probably would have had only minor wind damage. The tide records here during hurricanes Betsy and Camille were both +7 feet above mean sea level, even though the U. S. Corps of Engineers has formally identified the area as being exposed to predicted hurricane tides, including significant waves of up to 15.3 feet above mean sea level for 100 year storms and 14.5 feet above mean sea level for 50 year storms.

The area is not subject to any special land use requirements which will restrict development or entail unusual development or maintenance expense.

9. (a) List all recreational facilities currently available (e. g. television, sports, beaches, etc.). State any costs or assessments to buyer or lessee.

Television reception is available at no cost to the property owner. ~~Each~~ lots back up to a canal with access to Lake Pontchartrain, which offers all types of fishing and boating recreation at no cost to the purchaser. The Regolets, located approximately 2 miles from Eden Isles by way of Lake Pontchartrain, offers access to the Gulf of Mexico.

- (b) If facilities are proposed or partly completed, state promised completion date, provisions to insure completion, and all estimated cost or assessments to buyer or lessee. If there are no provisions to assure completion, so state.

Land is being made available to private developers for a country club, golf courses, and boat marinas as development progresses. The cost of these facilities would be the usual cost for this type facility in any area. There are no provisions to insure that these facilities will be provided. Developer intends to co-operate with golf course and marina developers to get these amenities built, but will not provide them.

10. State whether or not the following are now available in the subdivision: Garbage and trash collection, sewage disposal, paved streets, electricity, gas, water, telephone. If yes, state any estimated costs to buyer or lessee. If proposed or partly completed, state promised completion date, provisions to assure completion and give estimate of all costs including maintenance costs to buyer or lessee.

Final approval of the subdivision by St. Tammany Parish will be given when all improvements are complete per the terms of the contract with the St. Tammany Parish Police Jury noted in Part 8 above, which assures and guarantees completion of the improvements.

Garbage and trash collection is available to the subdivision. Private collectors are prepared to pick up trash twice weekly for \$5.00 per month or once a week for \$4.00 per month.

Sewerage disposal will be installed by the developer at no cost to the property owners, other than the usual \$47.00 tap fee which is paid at the time connection is made. Assurance of completion is provided by the agreement with St. Tammany noted in Part 8, and guaranteed within the Vendor's lien mortgage.

Sewerage collection lines will be installed within a reasonable period of time after recording of the plat as established within the Vendor's lien mortgage. Final approval by the Parish will be given only when all improvements are completed. The deed includes a repurchase provision in the event that these installations are not made by a specific date.

The lots covered by this offering will be on paved roads, State Highway 11, which is maintained by the State Department of Highways, on Lakeview Drive, a road maintained by St. Tammany Parish. All other streets will be completed by the developer at no extra cost to the purchaser and will be maintained by St. Tammany Parish when they are complete and accepted by the parish.

Electricity will be supplied by Central Louisiana Electric Company, a public utility company regulated by the Louisiana Public Service Commission. Electrical facilities will be extended to the individual lots upon request at no cost to the property owners.

Gas will not be provided.

Water will be supplied by a private utility company, Lakeside Utilities, Inc., which is regulated by the Louisiana Public Service Commission. Installation of the wells and water lines will be at no cost to the property owners.

Telephone service will be supplied by South Central Bell Telephone Company, Covington, Louisiana, a public utility company whose rates are regulated by the Louisiana Public Service Commission. Facilities will be extended to individual lots at no cost to the property owners.

11. Will the water supply be adequate to serve the anticipated population of the area?

Water will be supplied to the subdivision through its own private water system and based on the engineer's report, there will be sufficient water to adequately serve the anticipated population of the subdivision. There presently is an artesian well from 2600' depth flowing at 1600 gallons per minute.

12. Is any drainage of surface water, or use of fill necessary to make lots suitable for construction of a one-story residential structure? Yes or No? If yes, state whether any provision has been made for drainage or fill and give estimate of any cost buyer would incur.

No. Lots will be sold with surface and sub-surface drainage provided and the fill necessary to establish the stated minimum elevations so that residences can be constructed at no additional cost to the buyer, except for normal and reasonable foundation fill to bring finished floor elevations to required minimums.

13. State whether any of the following are currently available in the subdivision: Schools; medical facilities (hospitals, doctors, dentists); shopping facilities. List availability of public transportation to, and distance of facility from geographical center of subdivision. If facility is proposed or partly completed, state promised completion date and any provisions to insure completion.

Schools: Elementary, Junior High, and High Schools are located two miles from the center of the subdivision, parochial and private schools are located within two miles of the subdivision in Slidell, Louisiana, and eight colleges are available in New Orleans, Louisiana, 25 miles from the subdivision. School buses are available for the public schools in Slidell, Louisiana. No public transportation is available nearer than the bus station in Slidell.

Medical Facilities: Doctors, dentists, and a hospital are available in Slidell, Louisiana, three miles from the subdivision. No public transportation is available, except taxi service.

Shopping Facilities: Shopping centers are located in Slidell, Louisiana, with every type of shopping facility. The nearest shopping center is located only 1-1/2 miles from the subdivision on Highway 11. Land has been provided by developers for a shopping center site within the subdivision for the future shopping needs of the community.

All these facilities are complete.

14. Approximately how many homes were occupied as of _____ (insert date of filing)?

7 homes were occupied as of this filing. 6 homes are under construction.

15. (a) State elevation of the highest and lowest lots in the subdivision and briefly describe topography and physical characteristics of the property.

Elevation of the highest lot is 9 feet above mean sea level. Elevation of the lowest lot is 4 feet above mean sea level, but only those lots within the open area planned for a golf course and away from the canals are planned for this elevation. Water frontlots are from $6\frac{1}{2}$ feet above mean sea level.

The land is level, with no trees, and a silty clay soil.

- (b) State in inches the average annual rainfall and, if applicable, the average annual snowfall for the subdivision or the area in which it is located.

Average annual rainfall is 57.67 inches.

- (c) State temperature ranges for summer and winter, including highs, lows and means.

The highest temperature for the summer is 96° and the lowest temperature for the summer is 58° . The highest temperature for the winter is 82° and the lowest temperature for the winter is 22° .

The average lowest temperature is approximately 44° ; average highest temperature is 89° ; with a year-round average of 66° .

16. Will any subsurface improvement, or special foundation work necessary to construct a one story residential of commercial structure of the land. Yes or No? If yes, state if any provision has been made and estimate any cost buyer would incur.

It is common practice in this area for commercial or residential structures to be supported on a timber piling foundation. We anticipate all structures in Eden Isles being built on pile supported foundations. Estimated average cost to buyer to construct a house is from \$600 to \$1500 depending on the number of pilings.

17. Are all lots and common facilities legally accessible by public road or street? Yes or No? If not, explain.

Yes. Each lot has frontage on a public road or street which will be completed by the developer at no extra cost to the purchaser.

18. Has land in the subdivision been platted of record? Yes or No? If not has it been surveyed? Yes or No? If not, state estimated cost to buyer to obtain a survey.

Yes. The property has been surveyed and platted of record in plat files of St. Tammany Parish:

Unit 1 is filed as Plat File # 1289 dated 3-23-70.
Unit 2 is filed as Plat File # 1297 dated 6-17-70.
Unit 2A is filed as Plat File # 1350 dated 8-12-71.
Unit 3 is filed as Plat File # 1298A dated 8-7-70.
Unit 4 is filed as Plat File # 1349 dated 2-12-71.
Unit 5 is filed as Plat File # 1356 dated 8-8-72.

19. Are lots staked or marked so that buyer can locate his lot(s)? Yes or No?

Lots are not staked at this time but will be staked when land fill and street work is complete prior to construction of any structure.



**Reservations, Restrictions and Conditions
EDEN ISLES UNIT ONE**

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 One, 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 One to be held at 11:00 A.M., on the second Monday each January, at a place in said Unit One 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 property owners. Each building will have a ground floor elevation of not less than 6.5 feet, nor more than 8.5 feet.

No lot will be restricted as to usage, except they must comply to the other restrictions for single family, multi-family and commercial. One and two family structures, multi-family structures and commercial, may be constructed, subject to the approval of the Architectural Committee.

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 One unless approved by the Architectural Committee. A private garage housing not more than three 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 One.

A purchaser desiring to buy more than one lot may be permitted to erect one large single family residence or other acceptable buildings 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.

No lot may be used where commercial boats are necessary in the business.

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

The main residential building shall contain no less than 1,000 square feet, exclusive of carports, garages, patios, veranda, or any other auxiliary construction incidental to the main residence.

No part of any main building shall be constructed closer than 30 feet to the front property line, nor closer than 80 feet to the rear property line, nor closer to either side property line than five feet, except upon written approval of said Architectural Committee.

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 esthetical 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 One 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 or commercial place of business 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 anytime 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 those designated for commercial use, nor shall the lots be used in any way for any purposes 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 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 One 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.



**Reservations, Restrictions and Conditions
EDEN ISLES UNIT ONE 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 One 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 One A to be held at 11:00 A.M., on the second Monday each January, at a place in Eden Isles 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 10 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 property owners. Each building will have a floor elevation of not less than 6.5 feet, nor more than 8.5 feet.

Lots No. 12 through 19 are restricted exclusively to the construction of single family dwellings, and shall be devoted to residential purposes only. No professional or commercial enterprise or office, or place of business therefore shall be conducted on the premises.

Lots No. 1 through 11 will not be restricted as to usage, except they must comply to the other restrictions for single family, multi-family and commercial. On these lots, one and two family structures, multi-family structures and commercial, may be constructed, subject to the approval of the Architectural Committee.

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 One 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 One A.

A purchaser desiring to buy more than one lot may be permitted to erect one large 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 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.

No part of any main building shall be constructed closer than 20 feet to the front property line, nor closer than 100 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 esthetical 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 One 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 or commercial place of business 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 anytime 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 those designated for commercial use, nor shall the lots be used in any way for any purposes 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 lines 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 10 years, unless an instrument in writing signed by a majority of the then owners on any lots in Unit One 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 these covenants by judgment or court decree shall in no wise affect the other covenants herein, which shall remain in full force and effect.

"NE VARIETUR" for Identification with Act Imposing Protective Covenants and Building Restrictions passed before me at Monroe, Louisiana, this 4th day of June, 1970.

Charles H. Ryan
Notary Public



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

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 Two, 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 Two to be held at 11:00 A.M., on the second Monday each January, at a place in said Unit Two 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 property 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 Two. 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 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 esthetical 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 Two 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 of 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 Two of Eden Isles Subdivision is filed for record in the office of the Clerk of Court in 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.



**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.



**Reservations, Restrictions and Conditions
EDEN ISLES UNIT THREE**

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 Three, 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 Three to be held at 11:00 A.M., on the second Monday each January, at a place in Eden Isles 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 30 days shall be considered approved.

3. LAND USE & BUILDING TYPE

The established grade or lots shall not be raised or altered so as to adversely affect adjacent property owners. Each building will have a first floor elevation of not less than eight feet, nor more than ten feet, except that a carport or garage or recreation rooms can be built under a residential structure so long as the supports and area under the residence are screened by a masonry wall or other material acceptable to the architectural committee.

Lots shall be used only for residential purposes. No building shall be erected, placed, or permitted to remain on any lot other than one detached single-family dwelling not to exceed two stories in height, with private garage or carport. 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 Three. A private garage housing not more than three passenger cars shall be permitted, as well as other appurtenances and out-buildings incidental to the residential use of said lots. Each single-family residence must include a private garage or carport.

Boat docks may be constructed, but may only extend ten feet into the rear easement provided for the canal. Boat houses and/or boat slips 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 and design 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 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 Three.

A purchaser desiring to buy more than one lot may be permitted to erect one large residential structure on two or more lots, and the remaining fractional lots shall be subject to the restrictions applying to a single lot. No resubdivision creating any lot with a street frontage of less than 60 feet shall be permitted.

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

The main residential building shall contain no less than 1,500 square feet, exclusive of carports, garages, patios, verandas, or any other auxiliary construction incidental to the main residence:

No part of any main building shall be constructed closer than 25 feet to the front property line, nor closer than 100 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 for the computation of setbacks, and same minimum distances from the property line shall apply.

5. LANDSCAPING

Within ninety (90) days after the completion of construction of any improvements on any portion of a lot in Unit Three, all unused ground areas on said portion shall be planted with ground cover, plants, shrubberies and trees as shown on a landscaping plan to be submitted to and approved by the architectural committee (as provided in Paragraphs 1 and 2 hereof) before commencement of planting. The maturity of all proposed plants shall be shown on said landscaping plan. Said landscaping when completed shall thereafter be maintained and kept free of leaves, rubbish and debris by the owners of said property. A minimum of three trees per lot, each tree to be ten feet or more in height, shall be planted as a part of said landscaping plan.

6. FENCES

No fence or wall shall be constructed or altered or allowed to remain on any lot in front of the minimum building setback line, unless approved by the Eden Isles Architectural Committee. Fences or walls must conform generally to the design and architecture of the dwelling to be enclosed, and plans showing location and details of fences or walls must be approved by the architectural committee prior to erection of said fence or wall.

7. SERVICES

All additional services not already provided, such as auxiliary telephone, electric power, sewers, drains, and waterpipes, 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 electrical 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 esthetical and security lighting system. Any pole lamp acceptable to the architectural committee may be used.

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.

8. EASEMENTS

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

Lots 30, 31, 102 and 103 are subject to a 100' wide Louisiana Power and Light Company utility easement as shown on the official plat of Eden Isles Subdivision, Unit 3 of record, filed as Plat File Number 1298-A. Construction of any structures whatever is prohibited within this easement which affects the 50 foot strips of land contiguous to and parallel with either side of the side lot lines separating Lot 30 from Lot 31 and Lot 102 from Lot 103.

Eden Isles shall have the right to require that all servitudes and easements be kept unfenced and cleared, and Eden Isles shall have access thereto for installation and maintenance of any and all utility services.

9. 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, except that if such vehicle is kept within a garage or fenced or screened service yard out of sight of public areas it may be permitted.

No trucks, trailers, campers, vessels or other vehicles nor any private automobiles in non-operative conditions shall be parked or left on any lot or any public street for a period in excess of 48 hours, except that if such vehicle or trailer or vessel is kept with a garage or fenced or screened service yard out of sight of public areas it may be permitted.

Overnight parking on public streets will not be permitted. Sufficient off-street parking shall be provided by purchasers for residents and visitors or employees.

10. 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. All trash and garbage receptacles and any on site disposal shall be screened from view of public streets, canals or neighbors.

11. LIVESTOCK AND POULTRY

No livestock or poultry shall be kept on the premises.

12. TEMPORARY HOUSING

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

The work of constructing a building shall proceed diligently.

13. SIGNS AND NUISANCES

No advertising signs, billboards, unsightly objects or nuisances shall be erected, placed or permitted to remain on any lot, 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.

14. 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 or allowed to accumulate on the property within view of other lot owners and the community in general.

15. 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.

16. 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 of any lots in Unit Three 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.

17. 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.

18. 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.

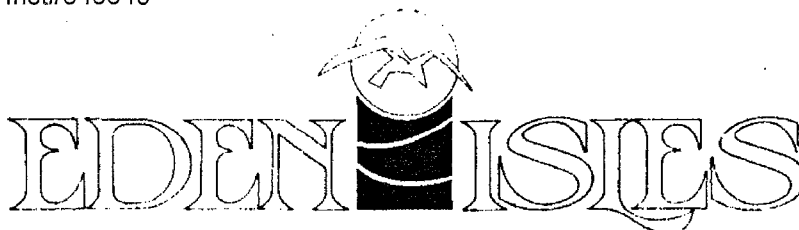
19. Any building erected on any lot which has been completed shall be deemed to comply with each and all of the restrictions contained herein, and no action shall be brought to enforce said restrictions by reason of any violation occurring in the erection of said building after the same has been completed, anything contained herein to the contrary notwithstanding.

The architectural committee shall have the right to mitigate these restrictions and conditions when reasonably requested to do so, because of extenuating circumstances, but only if it deems that said mitigation and construction so allowed shall not be detrimental to the general appearance and safety of Eden Isles as a whole, and that the structure allowed thereby will be in harmony with surrounding structures.

The rear boundary of all lots located in the subdivision is located at the centerline of a canal, and the present owners of this property and all future property owners whose property adjoins these canals agree to utilize said canals in such a manner as to refrain from interfering with the peaceful use of said body of water by other property owners whose property also adjoins said canal. They furthermore agree to erect no obstruction in said canal or body of water and to deposit no trash, debris, nor rubbish therein, and to cooperate as much as possible in keeping said canal in a clean and sanitary condition and to do nothing which would obstruct the flow of boat traffic through said canal.

To enhance the value, desirability, attractiveness and safety of the entire Eden Isles Subdivision, the following restrictions shall run with the real property and apply specifically to the wharfage area, which is defined as that bulkheaded area at the rear of each lot which separates the land and water areas for the purpose of construction and use of a wharf or wharves, boat slip, or similar structures for the purpose of storage or other accommodation of purchaser's private boats which shall be used only for non-commercial, recreational purposes.

1. No boat shall be used as a residence, and no boat shall be lived in while in the wharfage area.
2. Nothing shall be done or kept in the wharfage area which would be a violation of the Eden Isles protective reservations, restrictions and conditions.
3. There shall be no construction, structural alteration or removal of any wharf, boat slip or other structure in the wharfage area without the prior written approval of the architectural committee of Eden Isles as established by the Eden Isles protective reservations, restrictions, and conditions. The architectural committee shall approve proposals or plans and specifications submitted for its approval only if it deems that the construction, alterations, or additions contemplated thereby in the location indicated will not be detrimental to the appearance of the wharfage area of Eden Isles as a whole, and that the appearance of any wharf, boat slip or other structure affected thereby will be in harmony with surrounding wharves, boat slips and other structures.
4. The architectural committee may issue rules or guidelines setting forth factors that it will take into consideration in reviewing submissions.
5. Each owner shall at all times keep the wharf, boat slip and all other structures within the wharfage area in a good state of repair and maintenance.
6. Boat slip, float, wharf or other structure construction within the wharfage area, including all deck surfaces, flotation materials, framing, hardware, gangways, lumber, electrical and plumbing installations, and pilings, lockers and flagpoles must be of first quality, first class appearance.



**Reservations, Restrictions and Conditions
EDEN ISLES UNIT FOUR**

1. ARCHITECTURAL CONTROL

No construction on any lot or lots 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.

No grading, building or structure of any kind or character or construction work thereon, shall be commenced, erected, placed or altered on any of said property or portion thereof until the plans and specifications and a plot plan showing the location of the structure or structures and all other proposed improvements, parking areas, landscaped areas, fencing and walls have been approved by the Architectural Committee as to quality of workmanship and materials, harmony of exterior design with existing structures, and location with respect to topography and finished grade elevation as well as general overall appearance and design.

2. ARCHITECTURAL COMMITTEE

The Eden Isles Architectural Committee shall consist of five members appointed by the Dedicator of said Unit Four, 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 Four to be held at 11:00 A.M. on the second Monday each January, at a place in Eden Isles 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 30 days shall be considered approved.

The Eden Isles Architectural Committee shall have the power to make, alter, revise and promulgate such rules and regulations as it may, from time to time, deem appropriate to enforce and carry out the purposes of these Reservations, Restrictions and Conditions. The Committee shall also have the power and right to charge and collect fees for the review of plans and specifications and for inspection for and enforcement of compliance with these Reservations, Restrictions and Conditions and its rules and regulations.

The Committee or any of its authorized representatives shall have the right to enter upon any lot and inspect any and all construction thereon for compliance with these Reservations, Restrictions and Conditions and its rules and regulations.

3. LAND USE AND BUILDING TYPE

The established grade of lots shall not be raised or altered so as to adversely affect adjacent property owners. Each building will have a first floor elevation of not less than 8 feet nor more than 10 feet above mean sea level except that a carport or garage or recreation rooms can be built under the residential structure, so long as the supports and area under the residence are screened by a masonry wall or other material acceptable to the Architectural Committee.

Lots 1 through 97 and lots 100 through 770, lot 916 and lots 922 through 932 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 not to exceed two stories in height with private garage or carport.

Lots 771 through 851 and lot 915 shall be used only for residential purposes. No multiple-family structure shall exceed one dwelling unit per 1300 square feet of land area of the lot or lots involved. No structure shall exceed 3 stories in height.

Lots 98 and 99 shall be reserved for use of church construction.

Only one main structure shall be constructed on any one lot. Each dwelling structure must include a 2 car private garage or carport for each dwelling unit, except multiple units which must include one and one half off-street parking spaces for each dwelling unit. Other appurtenances and out-buildings incidental to residential use of said lots shall be permitted. A house or structure of any nature may not be moved onto any lot.

Boat docks may be constructed, but may only extend ten feet into the rear easement provided for the canal. Boat houses and/or boat slips 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 and design 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 Four.

A purchaser desiring to buy more than one lot may be permitted to erect one large residential structure on two or more lots, and the remaining fractional lots shall be subject to the restrictions applying to a single lot.

No resubdivision creating any lot with a street frontage of less than 60 feet shall be permitted.

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

The main single family residential building shall contain no less than 1,500 square feet, exclusive of carport, garages, patios, verandas, or any other auxiliary construction incidental to the main residence. The main single family residential building constructed on lots 922 through 932 shall contain no less than 2,000 square feet, exclusive of carports, garages, patios, verandas, or any other auxiliary construction incidental to the main residence. Each dwelling unit constructed on any multiple-family dwelling lot shall contain no less than 700 square feet of living area for any lot in Unit Four. Any two bedroom dwelling unit constructed in any multiple-family dwelling structure shall contain no less than 900 square feet of living space. Any three bedroom dwelling unit constructed in any multiple-family dwelling structure shall contain no less than 1,100 square feet of living space.

No part of any main building shall be constructed closer than 20 feet to the front property line, nor closer than 30 feet to the rear canal bulkhead, nor closer to either side property line than 5 feet, nor shall any building on lots 922 through 932 be constructed closer than 30 feet to the rear property line.

An attached 2 car garage or carport may be constructed, and shall be considered part of the main building for the computation of setbacks and the same minimum distances from the property line shall apply. No carport may be used for open storage of any articles or materials within view of other lot owners and the community in general.

5. LANDSCAPING

Within ninety (90) days after the completion of construction of any improvements on any portion of a lot in Unit Four, all unused ground area on said portion shall be planted with ground cover, plants, shrubberies, and trees as shown on a landscaping plan to be submitted to and approved by the Architectural Committee (as provided in Paragraphs 1 and 2 hereof) before commencement of planting. The maturity of all proposed plants shall be shown on said landscaping plan. Said landscaping when completed shall thereafter be maintained and kept free of leaves, rubbish and debris by the owners of said property. A minimum of three trees per lot, each tree to be 10 feet or more in height, shall be planted as a part of said landscaping plan.

6. FENCES

No fence or wall shall be constructed or altered or allowed to remain on any lot in front of the minimum building setback line, unless approved by the Eden Isles Architectural Committee. Fences or walls must conform generally to the design and architecture of the dwelling to be enclosed, and plans showing location and details of fences or walls must be approved by the architectural committee prior to erection of said fence or wall.

7. SERVICES

All additional services not already provided, such as auxiliary telephone, electric power, sewers, drains and waterpipes, 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 9 foot steel pole in a line 5 feet inside the front property line to correspond to an overall plan and pattern to provide an esthetical and security lighting system. Any pole lamp acceptable to the Architectural Committee may be used.

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.

8. EASEMENTS

Easements for installation of utilities and drainage facilities are reserved as shown on the official plat of Eden Isles Subdivision, Unit Four of record. Eden Isles shall have the right to require that all servitudes and easements be kept unfenced and cleared and Eden Isles shall have access thereto for installation and maintenance of any and all utility services.

9. 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, except that if such vehicle is kept within a garage or fenced or screened service yard out of sight of public areas it may be permitted.

No trucks, trailers, campers, vessels or other vehicles nor any private automobiles in non-operative condition shall be parked or left on any lot or any public street for a period in excess of 48 hours, except that if such vehicle or trailer or vessel is kept within a garage or fenced or screened service yard out of sight of public areas it may be permitted.

Overnight parking on public streets will not be permitted. Sufficient offstreet parking shall be provided by purchasers for residents and visitors or employees.

Parking for multiple family or commercial uses shall be provided along the sides and rear of buildings wherever practical, but where necessary it may be permitted, with the written consent of the Architectural Committee, along, but not on public streets if attractive visual screening is provided.

10. 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. All trash and garbage receptacles and any on site disposal shall be screened from view of public streets, canals or neighbors within a fenced service yard enclosed by a six foot high fence approved by the Architectural Committee.

11. LIVESTOCK AND POULTRY

No livestock or poultry shall be kept on the premises.

12. TEMPORARY HOUSING

No temporary house, trailer, house-trailer, tent, garage, shack, barn, truck or any temporary structure shall be used as a residence or commercial place of business 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 anytime prior to its completion.

The work of constructing a building shall proceed diligently.

13. SIGNS AND NUISANCES

No advertising signs, billboards, unsightly objects or nuisances shall be erected, placed or permitted to remain on any lot, 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. One sign, not to exceed 18 by 24 inches advertising the property for sale, shall be permitted.

14. 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 or allowed to accumulate on the property within view of other lot owners and the community in general.

15. SIGHT DISTANCE AT INTERSECTIONS

No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between 2 and 6 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 line, 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 10 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.

16. 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 10 years, unless an instrument in writing signed by a majority of the then owners of any lots in Unit Four 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.

17. ENFORCEMENT

Enforcement 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 and/or the Eden Isles Architectural Committee shall be vested with the right to institute and prosecute proceedings to enforce the provisions contained herein.

18. 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.

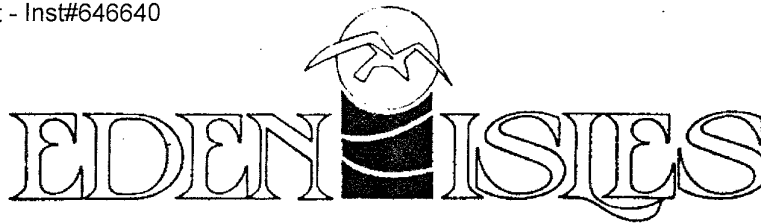
19. No building shall be deemed completed until all conditions required by the Eden Isles Architectural Committee have been satisfactorily met. The Architectural Committee shall have the right to mitigate these restrictions and conditions when reasonably requested to do so because of extenuating circumstances, but only if it deems that said mitigation and construction so allowed shall not be detrimental to the general appearance and safety of Eden Isles as a whole, and that the structure allowed thereby will be in harmony with surrounding structures.

The rear boundary of all lots located in the subdivision except Lots 922 through 932 is located at the centerline of a canal, and the present owners of this property and all future property owners whose property adjoins these canals agree to utilize said canals in such a manner as to refrain from interfering with the peaceful use of said body of water by other property owners whose property also adjoins said canal.

Each lot owner agrees to erect no obstruction in any canal or body of water and to deposit no trash, debris, nor rubbish therein, and to cooperate as much as possible in keeping said canals in a clean and sanitary condition and to do nothing which would obstruct the flow of boat traffic through said canals or bodies of water.

To enhance the value, desirability, attractiveness and safety of the entire Eden Isles Subdivision, the following restrictions shall run with the real property and apply specifically to the wharfage area, which is defined as the bulkheaded area at the rear of each lot which separates the land and water areas for the purpose of construction and use of a wharf or wharves, boat slip, or similar structures for the purposes of storage or other accommodation of purchaser's private boats which shall be used only for non-commercial, recreational purposes.

1. No boat shall be used as a residence and no boat shall be lived in while in the wharfage area.
2. Nothing shall be done or kept in the wharfage area which would be a violation of the Eden Isles protective reservations, restrictions and conditions.
3. There shall be no construction, structural alteration or removal of any wharf, boat slip or other structure in the wharfage area without the prior written approval of the architectural committee of Eden Isles as established by the Eden Isles protective reservations, restrictions and conditions. The architectural committee shall approve proposals or plans and specifications submitted for its approval only if it deems that the construction, alterations, or additions contemplated thereby in the location indicated will not be detrimental to the appearance of the wharfage area of Eden Isles as a whole, and that the appearance of any wharf, boat slip or other structure affected thereby will be in harmony with the surrounding wharves, boat slips and other structures.
4. The architectural committee may issue rules or guidelines setting forth factors that it will take into consideration in reviewing submissions.
5. Each owner shall at all times keep the wharf, canal bulkhead, boat slip and all other structures within the wharfage area in a good state of repair and maintenance.
6. Boat slip, float, wharf or other structure construction within the wharfage area, including all deck surfaces, flotation materials, framing, hardware, gangways, lumber, electrical and plumbing installations, and pilings, lockers and flagpoles must be of first quality, first-class appearance.



**Reservations, Restrictions and Conditions
EDEN ISLES UNIT FIVE (Phase One)**

1. ARCHITECTURAL CONTROL

No construction on any lot or lots 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.

No grading, building or structure of any kind or character or construction work thereon, shall be commenced, erected, placed or altered on any of said property or portion thereof until the plans and specifications and a plot plan showing the location of the structure or structures and all other proposed improvements, parking areas, landscaped areas, fencing and walls have been approved by the Architectural Committee as to quality of workmanship and materials, harmony of exterior design with existing structures, and location with respect to topography and finished grade elevation as well as general overall appearance and design.

2. ARCHITECTURAL COMMITTEE

The Eden Isles Architectural Committee shall consist of five members appointed by the Dedicator of said Unit Five, 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 Five to be held at 11:00 A.M. on the second Monday each January, at a place in Eden Isles 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 30 days shall be considered approved.

The Eden Isles Architectural Committee shall have the power to make, alter, revise and promulgate such rules and regulations as it may, from time to time, deem appropriate to enforce and carry out the purposes of these Reservations, Restrictions and Conditions. The Committee shall also have the power and right to charge and collect fees for the review of plans and specifications and for inspection for and enforcement of compliance with these Reservations, Restrictions and Conditions and its rules and regulations.

The Committee or any of its authorized representatives shall have the right to enter upon any lot and inspect any and all construction thereon for compliance with these Reservations, Restrictions and Conditions and its rules and regulations.

3. LAND USE AND BUILDING TYPE

The established grade of lots shall not be raised or altered so as to adversely affect adjacent property owners. Each building will have a first floor elevation of not less than eight feet nor more than ten feet above mean sea level except that a carport or garage or recreation rooms can be built under the residential structure, so long as the supports and area under the residence are screened by a masonry wall or other material acceptable to the Architectural Committee.

Lots 1 through 168 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 not to exceed two stories in height with private garage or carport.

Only one main structure shall be constructed on any one lot. Each dwelling structure must include a two car private garage or carport. Other appurtenances and out buildings incidental to residential use of said lots shall be permitted. A house or structure of any nature may not be moved onto any lot.

Boat docks may be constructed on lots 15 through 109 and on lots 114 through 120 and on lots 123 through 127 and on lots 129 through 132 and on lots 135 through 152, and on lots 158 through 162; but on lots 43 through 88 said docks may only extend ten feet into the rear easement provided for the canal, and on lots 15 through 42 and on lots 89 through 109 and on lots 114 through 120 and on lots 123 through 127 and on lots 129 through 132 and on lots 135 and 152 and on lots 158 through 162 said docks may only extend five feet into the lakes forming a part of or adjoining said lots. Boat houses and/or boat slips may be constructed only on lots 43 through 88 but said boat houses and/or boat slips may not be built to extend into the rear easement provided for the canal. Boat houses must be constructed to conform to the restrictions and design 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 Five (Phase One).

A purchaser desiring to buy more than one lot may be permitted to erect one large residential structure on two or more lots, and the remaining fractional lots shall be subject to the restrictions applying to a single lot.

No subdivision creating any lot with a street frontage of less than 70 feet shall be permitted.

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

The main single family residential building shall contain no less than 1,800 square feet, exclusive of carport, garages, patios, verandas, or any other auxiliary construction incidental to the main residence.

No part of any main building shall be constructed closer than 25 feet to the front property line, nor closer than 25 feet to the rear canal bulkhead, or lake shore line, whichever is applicable, nor closer to either side property line than five feet.

The two car garage or carport shall be considered part of the main building for the computation of set backs and the same minimum distances from the property line shall apply. No carport may be used for open storage of any articles or materials within view of other lot owners and the community in general.

5. LANDSCAPING

Within ninety (90) days after completion of construction of any improvement on any portion of a lot in Unit Five (Phase One), all unused ground area on said portion shall be planted with ground cover, plants, shrubberies, and trees as shown on a landscaping plan to be submitted to and approved by the Architectural Committee (as provided in Paragraphs 1 and 2 hereof) before commencement of planting. The maturity of all proposed plants shall be shown on said landscaping plan. Said landscaping when completed shall thereafter be maintained and kept free of leaves, rubbish and debris by the owners of said property. A minimum of three trees per lot, each tree to be ten feet or more height, shall be planted as a part of said landscaping plan.

6. FENCES

No fence or wall shall be constructed or altered or allowed to remain on any lot in front of the minimum building setback line, unless approved by the Eden Isles Architectural Committee. Fences or walls must conform generally to the design and architecture of the dwelling to be enclosed, and plans showing location and details of fences or walls must be approved by the architectural committee prior to erection of said fence or wall.

7. 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 esthetical and security lighting system. Any pole lamp acceptable to the Architectural Committee may be used.

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.

8. EASEMENTS

Easements for installation of utilities and drainage facilities are reserved as shown on the official plat of Eden Isles Subdivision, Unit Five (Phase One) of record. Eden Isles shall have the right to require that all servitudes and easements be kept unfenced and cleared and Eden Isles shall have access thereto for installation and maintenance of any and all utility services.

The Developer reserves for itself, its successors and assigns, for the benefit of the adjoining land used as a golf course, an easement over residential property adjoining such golf course to enable players and the operators of the golf course to retrieve golf balls.

9. 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, except that if such vehicle is kept within a garage or fenced or screened service yard out of sight of public areas it may be permitted.

Overnight parking on public streets will not be permitted. Sufficient offstreet parking shall be provided by purchasers for residents and visitors or employees.

10. 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. All trash and garbage receptacles and any on site disposal shall be screened from view of public streets, canals or neighbors within a fenced service yard enclosed by a six foot high fence approved by the Architectural Committee.

11. LIVESTOCK AND POULTRY

No livestock or poultry shall be kept on the premises.

12. TEMPORARY HOUSING

No temporary house, trailer, house-trailer, tent, garage, shack, barn, truck or any temporary structure shall be used as a residence or commercial place of business 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 anytime prior to its completion.

The work of constructing a building shall proceed diligently.

13. SIGNS AND NUISANCES

No advertising signs, billboards, unsightly objects or nuisances shall be erected, placed or permitted to remain on any lot, 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. One sign, not to exceed 18 by 24 inches advertising the property for sale, shall be permitted.

14. 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 or allowed to accumulate on the property within view of other lot owners and the community in general.

15. 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.

16. 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 of any lots in Unit Five (Phase One) of Eden Isles Subdivision is filed for record in the office of the Clerk of Court of St. Tammany Parish, Louisiana, and modifying or terminating the same.

17. ENFORCEMENT

Enforcement 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 and/or the Eden Isles Architectural Committee shall be vested with the right to institute and prosecute proceedings to enforce the provisions contained herein.

18. 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.

19. No building shall be deemed completed until all conditions required by the Eden Isles Architectural Committee have been satisfactorily met.

The Architectural Committee shall have the right to mitigate these restrictions and conditions when reasonably requested to do so because of extenuating circumstances, but only if it deems that said mitigation and construction so allowed shall not be detrimental to the general appearance and safety of Eden Isles as a whole, and that the structure allowed thereby will be in harmony with surrounding structures.

The rear boundary of lots 43 through 88 is located at the centerline of a canal, and the present owners of this property and all future property owners whose property adjoins this canal agree to utilize said canal in such a manner as to refrain from interfering with the peaceful use of said body of water by other property owners whose property also adjoins said canal.

The rear boundary lines of lots 15 through 42 and of lots 89 through 109 and of lots 114 through 120 and of lots 123 through 127 and of lots 129 through 132 and of lots 135 through 152 and of lots 158 through 162 are located within golf course lakes, and the present owners of these lots and all future owners whose property adjoins these lakes agree to utilize the area within the golf course lakes in such a manner as to refrain from interfering with the peaceful use of these lakes by other owners whose property also adjoins these lakes.

Each lot owner agrees to erect no obstruction in any canal or body of water and to deposit no trash, debris, nor rubbish therein, and to cooperate as much as possible in keeping said canals and/or lakes in a clean and sanitary condition and to do nothing which would obstruct the flow of boat traffic through said canals or bodies of water.

To enhance the value, desirability, attractiveness and safety of the entire Eden Isles Subdivision, the following restrictions shall run with the real property and apply specifically to the wharfage area, which is defined as the area at the rear of each lot which separates the land and water areas, for the purpose of construction and use of a wharf or wharves, boat slip, or similar structures for the purpose of storage or other accommodation of purchasers' private boats which shall be used only for non-commercial, recreational purposes.

1. No boat shall be used as a residence and no boat shall be lived in while in the wharfage area.
2. Nothing shall be done or kept in the wharfage area which would be a violation of these reservations, restrictions and conditions.
3. There shall be no construction, structural alteration or removal of any wharf, boat slip or other structure in the wharfage area without the prior written approval of the Architectural Committee as established by these reservations, restrictions and conditions. The Architectural Committee shall approve proposals or plans and specifications, submitted for its approval, only if it deems that the construction, alterations, or additions contemplated thereby in the location indicated will not be detrimental to the appearance of the wharfage area of Eden Isles as a whole, and that the appearance of any wharf, boat slip or other structure affected thereby will be in harmony with the surrounding wharves, boat slips and other structures.
4. The Architectural Committee may issue rules or guidelines setting forth factors that it will take into consideration in reviewing submissions.
5. Each owner shall at all times keep the wharf, canal bulkhead, boat slip and all other structures within the wharfage area in a good state of repair and maintenance.
6. Boat slip, float, wharf or other structure construction within the wharfage area, including all deck surfaces, flotation materials, framing, hardware, gangways, lumber, electrical and plumbing installations, and pilings, lockers and flagpoles must be of first quality, first-class appearance.

No motorboats (motor-driven or motor-powered) of any type or character shall be permitted in any of the Golf Course Lakes in this unit of subdivision and each lot owner assumes the responsibility of his, her, or its guests in this respect.

AGREEMENT

UNITED STATES OF AMERICA

BY: EDEN ISLES, INC.

STATE OF LOUISIANA

**TO: ST. TAMMANY PARISH POLICE JURY, PARISH OF ST. TAMMANY
STATE OF LOUISIANA,
DEPARTMENT OF TRANSPORTATION
AND DEVELOPMENT, OFFICE OF HIGHWAYS,
UNITED STATES DEPARTMENT OF
TRANSPORTATION FEDERAL HIGHWAY
ADMINISTRATION**

This Agreement made and executed on the dates hereinafter set forth by and between EDEN ISLES, INC. (hereinafter referred to as "Eden Isles"), ST. TAMMANY PARISH POLICE JURY (hereinafter referred to as "Police Jury"), DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT, OFFICE OF HIGHWAYS (hereinafter referred to as "DOTD"), and UNITED STATES DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION (hereinafter referred to as "FHWA").

WITNESSETH THAT:

WHEREAS, Eden Isles desires to cooperate with the Police Jury, DOTD and FHWA in providing a road transportation system in the State of Louisiana, Parish of St. Tammany, and,

WHEREAS, there is presently existing a project known as State Project No. 450-18-45, FAP No. IR-10-5 (249) 262 Eden Isles Interchange Route I-10 St. Tammany Parish, and,

WHEREAS, to assure that traffic flow generated from this project be handled in a safe and expeditious manner, Eden Isles desires to affirm and guarantee the construction of the four lane parkway, which is classified as an urban collector road, now known as Eden Isles Parkway as per attachment "A" Final Roadway System, and,

WHEREAS, Eden Isles has heretofore guaranteed that two lanes of the aforementioned parkway will be constructed and operational prior to or contemporaneous with the opening for service of the interchange as per attachment "A" Phase I, and,

WHEREAS, Eden Isles desires to assure FHWA, DOTD and the Police Jury that the additional two lanes of the aforementioned parkway will be built at a time when the original two lanes

reach service level "D" and, as determined by use of the Highway Capacity Manual dated 1985 or the latest Highway Capacity Manual in effect at that time, and,

WHEREAS, Eden Isles desires to act as a guarantor to the St. Tammany Parish Police Jury, for the construction of said additional two lanes of the aforementioned parkway by issuing a letter of credit to the order of the St. Tammany Parish Police Jury in the amount of ONE MILLION EIGHT HUNDRED TWENTY-THREE THOUSAND EIGHT HUNDRED SEVENTY-FIVE AND NO/100 (\$1,823,875.00) Dollars for a period of time expiring five years from June 30, 1986, conditioned only upon the failure of Eden Isles to begin construction in an orderly and expeditious manner when called to do so by the Police Jury when service level "D" is reached on the first two lanes of the aforementioned parkway as determined by use of the Highway Capacity Manual dated 1985 or the latest Highway Capacity Manual in effect at that time.

WHEREAS, Eden Isles desires to bind its successors, assigns and transferees to this agreement.

THEREFORE, the parties hereto agree as follows:

Eden Isles will provide the Police Jury with a letter of credit in the amount of ONE MILLION EIGHT HUNDRED TWENTY-THREE THOUSAND EIGHT HUNDRED SEVENTY-FIVE AND NO/100 (\$1,823,875.00) Dollars for a period of time expiring five years from June 30, 1986, conditioned upon their failure to timely and expeditiously construct the additional two lanes of the aforementioned parkway when called upon to do so by the St. Tammany Parish Police Jury through the Parish engineer at which time he, or his assigned traffic engineer, certifies that service level "D" has been reached on the original two lanes of Eden Isles Parkway as determined by use of the Highway Capacity Manual dated 1985 or the latest Highway Capacity Manual in effect at that time.

THIS AGREEMENT is binding upon and shall inure to the benefit of the respective successors and assigns to the parties hereto.

IN WITNESS WHEREOF, the parties hereunto have caused this Agreement to be executed by their respective officers thereunto duly authorized as of the day, month and year hereinafter set forth.

WITNESS FOR FIRST PARTY

STATE OF LOUISIANA, DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

BY: _____
Neil Wagoner,
Assistant Secretary

DATE: _____

WITNESS FOR SECOND PARTY

BY: _____
Roy E. Mitchell
Chief Engineer

DATE: _____

WITNESS FOR THIRD PARTY

Jessie V. Jato
Richard L. Lewis

EDEN ISLES, INC.
BY: *Paul J. Burke*
PAUL J. BURKE, President

DATE: *July 21, 1986*

WITNESS FOR FOURTH PARTY

ST. TAMMANY POLICE JURY
BY: _____
ELIZABETH TEAGUE, President

DATE: _____

WITNESS FOR FIFTH PARTY

UNITED STATES DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION
BY: _____
James McDonald,
Division Administrator

DATE: _____

STATE OF LOUISIANA
DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT
OFFICE OF HIGHWAYS

AMENDMENT TO AGREEMENT
STATE PROJECT NO. 737-02-81
EDEN ISLES INTERCHANGE
ROUTE I-10
ST. TAMMANY PARISH

This AMENDMENT TO AGREEMENT, made and executed on this _____ day of _____, 198____, is amending that AGREEMENT entered into between DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT, OFFICE OF HIGHWAYS OF THE STATE OF LOUISIANA (hereinafter referred to as "DOTD") and EDEN ISLES, INC. (hereinafter referred to as "Corporation") on the 5th day of May, 1983, a copy of which is attached hereto and made a part hereof;

WITNESSETH That:

WHEREAS, the DOTD and Corporation desire to amend and enlarge the above recited Agreement, entered into by and between the parties on the 5th day of May, 1983; and

WHEREAS, the DOTD and Corporation affirm each and every tenet of said Agreement, except as amended or enlarged herein;

NOW, THEREFORE, for and in consideration of the premises and mutual dependent covenants contained in said Agreement and contained herein, the parties amend and enlarge said Agreement as follows:

By amending WITNESSETH That to read as follows:

WITNESSETH THAT:

WHEREAS, the Corporation has under development the Eden Isles Subdivision located along Route I-10 southwest of the junction of Route I-10 and La. 433, south of the City of Slidell; and

WHEREAS, the Corporation desires to have the DOTD construct an interchange to provide for the ingress and egress of traffic to Route I-10 from said subdivision; and

WHEREAS, the DOTD is of the opinion that the interchange will accommodate the present and future needs by providing access to a rapidly growing area; and

WHEREAS, the DOTD is willing to construct the interchange provided the Corporation agrees to defray certain of the costs of the design and construction of said interchange, provides the right-of-way therefor and agrees to construct a road connecting said interchange and Route La.-US 11;

NOW, THEREFORE, in consideration of the premises and mutual dependent covenants herein contained, the parties hereto agree as follows:

By amending Article II to read as follows:

ARTICLE II - PROJECT COST

Corporation will provide, at its expense, the necessary right-of-way required for the Project as provided hereinafter, all environmental clearances necessary, all engineering design necessary, and will obtain all necessary permits for the Project, and the financing of the engineering design, and construction of a four-lane connector road between the interchange and U.S. 11.

By amending Article III to read as follows:

ARTICLE III - PRELIMINARY ENGINEERING

The Corporation has selected the firm of J.J. Krebs & Sons, Inc., hereinafter referred to as the "Consultant", to provide the design services for this Project with the approval of DOTD. The fee for this service shall be approved in advance by DOTD.

The Consultant shall make all necessary surveys and prepare plans, specifications and estimates for the Project under the direct administration of a DOTD "Project Coordinator" who will be identified when the work is authorized. The surveys, plans, specifications and estimates for the Project shall be prepared in accordance with the applicable requirements of Volume 6, Chapter 3, Section 3, Subsection 1 of the Federal Aid Highway Programs Manual and the following specific requirements:

A. The design standards shall comply with the criteria prescribed in Volume 6, Chapter 2, Section 1, Subsection 1 of the Federal Aid Highway Programs Manual. The format of the plans shall conform to the standards used by the DOTD in the preparation of its contract plans for items of work of similar character, including plans for all drainage and utilities affected, as contained in the current edition of its "Roadway Plan Preparation Manual", the "Drainage Manual" and Exhibit "B" which is attached hereto and made a part hereof.

B. Design surveys, right-of-way surveys and the preparation of right-of-way maps shall be performed in accordance with the requirements specified in the current edition of the Office of Highways' "Location and Survey Manual".

C. The Corporation shall develop the Project in accordance with "Environmental Impact and Related Procedures" (23CFR771) and DOTD requirements. All environmental documents shall be submitted to DOTD for review and comments and the Corporation will revise said documents as required. The Corporation has selected the firm of Coastal Environmental, Inc., to prepare the Environmental Impact Statement.

D. After preliminary plans have been developed to show all information required for a plan-in-hand inspection, one complete set of sepia reproductions shall be submitted to the DOTD Project Coordinator for use in developing prints necessary for a

complete plan-in-hand field inspection with members of the DOTD and the Federal Highway Administration, hereinafter "FHWA", at a time and date mutually agreed to in advance by all parties.

Subsequent to the plan-in-hand inspection, the Corporation's Consultant shall make such changes in the plans as necessary to reflect agreements reached at this stage and shall show existing or taking lines required for right-of-way, referred to the centerline of the Project.

E. Following the completion of preliminary plans, one (1) complete set of sepia reproducibles of the basic plans, dated and stamped "Preliminary", together with five (5) draft copies of the bid proposal and construction cost estimate shall be submitted to the DOTD for review and comment.

F. Specifications for the Project shall be in accordance with the Louisiana Standard Specifications for Roads and Bridges, 1982 edition, as amended to comply with the Office of Highways' current practices. Any exceptions to use of these Standards Specifications shall have the prior approval of both the DOTD and the FHWA.

G. Upon completion of its review of the preliminary plans and advance draft of the bid proposal, the DOTD will return one (1) set to the Corporation's Consultant with comments, if any, marked thereon and the plans will be corrected accordingly.

H. Upon receipt of design approval (Volume 7, Chapter 7, Section 5 of Federal Aid Highway Programs Manual) and approval of right-of-way plans, the Corporation may proceed with the donation of right-of-way as provided in Article VI of this Agreement.

I. Subsequent to approval of final plans, donation of right-of-way and the relocation and/or adjustment of all utility conflicts, the Corporation or its consultant shall prepare a Plan, Specification and Estimate (hereinafter referred to a "P,S & E") submittal as specified in Volume 6, Chapter 3, Section 3, Subsection 1 of the Federal Aid Highway Programs Manual and make a formal submission to the DOTD for transmittal to the FHWA. This submission shall contain all certifications and data necessary to conform to Volume 6, Chapter 4, Section 2, Subsection 1 of the Federal Highway Programs Manual. Upon receipt of formal approval of the P,S & E submission from the FHWA, the DOTD will advise the Corporation in writing of such approval and will proceed promptly to advertise the project for the receipt of bids.

By amending Article V to read as follows:

ARTICLE V - RECEIPT OF BIDS

The Project will be formally advertised by the DOTD for the receipt of bids following approval by the FHWA of the P,S & E submittal. The advertisement will be published in the State's official journal on three separate occasions in accordance with existing State and Federal requirements.

Bids will be received by the DOTD on the date and the time designated in the advertisement. All such bids will be properly tabulated, extended and summarized in accordance with the DOTD's normal requirements to determine the official low bidder. The DOTD will then submit to the Corporation copies of the official bid tabulations for its information and comment and the Review Committee of the DOTD will concurrently analyze the bids. The award of contract, which by law must be made within thirty (30) days following the receipt of bids, will be made be the DOTD following a favorable recommendation of award by the Review Committee.

Construction contracts will be prepared by the DOTD after the award of contract and will be transmitted to the contractor for execution. DOTD will then issue to the contractor an official "Notice to Proceed" with construction at its convenience.

The manner in which bids will be advertised and received shall be as set out in Louisiana R.S. 48:251 et seq.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to Agreement to be executed by their respective officers, duly authorized, as of the day and year first above written.

STATE OF LOUISIANA
DEPARTMENT OF TRANSPORTATION AND
DEVELOPMENT

Witness for First Party

BY: _____
Secretary

RECOMMENDED FOR APPROVAL

Witness for First Party

BY: _____
Assistant Secretary

RECOMMENDED FOR APPROVAL

BY: _____
Chief Engineer Office of Highways

EDEN ISLES, INC.

James L. Feta
Witness for Second Party

BY: Paul J. Burke
PAUL J. BURKE, President

Richard L. Priddy
Witness for Second Party

FHWA-La-EIS-85-1-F
FEDERAL HIGHWAY ADMINISTRATION
REGION 6, FORT WORTH, TEXAS 76102

STATE PROJECT NO. 737-02-81
FEDERAL AID PROJECT NO. IR-10-5(249)262
EDEN ISLES INTERCHANGE
INTERSTATE HIGHWAY 10
ST. TAMMANY PARISH

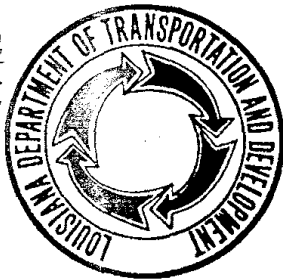
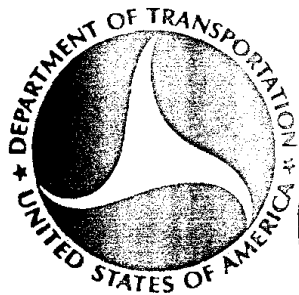
FINAL

ENVIRONMENTAL IMPACT STATEMENT

U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

AND

LOUISIANA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT
OFFICE OF HIGHWAYS



FHWA - LA EIS-85-01-F

STATE PROJECT NO. 737-02-81

F.A.P. NO. IR-10-5(249)262

EDEN ISLES INTERCHANGE
INTERSTATE HIGHWAY 10
ST. TAMMANY PARISH

FINAL ENVIRONMENTAL IMPACT STATEMENT
SUBMITTED PURSUANT TO 42 USC 4332 (2) (c)

by the
U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

AND

THE LOUISIANA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

6/27/85
Date

[Signature]
Regional Director
Office of
Planning and Program Development
Federal Highway Administration

The following persons may be contacted for additional information concerning this document:

Mr. Kenneth A. Perret
Federal Highway Administration
Louisiana Division
P. O. Box 3929
Baton Rouge, Louisiana 70821
Phone: (504) 389-0466

Mr. Vincent Pizzolato
Public Hearings & Environmental Impact Engineer
Louisiana Department of Transportation & Development
P. O. Box 94245
Baton Rouge, Louisiana 70804-9245
Phone: (504) 342-7542

This document sets forth a proposal to construct a full diamond interchange in the Eden Isles area of southeast St. Tammany Parish. The proposed project provides an additional access point to Interstate 10.