

See Inv. # 103670 for Amendment

Re-Cons 630 p. 109  
Re-Cons 660 p. 353  
See COB 707  
Folio 28 for Building Restrictions

278558

MAY 6 1971  
NOTARY PUBLIC  
EDEN ISLES SUBDIVISION  
COB 610 FOLIO 400  
PARISH OF ST. TAMMANY

ACT IMPOSING PROTECTIVE COVENANTS AND BUILDING RESTRICTIONS  
AND DEDICATING STREETS TO THE PUBLIC  
(EDEN ISLES SUBDIVISION, UNIT FOUR)

STATE OF LOUISIANA  
PARISH OF ST. TAMMANY

BEFORE ME, Stephen A. Duczer, a Notary Public duly  
commissioned and qualified in and for the State and Parish afore-  
said, personally came and appeared:

LEISURE, INC., a corporation organized under  
the laws of the State of Louisiana, appearing  
herein by and through T. Edwin Patton, its  
Vice-President, duly authorized by resolution  
of the Board of Directors of said corporation,  
dated June 8, 1970, a certified copy whereof  
is recorded in COB 572 folio 344 of the offi-  
cial-records of St. Tammany Parish, Louisiana;

which declared as follows:

It is the owner of certain property located in Sections  
27, 28, 33, 34 and 44, Township 9 South, Range 14 East, situated  
in St. Tammany Parish, Louisiana, South of Slidell, Louisiana and  
North of Lake Pontchartrain and located East of U. S. Highway 11;  
that it has caused said property to be surveyed and subdivided by  
Broadway & Seal, Civil Engineers, and said Civil Engineers have  
prepared a plat of the subdivision and the survey conducted by  
them under the title of "EDEN ISLES SUBDIVISION, UNIT NO. 4", con-  
sisting of eleven sheets. According to said survey, said sub-  
division consists of nine hundred forty-five (945) lots, being  
Lots numbered 1 through 945 consecutive and inclusive. Said  
appearer, Leisure, Inc., does hereby and by these presents ratify  
and confirm said act of subdivision and does dedicate all streets  
shown thereon as public thoroughfares, to be used by the public  
for rights of passage, and in particular said appearer does hereby

dedicate to the public those certain streets designated as Windward Passage, Gretel Cove, Ondine Lane, Darcy Lane, Chimaera Lane, Charles Court, Eydie Layne, Barbara Lane, Columbia Place, Intrepid Drive, Blackfin Cove, Brushfire Lane, Valiant Lane, Chubasco Lane, Rampage Loop, Anita Place, Constellation Drive, Ranger Place, Lorelei Place, Southern Star Place, Weatherly Cove, Sirius Lane, Jubilee Point, Carina Circle, Marina Drive and Harbor Drive, all as located and shown on said subdivision map.

The rear bounday of all lots located in the subdivision except lots 852 through 943 and lots 98 and 99, is located at the centerline of a canal. A portion of the canal is located on a portion of the said canal lots themselves. That portion of each lot which is shown located in the canal right-of-way is hereby dedicated as a common right-of-way for servitude of passage for the mutual benefit and use as a right-of-way of passage of all owners of property located in Eden Isles Subdivision, all units, together with their guests and invitees. All present and future owners of lots located in this subdivision whose property or portions thereof are subject to this servitude or right-of-way of passage for a canal agree to utilize said canal in such a manner as to refrain from interfering with the peaceful use of said canal by other property owners whose property also adjoins and connects to said canal; they furthermore agree to erect no obstruction in said canal or body of water, except as may be specifically allowed by these covenants, and to deposit no trash, debris, or 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 free flow of boat traffic through said canal.

The rear boundary lines of Lots 852 through 911 inclusive and Lot 943 are located on the Eden Isles Yacht Harbor boundaries, and the present owners of these lots and all future owners whose property adjoins this harbor agree to utilize the fifty-foot area within the harbor contiguous to the bulkhead in such a manner as to refrain from interfering with the peaceful use of said body of water by other owners whose property also adjoins the harbor or others who may be enjoying the peaceful use of the harbor or marina facilities.

The provisions regarding the construction of boat docks, boat houses, and boat slips shall apply in the harbor area the same as in the canal easements in all other areas of Eden Isles Subdivision.

The appearer, Leisure, Inc., furthermore declares that it is its intention to sell the lots located in said subdivision, and that in each and every deed it shall reserve all the oil, gas and mineral rights in, to and under said property, including the streets dedicated thereon, and the canal, but it agrees to refrain from exercising this mineral servitude in such a manner as to prohibit the use of the surface thereof by the owners for normal residential and commercial purposes. All persons accepting deeds from the appearer to any lot located in the subdivision shall accept same subject to this mineral reservation in the same manner as if said mineral reservation had been copied in their respective deeds.

The appearer furthermore declared that it is its intent and purpose in creating and imposing the building restrictions and conditions which are attached hereto as Exhibit "A" so that said restrictions shall affect the property herein described as covenants running with the land; that the restrictions and conditions contained

therein shall apply to and affect each and all lots in the aforesaid subdivision and shall serve as covenants running with the land, binding upon each and all of the transferees of each and all of the lots affected thereby, and their heirs and assigns, in accordance with the terms hereof.

The building restrictions and conditions imposed hereby are described in Exhibit "A", attached hereto and made a part hereof.

The acceptance, tacitly or in writing, by any person of a deed to any of the property herein described to which these restrictions and conditions are made applicable, or the execution by any such person of a contract to purchase any such property, shall constitute a full acceptance of these restrictions and conditions on the part of the purchaser, the vendee, or their heirs and assigns; and it is specifically stipulated that these restrictions and conditions and each of them may be enforced by any party at interest by means of a writ of injunction or other legal remedy (including the right to demand specific performance) in any court of competent jurisdiction. Any one or all of these restrictions may be amended, altered or eliminated in whole or in part, or new and additional restrictions may be added or supplemented thereto at any time, with the consent thereto in writing of the owners at that time of fifty (50%) per cent of the lots to which these restrictions sought to be affected is made applicable. If any one of these restrictions should be declared invalid or unenforceable by any court of competent jurisdiction, such invalidity shall not affect the remaining restrictions which shall remain in full force and effect.

THUS DONE AND PASSED in my office in Slidell, Louisiana,  
on this 16th day of February, 1971, in the presence of the under-  
signed competent witnesses, who hereunto sign their names with the  
said appearer and me, Notary, after due reading of the whole.

WITNESSES:

LEISURE, INC.

Gwen W. Dettwiller  
Gwen W. Dettwiller

BY: T. Edwin Patton  
T. Edwin Patton

Delphine A. Cuppay  
Delphine A. Cuppay

Stephen A. Duczel  
Stephen A. Duczel - Notary Public

RESERVATIONS, RESTRICTIONS AND CONDITIONS

EDEN ISLES UNIT FOUR

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.

No 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.

"EXHIBIT A"

*Re Variation for identification with an act  
imposing restricted covenants and dedication  
of plots passed before me this 16<sup>th</sup> day of  
February, 1970 Stephen C. Dwyer  
notary public*

### 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, 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 and lot 945 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. A structure of any nature may not be moved onto any lot.

Lots 771 through 851 and lots 860 through 883 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 2000 square feet of land area of the lot.

Lot 943 and lots 852 through 859 shall be reserved for marina related commercial and parking uses. Any parking area abutting residential property shall be separated from such abutting property by a properly maintained solid fence or wall six feet in height except such fence or wall shall be 42 inches in height where said fence or wall abuts a front yard of adjacent property.

Lots 884 through 910 and 912 through 942 shall be unrestricted as to density and height limitations, but shall be used only for multiple family residential

purposes and such commercial uses incidental and necessary for the convenience and enjoyment of residents of such a building. Specifically permitted uses for lots 884 through 910, and lots 912 through 942 shall be apartment buildings, hotels, motels, motor lodges, or similar uses acceptable to Leisure, Inc.

Lot 911 shall be reserved for a yacht club and/or marina related uses.

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

Only one main structure shall be constructed on any one lot, and none shall exceed two stories or thirty-five feet in height, whichever is the lesser. Each dwelling structure must include a private garage or carport 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 six 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. 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 1100 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 100 feet to the rear property line, nor closer to either side property line than 5 feet.

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

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 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 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 vehicles 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 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 off-street 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.

#### 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, except those designated for commercial use, 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 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 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 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 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 except Lots 852 through 943 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.

The rear boundary lines of Lots 852 through 911 inclusive and Lot 943 are located on the Eden Isles Yacht Harbor boundaries, and the present owners of these lots and all future owners whose property adjoins this harbor agree to utilize the fifty-foot area within the harbor contiguous to the bulkhead in such a manner as to refrain from interfering with the peaceful use of said body of water by other owners whose property also adjoins the harbor or others who may be enjoying the peaceful use of the harbor or marina facilities.

The provisions regarding the construction of boat docks, boat houses, and boat slips shall apply in the harbor area the same as in the canal easements in all other areas of Eden Isles Subdivision.

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 canals or bodies of water.

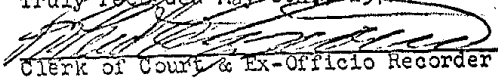
To enhance the value, desirability, attractiveness and safety of the entire Eden Isles Subdivision, the following restrictions shall run with the real property and apply specifically to the wharfage area, which is defined as that bulkheaded area at the rear of each lot which separates the land and water areas for the purpose of construction and use of a wharf or wharves, boat slip, or similar structures for the 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, 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.

Filed for record May 6th., 1971  
Truly recorded May 6th., 1971

  
Clerk of Court & Ex-Officio Recorder



XX Int. #100100 for #100  
# 306645  
See COB 978 for amendment  
306645  
MAR 14 10 00 AM '73  
704  
100

ACT OF AMENDMENT TO PROTECTIVE COVENANTS  
AND BUILDING RESTRICTIONS  
(EDEN ISLES SUBDIVISION, UNIT FOUR)

STATE OF LOUISIANA  
PARISH OF ST. TAMMANY

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified within and for the State and Parish aforesaid, personally came and appeared:

LEISURE, INC., a corporation organized under the laws of the State of Louisiana, appearing herein by and through T. Edwin Patton, its President, duly authorized by resolution of the Board of Directors of said corporation, dated July 9, 1970, a certified copy whereof is recorded at COB 572 folio 344 of the official records of St. Tammany Parish, Louisiana,

which declared as follows:

It has heretofore executed an act imposing protective covenants and building restrictions and dedicating streets to the public affecting "EDEN ISLES SUBDIVISION, UNIT FOUR", St. Tammany Parish, Louisiana, by act before Stephen A. Duczer, St. Tammany Parish Notary Public, dated February 16, 1971, filed for record on May 6, 1971, and recorded in COB 610 folio 248 of the official records of St. Tammany Parish, Louisiana, which said act was amended by act before Stephen A. Duczer, St. Tammany Parish Notary Public, dated August 30, 1971, filed for record on September 2, 1971, and recorded in COB 630 folio 179 of the official records of St. Tammany Parish, Louisiana, which said act was further amended by act before Stephen A. Duczer, St. Tammany Parish Notary Public, dated March 31, 1972, filed for record on April 3, 1972, and recorded in COB 659 folio 180 of the official records of St. Tammany Parish, Louisiana, which said act was further amended by act before Stephen A. Duczer, St. Tammany Parish Notary Public, dated April 10, 1972, filed for record on April 12, 1972, and recorded in COB 660 folio 353 of the official records of St. Tammany Parish, Louisiana. Leisure, Inc. is the owner of 50% of the lots affected by the above-mentioned restrictions and amendments thereto, and availing itself of the provisions of the last paragraph of the act imposing the restrictions, it does hereby and by these presents further amend a portion of the restrictions as follows:

The first paragraph of Section 3 (Land Use and Building Type) which reads as follows:

"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, 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.

is hereby amended to read as follows:

"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. 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."

The second paragraph of Section 3 (Land Use and Building Type) which reads as follows:

"Lots 1 through 97 and lots 100 through 770 and lot 916 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."

is hereby amended to read as follows:

"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."

The fifth paragraph of Section 3 (Land Use and Building Type) which reads as follows:

"Lots 884 through 909 and lots 911, 912, and 913 shall be unrestricted as to density and height limitations, but shall be used only for multiple family residential purposes and such commercial uses incidental and necessary for the convenience and enjoyment of residents of such a building. Specifically permitted uses for lots 884 through 909 and lots 911, 912 and 913 shall be apartment buildings, hotels, motels, motor lodges, or similar uses acceptable to Leisure, Inc."

is hereby amended to read as follows:

"Lots 884 through 909, lots 911, 912, 913, and lots 917 through 921 shall be unrestricted as to density and height limitations, but shall be used only for multiple family residential purposes and such commercial uses incidental and necessary for the convenience and enjoyment of residents of such a building. Specifically permitted uses for lots 884 through 909, lots 911, 912, 913, and lots 917 through 921 shall be apartment buildings, hotels, motels, motor lodges, or similar uses acceptable to Leisure, Inc."

The sixth paragraph of Section 3 (Land Use and Building Type) which reads as follows:

"Lot 910 shall be reserved for yacht club and/or marina related uses."

is hereby amended to read as follows:

"Lot 910A shall be reserved for yacht club and/or marina related uses."

The first paragraph of Section 4 (Building Size and Location (Minimum Size and Setbacks)) which reads as follows:

"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. 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 1100 square feet of living space."

is hereby amended to read as follows:

"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."

THUS DONE AND SIGNED before me, Notary, in the presence of the undersigned competent witnesses at my office in Slidell, Louisiana, on this 23rd day of May, 1973.

WITNESSES

LEISURE, INC.

Donie P. Taylor  
Donie P. Taylor

BY:

T. Edwin Patton  
T. Edwin Patton, President

Elizabeth Bennett  
Elizabeth Bennett

Stephen A. Duczer - Notary Public

Filed for record May 24th., 1973  
Truly recorded May 24th., 1973

Mary B. Haynes  
Clerk of Court & Ex-Officio Recorder