

**DEDICATION OF SERVITUDES
EASEMENTS AND RESTRICTIVE COVENANTS
FOR POST OAK LANDING**

**UNITED STATES OF AMERICA
STATE OF LOUISIANA**

BY: CLM DEVELOPMENT, L.L.C.

PARISH OF ST. TAMMANY

BE IT KNOWN, that on this 27th day of January, in the year of Our Lord, two thousand and five,

BEFORE ME, Leland R. Gallaspy, a Notary Public, duly commissioned and qualified in and for the state and parish aforesaid, there in residing, and in the presence of the witnesses hereinafter named and undersigned:

PERSONALLY CAME AND APPEARED:

CLM DEVELOPMENT, L.L.C., a Louisiana limited liability company and existing under the laws of the State of Louisiana, domiciled and doing business in the Parish of St. Tammany, represented herein by Phillip G. Mayeaux, duly authorized to act by virtue of a Unanimous Written Consent dated January 27, 2005 and its mailing address being 1275 Rue Bayonne, Mandeville, LA 70471; hereinafter sometimes referred to as "Developer", and said Developer does declare as follows:

WHEREAS, the Developer is either the owner of or has under option contract a parcel of land located in Section 14, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, more fully described herein, and

WHEREAS, the Developer is developing a residential community on a parcel of property described herein to be known as Post Oak Landing; and

WHEREAS, the Developer desires to provide for the preservation of the values and amenities in the community and for the maintenance of lighting facilities, open spaces, walkways, parks, recreational facilities, common areas, and other community facilities to be developed as a part of said residential community; and to this end desires to subject immovable property described herein, and as it may be amended and added to, the servitudes, privileges and restrictions, hereinafter set forth in this dedication of servitudes, easements and restrictive covenants, and further, in accordance with the maps and plats of surveys of J. V. Burkes & Associates, Inc., Registered Land Surveyor, recorded in the official records of St. Tammany Parish, Louisiana, which shall inure to the benefit of the property described herein and parcels hereafter added, and the subsequent owners thereof, and

WHEREAS, in order for the Developer to insure a uniform plan of development it deems desirable for the efficient operation of the residential community, and for the maintenance of the values, amenities and safeguards provided in the residential community, to create an Association to which shall be delegated and assigned the power and duties of maintaining and administering the Common Areas and other Community Facilities, administering and enforcing the within servitudes; privileges and restrictive covenants and collecting and disbursing the charges and assessments hereinafter created; and

WHEREAS, the Developer has formed or intends to form the "Post Oak Landing Homeowners Association, Inc." as a nonprofit corporation without capital stock under the Laws of the State of Louisiana for the purpose of carrying out the powers and duties afforded it by the Laws

of the State of Louisiana and by the restrictive covenants and dedications contained herein.

NOW, THEREFORE, the Developer hereby declares that the real property described herein below shall be held, conveyed, hypothecated and encumbered, sold, used, occupied and improved subject to the servitudes, privileges and restrictions hereinafter set forth, all of which are declared and agreed to be in aid of a general plan of improvement and development of the parcel of property described herein below and shall be deemed to run with the land and shall be binding upon the Developer, the Developer's successors, assigns and liquidators and shall inure to the benefit of and be enforceable by the Developer, its successors, assigns and liquidators, and further shall be enforceable by the Association or any person acquiring or owning any part or parcel of the Property, as hereinafter defined.

Article I . PROPERTY

The Property subject of this act of dedication of servitudes, easements and restrictive covenants is described as follows, to-wit:

ALL THAT CERTAIN PIECE OR PORTION OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Section 14, Township 7 South, Range 10 East, Parish of St. Tammany, State of Louisiana, consisting of 30.19 acres, and being described as follows, to-wit:

Begin at the Quarter Section corner common to Sections 14 and 15, Township 7 South, Range 10 East, Parish of St. Tammany, State of Louisiana, and run South 01 degree 11 minutes 32 seconds West a distance of 132 feet to a 1-1/4 inch iron pipe found; thence run North 75 degrees 20 minutes East, a distance of 545.31 feet to a 1/2 inch iron rod found and the Point of Beginning.

From the Point of Beginning run North a distance of 651.09 feet to a 1 inch iron pipe found; thence North 66 degrees 27 minutes 06 seconds East, a distance of 998.56 feet to a 1/2-inch iron rod found; thence North 69 degrees 27 minutes 30 seconds East, a distance of 772.75 feet to a 1/2-inch iron rod found on the westerly right of way line of Louisiana Highway 1077; thence run along said right of way line South 22 degrees 46 minutes 59 seconds East, a distance of 751.85 feet to a 1/2-inch iron pipe designated as Point A; thence leaving said right of way line run South 65 degrees 00 minutes West, a distance of 749.74 feet to a 1/2-inch iron pipe; thence North 23 degrees 45 minutes West, a distance of 98.88 feet to a point in the centerline of Bayou De Zaire; thence run along said centerline the following six (6) courses:

South 71 degrees 29 minutes 50 seconds West, a distance of 134.00 feet;
South 76 degrees 03 minutes 29 seconds West, a distance of 171.02 feet;
South 85 degrees 04 minutes 37 seconds West, a distance of 228.75 feet;
South 65 degrees 57 minutes 02 seconds West, a distance of 402.02 feet;
South 61 degrees 16 minutes 39 seconds West, a distance of 240.97 feet;
South 60 degrees 16 minutes 50 seconds West, a distance of 52.88 feet to a point designated as Point B;

thence leaving said centerline run South 89 degrees 59 minutes 03 seconds West, a distance of 61.93 feet back to the Point of Beginning.

Said parcel contains 30.19 acres, more or less, as shown on survey of John E. Bonneau & Associates, Inc. dated August 14, 2002, last revised November 17, 2003, under Survey No. 2002 501, and as set forth in the official subdivision plat of Post Oak Landing prepared by J.V. Burkes & Associates, Inc., dated August 24, 2003 and last revised on November 8, 2004, and record as Map File No. 3739 in the office records of the St. Tammany Parish Clerk of Court.

Article II **DEFINITIONS**

The following words, when used in this act, shall have the following meanings:

A) "Architectural Control Committee" shall mean the Architectural Control Committee of POST OAK LANDING, as established in Article VIII of these Restrictive Covenants.

B) "Association" shall mean and refer to the POST OAK LANDING HOMEOWNERS ASSOCIATION, INC., and its successors, assigns or liquidators.

C) "Board of Directors" shall mean the Board of Directors of the POST OAK LANDING HOMEOWNERS ASSOCIATION, INC.

D) "Common Areas, Open Spaces and Community Facilities" or anyone of the aforesaid terms shall mean and refer to all servitudes, roads, neutral ground areas, easements, real property, appurtenances and facilities now or hereafter owned, acquired or otherwise available for use by the Association for the benefit, use and enjoyment of its Members. The use of the Common Areas, Open Spaces and Community Facilities shall be subject to the control and authority of the Association.

E) "Developer" shall mean and refer to (i) CLM Development, L.L.C. or its successor entity who is assigned the rights of CLM Development, L.L.C. as the Developer; or (ii) the lender who acquires the interest of CLM Development, L.L.C. by foreclosure or dation en paiement.

F) "Lot" shall mean parcels of land designated, on the Plat.

G) "Member" shall mean and refer to every person, group of persons, corporation, trust or other entity, or any combination thereof, which holds a Membership in the Association and shall be restricted to the Owners or Owners of Lots in the Property.

H) "Owner" shall mean and refer to the record Owner, whether one or more persons or entities, of the title to any Lot or Lots in the Property.

I) "Plat" shall mean and refer to the official subdivision plat of Post Oak Landing prepared by J.V. Burkes & Associates, Inc., dated August 24, 2003 and last revised on November 8, 2004, and record as Map File No. 3739 in the office records of the St. Tammany Parish Clerk of Court.

J) "The Property" shall mean and refer to all or any portion of the real property described in Article I, hereof, and such additions thereto as may be made by the Developer under Article IV, hereof.

K) "Regulations" shall mean and refer to rules of use and conduct adopted by the Association for conduct and activity while using the Common Areas and Community Facilities, and while residing within The Property.

Article III
OWNERSHIP OF COMMON AREAS AND CREATION OF SERVITUDES

Section 1. Transfer Obligation of Developer. The Developer may transfer to the Association legal title to property owned by the Developer and areas designated on the Plat as Common Areas, parks, common servitudes, or streets, at the option of the Developer. The Association may acquire other property which may be owned and maintained by the Association as Common Areas.

Section 2. Right of Control. Following the conveyance allowed in Section 1, herein, the Common Areas shall be held and maintained subject to the control of the Board of Directors. The Board of Directors has the power and authority to construct active and passive facilities upon the Common Areas, including but not limited, to swings, benches, servitudes, roads, utility conduits, parks and related facilities. The Board of Directors is authorized and empowered. to perform all acts in the furtherance of the above and the full and unlimited utilization of the Common Areas.

Section 3. Common Areas. The development of The Property contemplates front entrance, common areas, and park areas within The Property. It shall be the liability and responsibility of the Association, utilizing dues and assessments of the Members, to maintain these subject to the ownership or use of the Association.

Section 4. Parks Maintenance. The parks, playgrounds, conservancy areas, and common recreational areas shall be maintained by the Association in good order and condition, free of trash, rubbish and suitable for the intended purposes for which they were established, at the cost and expense of the Association. The annual budget of the Association shall include projected expense items for the upkeep and improvement of these Common Areas.

Article IV
ADDITIONS BY DEVELOPER

Section 1. Additions. As long as there are class B members of the Association, additional property may be annexed to The Property described in Article I without the consent of the Class A members of the Association, if any. The scheme of the within servitudes, privileges and restrictions shall not, however, be extended to include such additional property unless and until the same is annexed to the real property described in Article I.

Section 2. Recordation of Modification. Any annexations made pursuant to this Article, or otherwise, shall be made by recording a supplementary act of dedication, servitudes, prescriptions and restrictions with the Clerk of Court for St. Tammany Parish, Louisiana, which supplementary act of dedication shall extend the scheme of the within act of dedication to such annexed property. Such supplementary act of dedication may contain such complimentary additions and modifications to the servitudes, privileges and restrictions set forth in the within the act of dedication as may be necessary to reflect the different character or use, if any of such annexed property, however, that in no event shall such additions or modifications be substantially inconsistent with the provisions of the within act of dedication,

ARTICLE V
HOMEOWNERS ASSOCIATION

Section 1. For the purpose of controlling, regulating and maintaining the common facilities for the general use and benefit of all Lot Owners, each and every Lot Owner, by accepting a deed and purchasing a Lot or entering into a contract with regard to any Lot in Post Oak Landing does agree to and binds himself to be a Member of and be subject to the obligations and duty enacted By-

Laws and rules, if any, of the Association. The Association is specifically authorized and empowered to assess individual Lot Owners, and to provide for the collection of said assessments in accordance with La. R.S. 9:1145 et seq.

Section 2. Membership. The Association shall have two classes of voting membership:

A) Every person, group of persons, corporation, partnership, trust or other legal entity, or any combination thereof, who becomes a record owner of a fee interest in any Lot by transfer from the Developer which is or becomes subject to this act of dedication shall be a Class A member of the Association. Each Class A member of the Association shall be entitled to one (1) vote for each Lot to which Class A membership is appurtenant, and the vote shall be cast in accordance with the bylaws of the Association.

B) There shall be Sixty-Six (66) Class B memberships, all of which shall be issued to the Developer or its nominee or nominees. The Class B members shall be entitled to one (1) vote for each Class B membership so held, however, each Class B membership shall lapse and become a nullity upon the occurrence of anyone of the following events:

i) thirty (30) days following the date upon which the total authorized issued and outstanding Class A memberships equal sixty-five (65): or

ii) on January 1, 2015; or

iii) Upon surrender of said Class B memberships by the then holders thereof for cancellation on the books of the Association.

Upon the lapse and/or surrender of all the Class B memberships, as provided for in this Article, the Developer shall continue to be a Class A member of the Association as to each and every Lot in which the Developer holds the interest otherwise required for such Class A membership.

Article VI **RIGHTS UNDER HOMEOWNERS ASSOCIATION**

Section 1. Members' Right of Enjoyment. Subject to the provisions of this act of dedication, the Articles of Incorporation, By-Laws of the POST OAK LANDING HOMEOWNERS ASSOCIATION, INC. and Regulations established by the Association for the community, from time to time, and as amended every Member shall have the right of use and enjoyment in and to the Common Areas and common facilities and such right, use and enjoyment in and to the Common Areas and common facilities and such right, use and enjoyment shall be appurtenant to and shall pass with the title to every Lot subject to the following:

A) The right of the Association in accordance with its Articles of Incorporation and By Laws and Regulations, to borrow money for the purpose of improving the Common Areas and Community Facilities in a manner designed to promote the enjoyment and welfare of the Members and in aid thereof to pledge, mortgage and hypothecate the said property, to sell, dedicate, exchange, transfer, convey, assign and deliver said property; and

B) The right of the Association, with the consent of the Owners of fifty-one percent (51 %) of the Lots, to levy reasonable assessments, other than the assessments outlined in Article admission fees or other fees for the use of any of the facilities situated upon the Common Areas by the Members of the Association and their guests; and

C) The right of the Association to pass and enforce such other rules and Regulations for the use of the Community Facilities, including the right to enforce various sanctions against the Owners of Lots in POST OAK LANDING, including, but not limited to, the right of suspension, fines and penalties, and assessments of the costs of noncompliance of a Lot Owner to an individual Lot Owner or other sanctions which in the discretion of the governing body of the Association deems necessary

and proper.

Article VII ASSESSMENTS

Section 1. Annual Assessments. Each person, group of persons, corporation, partnership, trust, or other legal entity, or any combination thereof, who becomes a record owner of any Lot, whether or not it shall be so expressed in any act of sale, contract to sell or other conveyance shall be deemed to covenant and agree to pay the Association, in advance, a monthly sum herein sometimes referred to as "assessments" equal to one-twelfth (1/12) of the members proportionate share of the sum required by the Association, as estimated by the Board of Directors, to meet its annual expenses, all as more fully established and set out in the By-Laws of the Association, including, but not limited to, the following:

A) The cost of all operating expenses of the Commons Areas and Community Facilities and services furnished, including charges by the Association for facilities and services furnished by it; and

B) The cost of necessary management and administration, including fees paid to any Management Agents; and

C) The amount of all taxes and assessments levied against the Association or upon any property which it may own or which it is otherwise required to pay, if any; and

D) The cost of fire and extended liability insurance on the Common Areas and Community Facilities and the cost of such other insurance as the Association may effect; and

E) The cost of security guard services, mosquito spraying, garbage and trash collection and/or utilities and services which may be provided by the Association, whether with respect to the Common Areas or otherwise; and

F) The cost of maintaining, replacing, repairing and landscaping the Common Areas and Community Facilities (including, without limitation, the cost of maintaining, replacing and repairing parks and open areas of POST OAK LANDING) and such equipment as the Board of Directors shall determine to be necessary and proper; and

G) The cost of funding all reserves established by the Association, including, when appropriate, a general operating reserve and/or a reserve for replacements.

The Board of Directors shall determine the amount of the assessment annually, but may do so at more frequent intervals should circumstances so require. Upon resolution of the Board of Directors, installments of annual assessments may be levied and collected on a quarterly, semiannual or annual basis rather than on the monthly basis hereinabove provided for. Any Class A member may prepay one or more installments of any annual assessment levied by the Association, without premium or penalty.

The Board of Directors of the Association shall make reasonable efforts to fix the amount of the assessment against each Lot for each assessment period at least thirty (30) days in advance of such date or period and shall, at that time, prepare a roster of the Lots and assessments applicable thereto which shall be kept in the office of the Association and shall be open to inspection by any owner upon reasonable notice to the Board. Written notice of the assessment shall thereupon be sent to the members. The omission of the Board of Directors, before the expiration of any assessment period, to fix assessments hereunder for that or the next period, shall not be deemed a waiver or modification in any respect of the provisions of this Article, or a release of any member from the obligation to pay the assessment, or any installment thereof, for that or any subsequent assessment period, but the assessment fixed for the preceding period shall continue until a new assessment is fixed. No member may exempt himself/herself from liability for assessments or carrying charges by a waiver of the use or enjoyment of any of the Common Areas or Community Facilities or by

abandonment of any Lot belonging to him/her.

Section 2. Special Assessments. in addition to the annual assessments authorized by Article, the Association may levy in any assessment year a special assessment or assessments, applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, inordinate repair or replacement of a described capital improvement located upon the Common Areas or Community Facilities, including the necessary fixtures and personal property related thereto, or for such other purposes as the Board of Directors may consider appropriate, provided that any such assessment shall have the assent of the members representing fifty-one (51 %) of both classes of the then members of the Association. A meeting of the members shall be duly called for this purpose, written notice of which shall be sent to all members at least ten (10) days, but not more than thirty (30) days, in advance of such meeting, which notice shall set forth the purpose of the meeting.

Section 3. Non-Payment of the Assessment. Any assessment levied pursuant to this act of dedication, or any installment thereof, which is not paid on the date when due shall be delinquent. The personal obligation of the member to pay such an assessment shall remain his personal obligation and a suit to recover a money judgment for non-payment of any assessment levied pursuant to this act of dedication, or any installment thereof, may be maintained by the Association, along with any other remedies which may be allowed by law.

Any assessment levied pursuant to this act of dedication of any installment thereof, which is not paid within ten (10) days after it is due, may, upon resolution of the Board of Directors bear interest at the rate not to exceed twelve percent (12%) per annum and may also, by resolution of the Board of Directors, subject the member obligated to pay the same to the payment of such penalty of "late charge" as the Board may fix, and the Association may bring an action at law against the member personally obligated to pay the same, in which event such interest, penalties, costs and reasonable attorney fees of not less than twenty five percent (25%) of the amount claimed shall be added to the amount of the assessment. Any assessment of the Association made shall be subordinate and inferior to any first mortgage duly granted in favor of a lender.

Section 4. Acceleration of Installments. Upon default in the payment of anyone or more monthly installments of any assessment levied pursuant to this act of dedication and the by-laws of the Association or any other installment, thereof, the entire balance of said assessment may be accelerated at the option of the Board of Directors and be declared due and payable in full.

Section 5. Annual Membership Assessment. Subject to the following sections, the initial maximum annual assessment for each of the Lots to which Class A membership is appurtenant shall not exceed the sum of One Hundred Fifty (\$150.00) Dollars per annum for a vacant Lot upon which a dwelling has not been constructed and prior to first occupancy; and shall not exceed the sum of Three Hundred (\$300.00) Dollars per annum for a Lot upon which a dwelling has been completed and has been at one time occupied.

Anything in this act of dedication, or the articles or by-laws of the Association to the contrary, notwithstanding, no Lot held by the Developer shall be subject to any annual or special assessments provided for in this act of dedication, or in the articles or by-laws of the Association until three (3) months following the lapse of all of the Class B memberships as provided for in Article V of this act of dedication.

Section 6. Increase in Maximum Assessment.

A) From and after January 1, 2008 the maximum annual assessment for all Class A memberships hereinabove may be increased by the Board of Directors of the Association without a vote of the membership, by an amount equal to ten percent (10%) of the maximum annual assessment for the preceding year.

B) From and after January 1, 2008 the maximum annual assessment for all Class A memberships hereinabove provided may be increased above that established in the preceding "Section 5" by an affirmative vote of fifty one percent (51 %) of the Class A and Class B members. A meeting of the members shall be duly called for this purpose, written notice of which shall be sent to all of the Class A and Class B members at least ten (10) days in advance of such meeting, which notice shall set forth the purpose of such meeting.

Section 7. Commencement of Annual Assessment. The annual assessment for each Class A membership shall commence on the first day of the month following the date of the Act of Sale of a Lot from the Developer.

Article VIII **ARCHITECTURAL CONTROL COMMITTEE**

Section 1. Standards. Except for construction and/or development by the Developer, and except for any improvements to any Lot or to the Common Areas accomplished by the Developer concurrently with said construction and/or development, and except for purposes of proper maintenance and repair, no Lot clearing, bush hogging, culvert installation, ditching or excavation or removal of plant material, nor any building, fence, wall or other improvements or structures shall be commenced, directed, placed, moved, altered or maintained upon The Property, nor shall any exterior addition to or change or other alteration thereupon be made until the complete plans and specifications, showing location, nature, shape, height, material, color, type of construction and/or any other proposed form of change shall have been submitted and approved in writing as to safety, harmony and external design, color and location in relation to the surrounding structures and topography and conformity with the design concept for POST OAK LANDING by the Board of Directors of the Association, or by the Architectural Control Committee appointed by the Board of Directors of the Association. Subject to the limitations as hereinabove provided for, it shall be prohibited to install, erect, attach, apply, paste, hinge, screw, nail, build, alter, plant, remove or construct any fighting, shades, screens, awning, patio covers, decorations, fences, hedges, landscaping features, walls, aeries, slabs, sidewalks, curbs, gutters, patios, balconies, porches, driveways, walls or to make any change or otherwise alter in any manner whatsoever the exterior of any improvements constructed upon any Lot or upon any of the Common Areas within the community or to combine or otherwise join two or more dwellings or to partition the same after combination, or to remove or alter any windows or exterior doors of any dwelling, or to make any change or alteration within any dwelling which will alter the structural integrity of the building or otherwise affect The Property, interest or welfare of any other Lot owner, materially increase the cost of operating or insuring any Common Areas or impair any servitude, until the complete plan and specifications, showing the location, nature, shape, height, material, color, type of construction and/or any other proposed form of change shall have been submitted to and approved in writing as to safety, harmony and external design, color and location in relation to surrounding structures and topography and conformity with the design concept for Post Oak Landing by the Board of Directors of the Association by the Architectural Control Committee designated by it.

Section 2. Architectural Control Committee Operation. The Architectural Control Committee shall be composed of three (3) or more natural persons designated from time to time by the Board of Directors without compensation. The Architectural Control Committee shall serve for the length of time and at the pleasure of the Board of Directors and may be removed and replaced by a majority vote of the Board of Directors. In the event the Board of Directors fails to appoint an Architectural Control Committee, then the Board of Directors of the Association shall constitute the committee. The affirmative vote of a majority of the Members of the Architectural Control Committee shall be required in order to adopt or promulgate any rule or regulation, or to make any finding, determination, ruling or order, or to issue any permit, consent, authorization, approval of the like pursuant to the authority contained in this Article.

Section 3. Approvals and Permits. Upon approval by the Architectural Control Committee of any plans and specifications submitted pursuant to the provisions of this Article, a copy of such plans and specifications, as approved, shall be deposited among the permanent records of such Committee and a copy of such plans and specifications bearing such approval, in writing, shall be returned to the applicants submitting the same. In, the event the Architectural Control Committee fails to approve or disapprove any plans and specifications which may be submitted to it pursuant to the provisions of this Article within thirty (30) days after such plans and specifications (and all other materials and information required by the Architectural Control Committee) have been submitted to it in writing, then approval will not be required and this article will be deemed to have been fully complied with. The Architectural Control Committee shall be entitled to charge a reasonable fee for reviewing plans and specifications submitted to it. The fee schedule shall be set and entitled by the Board of Directors.

Section 4. The Architectural Control Committee shall have the right to require an application for a permit to deposit with the Architectural Control Committee a Five Hundred (\$500.00) Dollar (refundable) deposit to be held in a non-interest bearing account to insure compliance with the provisions of these covenants. The architectural Control Committee shall have the legal right of offset as to all amounts due by the application to the Association for compliance with these covenants. A Seventy-Five (\$75.00) Dollar (non-refundable) Plan Review Fee shall be collected prior to the construction of each home within POST OAK LANDING.

Section 5. Limitations. Construction or alterations in accordance with plans and specifications approved by the Architectural Control Committee pursuant to the provisions of this Article shall be commenced within six (6) months following the date upon which the same are approved by the Architectural Control Committee (whether by affirmative action or by forbearance from action, as in Section 3 of this Article provided), and shall be substantially completed within twelve (12) months following the date of commencement, or within such longer period as the Architectural Control Committee shall specify in its approval. In the event construction is not commenced within the period aforesaid, then approval of the plans and specifications by the Architectural Control Committee shall be conclusively deemed to have lapsed and compliance with the provisions of this Article shall again be required. There shall be no deviations from plans and specifications approved by the Architectural Control Committee without prior consent in writing of the Architectural Control Committee. Approval of any particular plans and specifications or design shall not be construed as a waiver of the right of the Architectural Control Committee to disapprove such plans and specifications, or any elements or features thereof, in the event plans and specifications are subsequently submitted for use in any other instance. In the event the construction or alterations are not substantially completed within the twelve (12) month period specified hereinabove, the Architectural Control Committee shall have the further right to impose fines, penalties or sanctions for non-completion.

Section 6. Remedy of Committee. Any act, omission or commission in violation of this article may be enforced or restrained by injunctive relief without the necessity or obligation of the Association to furnish a bond for any injunctive relief. In any successful action by the Association against a Member to enforce the provisions of this article, the Member shall pay all reasonable attorneys fees.

Section 7. Variances. The Architectural Control Committee is specifically granted the authority to grant variances *with* respect to the requirements contained in the provisions of Article IX, Section 1.L, 1.Q, 1.S, 1.W, 1.Z, 1.AA, 1.BB and 1.EE.

The approval of the Architectural Control Committee or, in its absence, the Board of Directors of the Association, shall be evidenced by a certificate certifying that a majority of either the Architectural Control Committee or, in its absence, the Board of Directors, has consented to the variance, signed by the secretary of either the Architectural Control Committee or Board of Directors of the Associations, as the case may be.

Article IX
RESTRICTIONS FOR USE OF PROPERTY

Section 1. Prohibited Uses and Nuisances. The following restrictive covenants shall affect and encumber The Property, to-wit:

A) All Lots are for single family residential purposes only, no industrial or commercial uses are allowed. No building or structure intended for or adapted to business purposes, and no apartment house, double house, lodging house, rooming house, hospital, sanatorium or doctor's office, or other multiple family dwelling, shall be erected, placed, permitted or maintained on any Lot or Common Area, or on any part thereof

B) No noxious or offensive activity shall be carried out upon any Lot or within any dwellings situated upon The Property, nor shall anything be done therein or thereon which may be or become an annoyance or nuisance to the neighborhood or other Members. The engaging in a sales activity on a lot commonly known as a "garage sale" is strictly prohibited unless authorized by the Homeowners Association.

C) The maintenance, keeping, boarding and/or raising of animals, livestock, insect colonies, bee hives, or poultry of any kind, regardless of number shall be and is hereby prohibited on any Lot or within any dwelling situated on The Property, except that this shall not prohibit the keeping of dogs, cats, and/or caged birds within the confines of a cage, structure or fencing so as not to roam free. Domestic pets shall not be kept, bred or maintained for commercial purposes, and provided further, that such domestic pets are not a source of annoyance or nuisance to the neighborhood or other Members. Pets shall be registered, licensed and inoculated as may from time to time be required by law and shall be kept on a leash when not in an enclosed area. Any Member of the Association who keeps or maintains any pet upon any portion of the Common Areas shall be deemed to have indemnified and agreed to hold the Association, each of its Members and the Developer free and harmless from any loss, claim or liability of any kind or character whatsoever arising from reason of the keeping or maintaining of such pet upon the Common Areas. The Board of Directors shall have the right to order any Member of the Association whose pet is a nuisance, to remove such Pet from the Property and the Board of Directors shall have the sole and exclusive authority to determine, after notice to such Member and affording such Member an opportunity for a hearing before the Board of Directors, whether or not any pet is a nuisance.

D) No burning of trash (except plant material) and no accumulation or storage of litter, lumber, scrap metals, refuse, bulk material, waste, new or used building materials, or trash of any kind shall be permitted on any Lots provided however, that the storage of building materials and equipment shall be permitted during periods of new construction, remodeling and/or renovation of any improvements located upon any Lot, and further provided that the burning of trash and construction debris from the clearing of Lots or building of a new home shall be permitted during period of new construction only to the extent doing so does not violate other laws or ordinances or become a nuisance to members.

E) No Junk vehicles, commercial vehicles, trailer, camp truck, mobile home, house trailer, modular home, geodesic dome, prefabricated borne, or home designed for movement on wheels, or other machinery or equipment of any kind or character shall be kept or maintained upon The Property, nor (except for bona fide emergencies) shall the repair or extraordinary maintenance of automobiles or other vehicles be carried out on any Lot; provided, however, this restriction shall not apply to recreational vehicles, recreational trailers, or boats on a trailer kept within an enclosed garage. The parking of any vehicle on a lawn or within a street right of way is strictly prohibited. When not in use, all vehicles must be parked and kept on or within a carport, garage or driveway located within the existing lot setback lines, unless a specific variance is granted by a majority vote of the architectural control committee.

F) Trash and garbage containers shall not be permitted to remain in public view except on days of trash collection. No incinerator shall be kept or maintained upon any Lot. Garbage, trash and other refuse shall be placed in covered containers. Construction trash containers will be permitted during construction only.

G) No Lot shall be divided or subdivided and no portion of any Lot (other than the entire Lot) shall be transferred or conveyed for any purpose without approval of the Architectural Control Committee and the St. Tammany Parish Council or the St. Tammany Parish Planning Commission. No portion of any dwelling (other than the entire dwelling) shall be leased. The provisions hereof shall not be construed to prohibit the granting of any servitude and/or right of way to any state, parish, municipality, political subdivision, public utility or other public body or authority, or the Association to the Developer.

H) No Lot shall be used for the purchase of boring, mining, dirt removal, quarrying, exploring for or removing oil or other hydrocarbons, minerals, gravel or earth.

I) Except for those trees that must of necessity be removed in order to clear any Lot or portion of a Lot for purposes of the construction of improvements thereon, no sound trees measuring in excess of eight (8) inches in diameter two (2) feet above the ground shall be removed from any Lot without written approval of the Association acting through its Board of Directors or duly appointed committee. The Board of Directors of the Association may from time to time adopt and promulgate such additional rules and Regulations regarding the preservation of trees and other natural resources and wildlife upon the Property as it may consider appropriate.

J) No water pipe, sewer pipe, gas pipe, drainage pipe, telephone line, electrical line or cable, television cable or similar transmission line, or the like, shall be installed or maintained on any Lot above the surface of the ground except for above ground lawn hoses.

K) No structure of a temporary character, and no trailer, house trailer, mobile home, stable, or outdoor clothes dryer shall be erected, used or maintained on any Lot at any time provided, however, the foregoing restriction shall not prohibit the maintenance of those temporary structures, trailers or the like which is necessary during the construction, remodeling and/or renovation of any improvements thereon. No such temporary structures, trailers or the like shall be utilized for dwelling purposes and all such structures, trailers or the like shall be removed from the Lot promptly following the completion of any of such improvements.

L) Except for entrance signs, directional signs, signs for traffic control or safety, community "theme areas" and such promotional signs or signs as may be maintained by the Developer or the Association, no signs or advertising devices of any character shall be erected, posted, or displayed upon, in or about any Lot or dwelling situated upon The Property, provided that one temporary real estate sign and one temporary builder's sign, not exceeding six (6) square feet in area, each, may be erected upon any Lot or attached to any dwelling placed upon the market for sale or rent. Any such temporary real estate sign shall be removed promptly following the sale or rental of such dwelling.

M) No structure, planting or other material other than driveways or sidewalks shall be placed or permitted to remain upon any Lot which may damage or interfere with any Lot which may damage or interfere with any servitude for the installation or maintenance of utilities, or which may change, obstruct or retard direction or flow of any drainage channels.

N) No Member shall engage or direct any employee of the Association on any private business of the Member during the hours such employee is employed by the Association, nor shall any Member direct, supervise or in any manner attempt to assert control over any employee of the Association.

O) No dwelling or other improvements which are located upon The Property shall be permitted to fall into disrepair and all such dwellings and other improvements (including lawn and other landscaped areas) shall be maintained in, good condition and repair. Each Lot shall be maintained in a clean and sanitary condition, free of trash, rubbish and other offensive matter. Dead

trees shall be removed by the Lot owner at the Lot owners expense. The failure of the Lot owner to comply with this section shall authorize the Association to provide the necessary work, labor, materials and maintenance necessary to bring the Lot into compliance and charge the Lot owner for the expense as an additional assessment owed by the Lot Owner. The collection of amounts owed shall be made in accordance with the rights and remedies provided in Article VII, Section 3, thereof

P) In order to maintain a uniform design, all mailboxes shall be purchased by the Lot owner at the time of first occupancy of a dwelling on any Lot which mailbox must comply with Developers specifications. The cost of purchasing and installing the mailbox shall be at the expense of the member. The cost of maintaining and replacing the mailbox shall be at the expense of the Member. The location and design of any mailbox located in the Subdivision shall be approved by the Developer.

Q) Fences may be erected and maintained only after approval as to location, design and materials by the Architectural Control Committee and shall further comply with the following:

i) No fence shall be erected, placed or altered on any Lot nearer to any street than on a line parallel to the front of the main dwelling. Fences shall not exceed-six (6) feet in height, except that a fence surrounding the sewer treatment facility or water well placed by the developer on such site can be an eight (8) foot fence. There shall be no front yard fences. **All fences must be approved by the ARCHITECTURAL CONTROL COMMITTEE prior to erection.**

ii) No fences shall utilize barbed wire, creosote posts, chain link or mesh wire fence material.

iii) No fence shall be allowed within any drainage servitude area.

R) **All dwellings constructed on any Lot in the subdivision shall meet the following minimum square footage requirements:**

i) **No dwelling shall be constructed on any Lot containing less than Two Thousand two hundred (2,200) square feet of living area except Lots 45-62 which shall have a minimum of 2,000 s/f living area), further classified as areas inside the home that are heated and cooled as part of the central HVAC system (garages, carports, storage areas, porches, and patios are not classified as living areas).**

S) **Each dwelling constructed on a Lot shall have an enclosed garage of not less than Four Hundred Forty (440) square feet. Each dwelling constructed on a Lot shall have a covered patio of not less than One Hundred Thirty (130) square feet.**

T) **The finished floor elevation of each dwelling constructed on a Lot shall be at an elevation that is not less than 18" above the crown of the street.**

U) **Any out-building, storage shed, cabana, gazebo, or other detached structure shall comply with the following guidelines: (i) have a maximum of One Hundred Forty Four (144) square feet under beam; (h) comply with all setback requirements; and (iii) the building must architecturally conform and be compatible with the elevation, design and material of the main residential dwelling on the Lot.**

V) No boats, boat railways, hoists, launching facilities or any similar type of device or equipment shall be installed, constructed or maintained upon any Lots provided, however, that boats, hoists and the like may be stored in an enclosed storage room or garage or in a backyard screened by an opaque fence.

W) The discharge of firearms or operation of motor bikes, motorcycles, two wheel, three wheel, or four wheel motorized recreational vehicles upon The Property is strictly prohibited.

X) Building setback lines and utility servitudes are hereby established in accordance with the Plat.

Y) The side and rear setback line restrictions established hereinabove shall apply to all types of buildings, structures, sheds and other constructions and works on any Lot except swimming pools and decks. In no event shall a swimming pool or deck be located nearer than ten (10') feet to any Lot line or violate any other laws or regulations.

- i) No lot will be allowed to drain onto any other lot.
- ii) Swales must be maintained between all adjoining lots and properties.
- iii) All lots must be crowned and/or turtle backed in the rear yard so that drainage from rear to front can be accomplished.
- iv) Corner lots will be allowed to drain toward each street that the lot bounds on.

Z) All driveways and aprons must be concrete and must connect the driveway from the street to the garage or carport. All driveways shall be a minimum of 14 feet in width and shall be constructed not closer than one (1') foot from the side property line.

AA) No individual water wells or sewage treatment systems shall be allowed on any Lot. Each Lot shall utilize the central sewerage and water systems available within the subdivision for a water and sewerage uses.

BB) Outdoor loudspeakers, radios, public address systems and the like, whether they be of a temporary or permanent nature, are expressly prohibited. Noise emanating from inside a structure shall not be audible outside the structure. All other noise which offends, disturbs or constitutes a nuisance is expressly prohibited.

Article X

Section I. Duration- Amendment. The permanent servitudes and real rights and interests created herein, including the servitudes, privileges and restrictions of the act of dedication and restrictions herein shall, subject to the provisions herein, run in perpetuity with the land, and shall be binding upon the owners hereof, their heirs, successors and assigns and shall inure to the benefit of and be enforceable by the Association, or by the owner of any Lot subject to this act of dedication and restrictions, their representative, legal representative, heir, successor and assign, for a period of twenty (20) years from the date of recordation of this act, after which time the said servitudes, privileges and restrictions contained herein shall automatically extend for successive ten (10) year periods each, unless an instrument signed by the then owners of a majority of the Lots has been recorded agreeing to change said servitudes, privileges and restrictions in whole or in part, except as allowed in Article IV. herein. The terms and provisions of this act of dedication and restrictions, or any of the servitudes, privileges or restrictions herein contained, may be modified in whole or in part, terminated or waived, prior to or subsequent to the expiration of the twenty (20) year period aforesaid, by act of amendment or termination signed by: (i) the then owners of fifty-one percent (51%) of the Lots in the subdivision and the Developer while Class B shares are outstanding; or (ii) by the Developer, alone, while Class B shares are outstanding. Any such amendment or termination shall be duly recorded with the Clerk of Court for St. Tammany Parish, Louisiana

Section 2. Construction and Enforcement. The provisions hereof shall be liberally construed to effectuate the purpose of creating a uniform plan for the development and operation of the community of POST OAK LANDING. Enforcement of these servitudes, privileges and restrictions shall be by any legal proceeding against any person or persons violating or attempting to violate any servitude, privilege or restriction, either to restrain or enjoin violation or to recover damages, or both; and the failure or forbearance by the Association or the owner of any Lot to enforce any servitude, privilege or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. The provisions hereof may be enforced, without limitation, by the Association, by any owner of any Lot which becomes subject to the provisions hereof. In the event the

Association is required to retain legal counsel in connection with the enforcement of these restrictive covenants, the Association shall be entitled to recover the reasonable attorney's fees incurred in connection therewith in addition to all other remedies provided by law.

There shall be and there is hereby created and declared to be a conclusive presumption that any violation or breach or any attempted violation or breach of any of the within servitudes, privileges or restrictions cannot be adequately remedied exclusively by recovery of damages.

Section 3. Notices. Any notice required to be sent to any Member or Owner under the provisions of this act of dedication shall be deemed to have been properly sent when mailed, by ordinary mail, postpaid, to the last known address of the person who appears as Member or Owner on the records of the Association at the time of such mailing.

Section 4. No Dedication to Public Use. Nothing herein contained shall be construed as a dedication to public use or as an acceptance for maintenance of any common area or community facility by any public, state, parish or municipal agency, authority, or utility and no public, state, parish or municipal agency, authority or utility shall have any responsibility or liability for the maintenance or operation of any said Common Areas or Community Facilities.

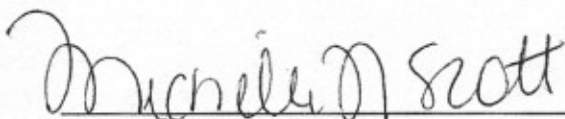
Section 5. Severability. Invalidation of anyone of these servitudes, privileges or restrictions by judgment, decree or order shall no way affect any provisions hereof, each of which shall remain in full force and effect.

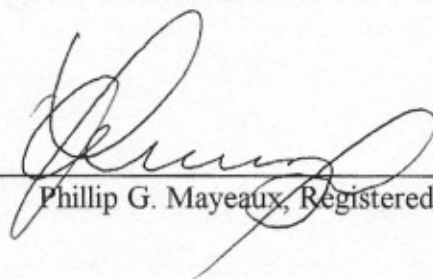
Section 6. Captions. The captions contained in this act of dedication are for convenience only and are not a part of this act of dedication and are not intended in any way to limit or enlarge the terms and provisions of this act of dedication.

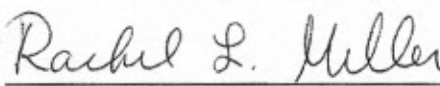
THUS DONE AND PASSED in St. Tammany Parish, Louisiana, on the day, month and year hereinabove first written, in the presence of the undersigned, competent witnesses, who hereunto subscribe their names with the said Notary, after due reading of the whole.

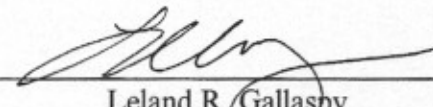
Witnesses:

CLM DEVELOPMENT, L.L.C.


Michelle N. Scott

By: 
Phillip G. Mayeaux, Registered Agent


Rachel L. Miller


Leland R. Gallaspy
Notary Public
Bar Roll # 21601¹

¹ Document notarized but not prepared by said Notary.

**FIRST AMENDMENT TO DEDICATION
OF SERVITUDES EASEMENTS AND
RESTRICTIVE COVENANTS FOR
POST OAK LANDING**

UNITED STATES OF AMERICA

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

BE IT KNOWN, that on this 29 day of March, 2021,

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified in and for the aforesaid Parish and State, and in the presence of the witnesses hereinafter named and undersigned:

PERSONALLY CAME AND APPEARED:

St. Tammany Parish 2399
Instrument #: 2261269
Registry #: 2700144 LFP
3/31/2021 3:23:00 PM
MR. C. B. X. ML. UCC

POST OAK LANDING HOMEOWNERS ASSOCIATION, INC. (the "Association"), a non-profit Louisiana corporation organized and existing under the laws of the State of Louisiana, represented herein by its President, JUSTIN ZERINGUE, and its Secretary, ELLEN NEWBERRY, who are duly authorized to represent the Association and execute this Amendment to the Dedication of Servitudes Easements and Restrictive Covenants for Post Oak Landing by virtue of a Resolution adopted by virtue of a Resolution adopted by the Board of Directors, which is attached hereto and made a part hereof,

who declared, after being duly sworn, as follows:

WHEREAS, on January 25, 2005, CLM DEVELOPMENT, L.L.C. executed that certain document entitled "Dedication of Servitudes Easements and Restrictive Covenants For Post Oak Landing" ("Restrictive Covenants"), which was filed in the records of the Clerk of Court for the Parish of St. Tammany, State of Louisiana on January 27, 2005 and recorded as Instrument No. 1475112;

WHEREAS, pursuant to Article X of the Restrictive Covenants, the Restrictive Covenants may be modified in whole or in part by act of amendment signed by at least fifty-one percent (51%) of the owners of the Lots in the Post Oak Landing subdivision;

WHEREAS, a resolution adopting the proposed amendment to the Restrictive Covenants hereinafter set forth, received approval by act of amendment signed by at least fifty-one percent (51%) of the owners of the Lots in the Post Oak Landing subdivision; and

WHEREAS, under authority of Article X of the Restrictive Covenants, the Association does hereby make and adopt the following amendment to the Restrictive Covenants, as certified by the President and the Secretary of the Association, as follows:

**I.
AMENDMENT**

Article IX, RESTRICTIONS FOR USE OF PROPERTY, Section 1, subparagraph A) of

the Restrictive Covenants is hereby amended to read as follows:

Section I. Prohibited Uses and Nuisances. The following restrictive covenants shall affect and encumber The Property, to-wit:

A) All lots are for single family residential purposes only, no industrial or commercial uses are allowed. No building or structure intended for or adapted to business purposes, and no apartment house, double house, lodging house, rooming house, hospital, sanitorium or doctor's office, or other multiple family dwelling, shall be erected, placed, permitted or maintained on any

Lot or Common Area, or on any part thereof. The single-family dwelling must be owner-occupied on the date of application and remain owner-occupied for as long as the unit exists. At no time shall any of The Property be rented, leased, or occupied by or to any other individuals.

i) Nonconforming Use. Any building, structure, or use existing at the time of enactment or subsequent amendment of the use restrictions set forth in this document, but not in conformity with its provisions, may be continued subject to the following limitations:

1. No nonconforming building, structure, or use shall be changed to another nonconforming use.
2. Any building, structure, or use which does not conform to the use restriction provisions set forth in this document may be maintained in its existing use providing such annual maintenance cost does not exceed one-tenth of its fair sales value at that time.
3. A nonconforming use of a building, structure, or premises which has been abandoned shall not thereafter be returned to the nonconforming use. A nonconforming use shall be considered abandoned:
 - a. When the building, structure, or premises has been replaced by a conforming use;
 - b. When the building, structure, or premises remains vacant for a continuous period of three (3) calendar months. Neither the intention of the owner nor that of anybody else to use a building or lot or part of either for any nonconforming use, nor the fact that said building, structure, or premises may have been used by a makeshift or pretended nonconforming use shall be taken into consideration in interpreting and construing the word "vacant" as used in this section; provided further that if the lessee of any building, structure, or premises used or occupied for nonconforming purposes under a bona fide lease shall at any time before the expiration of said lease cease to occupy or use said building, structure, or premises for nonconforming purposes, said building, structure, or premises shall be considered vacant as of the date the owner of said building, structure, or premises obtains legal control of its occupancy and use; or
 - c. When the Owner of the building, structure, or premises which is currently being used for a nonconforming purpose or use sells the building, structure, or premises or otherwise relinquishes or transfers ownership of the building, structure, or premises.
4. No nonconforming use shall be extended to displace a conforming use.
5. Provisions for the continuation of nonconforming uses are strictly construed to secure their gradual elimination, with all doubt resolved against continuation or expansion of the nonconforming use.

II. SURVIVING PROVISIONS

Except as amended herein, all other Articles and Sections of the Dedication of Servitudes Easements and Restrictive Covenants For Post Oak Landing shall remain in full force and effect.

THUS DONE AND PASSED in Madisonville, Louisiana, on the day, month and year set forth hereinabove.

[SIGNATURES ON FOLLOWING PAGE]

WITNESS:


POST OAK LANDING
HOMEOWNERS ASSOCIATION, INC.:

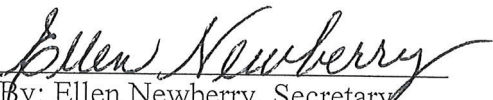
Signature: 


By: Justin Zeringue, President

Printed Name: Kenneth Dubreuil

POST OAK LANDING
HOMEOWNERS ASSOCIATION, INC.:

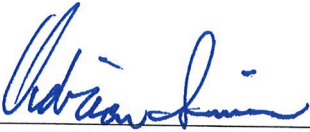
Signature: 


By: Ellen Newberry, Secretary

Printed Name: Terese Dubreuil

Sworn to and subscribed before me, the undersigned Notary Public, on the day, month and year set forth hereinabove.




NOTARY PUBLIC



ADRIAN M. SIMM JR.
Notary Public
State of Louisiana
Notary ID No. 150193

**RESOLUTION OF THE BOARD OF DIRECTORS OF POST OAK LANDING
HOMEOWNERS ASSOCIATION, INC.**

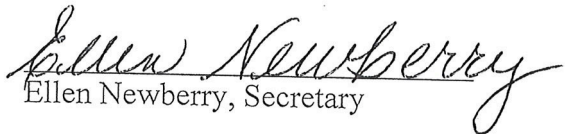
BE IT RESOLVED that, pursuant to Article X, Section 1 of the Dedication of Servitudes Easements and Restrictive Covenants for Post Oak Landing ("Restrictive Covenants"), dated January 25, 2005, and filed and recorded in the records of the Clerk of Court for the Parish of St. Tammany, State of Louisiana on January 27, 2005 as Instrument No. 1475112, the Members of Post Oak Landing Homeowners Association, Inc. ("the Association") voted upon and adopted the First Amendment to Dedication of Servitudes Easements and Restrictive Covenants For Post Oak Landing for the Association.

WHEREAS, upon act of amendment signed by at least fifty-one (51%) percent of the entire voting Members of the Association, the Board resolves to amend Article IX, Section 1, subparagraph A) to the Dedication of Servitudes Easements and Restrictive Covenants For Post Oak Landing, as attached hereto.

WHEREAS, Justin Zeringue, as President of the Association, and Ellen Newberry, as the Secretary of the Association, are hereby authorized to represent the Association and execute an act of amendment reflecting the adoption of the First Amendment to Dedication of Servitudes Easements and Restrictive Covenants For Post Oak Landing, and to record said amendment with the Clerk of Court for the Parish of St. Tammany, State of Louisiana, for the purpose of giving effect thereto.

BE IT FURTHER RESOLVED, that Post Oak Landing Homeowners Association, Inc. hereby authorizes, adopts and ratifies the First Amendment to Dedication of Servitudes Easements and Restrictive Covenants For Post Oak Landing, which is attached hereto. Said Amendment is to become effective immediately.

The undersigned hereby certifies that she is the duly elected and qualified Secretary for Post Oak Landing Homeowners Association, Inc. and that the above resolution is a true and correct copy of a resolution adopted at a meeting of the Board of Directors of the Association held on February 16, 2021, with a quorum of the members of the Board of Directors being present and voting.


Ellen Newberry, Secretary

ATTEST: 
Justin Zeringue, President

STATE OF LOUISIANA PARISH OF ST. TAMMANY
I HEREBY CERTIFY that the above is a true and
correct copy of the original as recorded at
Instrument # 2261569 of the original
records. Given under my hand and seal of office
this the 31 day of March 20
Lauren Pattison
Dy. Clerk and Ex-Officio Recorder

Lauren Pattison, Deputy Clerk