



The attached Lake Bullard Subdivision land use and building construction restrictions are designed for the benefit and protection of all the Lake Bullard Subdivision property owners. We are convinced that, if all of us adhere to the requirements of the restrictions, our property values will be preserved and probably increase as time goes by. In order to insure compliance with these rules, regulations and restrictions, Lake Forest, Inc. has arranged the following procedure for construction plan approvals prior to construction.

Plans will be reviewed by our Engineering Department. Plans are to be submitted at our offices at 7300 Downman Road during normal working hours. The owner or builder or contractor should deliver two sets of plans for review by our engineering department. They will be inspected for compliance with the filed restrictions. If there is compliance, the plan will be marked with approvals and the person who deposited the plans will be notified that their approved copy can be picked up. If the plans do not comply with the filed restrictions, the items of non-compliance will be noted and the person who deposited the plans will be notified that the plans can be picked up for necessary revisions.

If plans require revisions they will have to be re-submitted after the revisions are done. Lake Forest, Inc. will retain one set of final, approved plans for its files and future reference.

RAOUL P. SERÉ
Custodian of Notarial Records
for the Parish of Orleans, State of Louisiana

ROOM B-4 CIVIL COURTS BUILDING
421 LOYOLA AVE., NEW ORLEANS, LA. 70112
TELEPHONE: 525-9386

Filed by Omer F. Kuebel, Jr.
Notary Public who passed act: Omer F. Kuebel, Jr.
Instrument filed: Act of Restrictions, Lake Bullard
Subdivisions, Phases 1 and 2



475236 DEC-1-82
OFFICE OF NOTARIAL RECORDS
PARISH OF ORLEANS, LA.

Registered in
Conveyance Office
Book 783C Folio 62-67
New Orleans, Louisiana
Date 12/1/82

M. Wilson
REGISTRAR

Recorded in the
Mortgage Office
Book _____ Folio _____
New Orleans, Louisiana
Date: _____
Time: _____

RECEIPT FOR FILING

RAOUL P. SERÉ
Custodian of Notarial Records
for the Parish of Orleans, State of Louisiana

ROOM B-4 CIVIL COURTS BUILDING
421 LOYOLA AVE., NEW ORLEANS, LA. 70112
TELEPHONE: 525-9386

HOLD FOR
KWIK-KALLING

Filed by: Omer F. Kuebel, Jr.
Notary Public who passed act: Omer F. Kuebel, Jr.
Instrument filed: Act of Restrictions, Lake Bullard
Subdivisions, Phases 1 and 2

475236 DEC-1-82
OFFICE OF NOTARIAL RECORDS
PARISH OF ORLEANS, LA.

Registered in
Conveyance Office
Book _____ Folio _____
New Orleans, Louisiana
Date _____

Recorded in the
Mortgage Office
Book 2404 Folio 555
New Orleans, Louisiana
Date: 12-1-82
2:00

ACT OF RESTRICTIONS
LAKE BULLARD SUBDIVISIONS
PHASES 1 AND 2
BY
LAKE FOREST, INC.

* UNITED STATES OF AMERICA
*
* STATE OF LOUISIANA
*
* PARISH OF ORLEANS
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BE IT KNOWN, that on this 29th day of the month of November, in the year one thousand nine hundred and eighty-two,

BEFORE ME, Omer F. Kuebel, Jr., a Notary Public, duly commissioned and qualified in and for the Parish of Orleans, State of Louisiana, therein residing, and in the presence of the witnesses hereinafter named and undersigned:

PERSONALLY CAME AND APPEARED:

LAKE FOREST, INC., a corporation organized under the laws of the State of Louisiana, and domiciled in the Parish of Orleans, State of Louisiana, which said corporation was created by private act duly acknowledged on March 6, 1970, filed and recorded in the Office of the Secretary of State of the State of Louisiana, on March 10, 1970, in the Record of Charters Book 289, and recorded in the Mortgage Office of Orleans Parish, Louisiana, in MOB 2167, folio 403, on March 13, 1970, and which said corporation is the successor corporation of LaKrat Corp., a New York corporation, pursuant to an Agreement of Merger dated March 10, 1970, filed and recorded in the Office of the Secretary of State of Louisiana, on March 20, 1970, in the Record of Charters Book 289, recorded in the Mortgage Office of Orleans Parish, Louisiana, in MOB 2179, folio 39, on April 1, 1970, and registered in the Conveyance Office of Orleans Parish, Louisiana, in COB 697C, folios 21-23, on April 1, 1970; the said Lake Forest, Inc. being represented herein and appearing herein through Howard F. Beck, its President, duly authorized under and by virtue of a resolution of the Board of Directors of said corporation, a certified copy of which is annexed hereto and made a part hereof:

who declared that Lake Forest, Inc. has caused certain portions of ground situated in the Third Municipal District of the City of New Orleans, in that part thereof known as Section 26, portions of Groves 68, 70, 72, 74, 76, 78, 80, 82, 84, 86 and 88 of the LaKrat Tract (former New Orleans Lakeshore Land Company Sub-division) to be resubdivided into two subdivisions, to-wit, LAKE BULLARD SUBDIVISION, PHASE 1, as shown on a plan of same approved by the City Planning Commission on September 8, 1982 and registered in COB 781, folio 235, Orleans Parish, and

LAKE BULLARD SUBDIVISION, PHASE 2, as shown on a plan of same approved by the City Planning Commission on September 8, 1982, registered in COB 781, folio 235, Orleans Parish, copies of which plans are attached hereto and made a part hereof.

The said Lake Forest, Inc. did further declare unto me, Notary, that the said corporation is presently the owner of the following described lots in said subdivisions, as shown on the aforementioned plans:

LAKE BULLARD SUBDIVISION, PHASE 1

<u>Square Number</u>	<u>Lots</u>
A	1, 2, 3, 4, 5, 6, 7, 8, 9 10, 11, 12, 13, 14, 15 and 16.
B	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 and 24.
C	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 and 26.

LAKE BULLARD SUBDIVISION, PHASE 2

<u>Square Number</u>	<u>Lots</u>
D	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 and 21.

The above described, enumerated and designated lots in Lake Bullard Subdivision, Phase 1 and Lake Bullard Subdivision, Phase 2 are hereinafter collectively referred to as the "lots". The restrictions contained in this act shall be applicable to the lots, but said restrictions shall not be applicable to any other property which may be shown on said subdivisions plans.

The appearer, Lake Forest, Inc., did further declare that it does hereby place the restrictions hereinafter set forth in this act on the above designated lots in Lake Bullard Subdivision, Phase I and Lake Bullard Subdivision, Phase 2, which restrictions shall run with the land and shall be binding and enure voluntarily or involuntarily to the future owners of the said lots or any portion thereof, and their heirs, successors, executors, administrators and assigns, which restrictions are as follows, to-wit:

ARTICLE ONE

The following restrictions contained in this Article One shall run with the land and shall be binding on all parties and persons claiming under them for a period of twenty-five (25) years from the date hereof, after which time said covenants shall be automatically extended for two (2) successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded in the Conveyance Office for the Parish of Orleans agreeing to change any restrictions, in whole or in part, or to rescind said restrictions entirely:

1. No lot shall be used except for one (1) single-family dwelling and accessory buildings and private garages and carports. No trailer, tent, shack, barn or other buildings of a temporary character shall be placed, erected or permitted to remain on any lot, nor can they be used as a residence temporary or permanent.
2. All buildings constructed or erected on any lot shall conform to the ordinances and statutes thereunto appertaining, except as herein more specifically limited.
3. Nothing herein contained shall prohibit the use and occupancy of any said lots for private recreational uses, such as tennis courts and swimming pools operated exclusively for private use and not for commercial purposes or community purposes.
4. Nothing herein contained shall prohibit the use and occupancy of any dwelling for the conduct of the following professional occupations: physician, surgeon, dentist, psychologist, lawyer and clergyman. Provided no person shall engage in such professional activity, other than those who reside in the said dwelling; and provided further, that in no case shall more than fifteen (15%) percent of the floor area of any dwelling, exclusive of any accessory building and garage be used for any one or more of the said occupations; and provided further that no home occupation shall be permitted in any accessory building and garage; and provided further that no window or other display or sign may be used to advertise such occupancy other than a single sign not more than four (4) inches in width and eighteen (18) inches in length. The said sign must be attached to the main dwelling.
5. Nothing herein contained shall prohibit the exploration for or the production and capture of oil, gas or other minerals by use of directional drilling methods only, and nothing herein contained shall prohibit or prevent the installation and maintenance of utilities.
6. Except as hereinabove provided, no sign of any kind shall be displayed to the public view on any lot except one (1) sign of not more than six (6) square feet advertising the property for sale or rent.
7. No animals, livestock or poultry of any kind shall be

raised, bred, or kept on any lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose.

8. No lot shall be used or maintained as a camping ground for rubbish. Trash, garbage or other wastes shall not be kept except in a sanitary container kept in such a manner as not to be visible from the street. All equipment for storage or disposal of such material shall be kept in a clean and sanitary condition. Incinerators shall be prohibited.
9. No noxious, offensive activity shall be carried on, on any lot described herein, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood or adjoining property owners.
10. No trucks, trailers, automobiles bearing advertisements or other commercial vehicles shall be stored or parked on the streets except when making delivery. The parking of trailers, boats, vehicles, except passenger automobiles in operating order, will not be allowed on the property unless inside enclosed garage or unless the same is not visible to other property or other roads or streets. Passenger vehicles and automobiles owned by a resident shall be stored or parked on the lot and not on the street.
11. Cooling towers and condensers shall be erected in the rear yard and shall not project into the side yard areas.
12. Except as hereinafter set forth, fences shall not be erected or placed between the front building line and the front property line. Hedges and shrubbery may be placed or grown in this area but same shall not exceed two (2) feet in height. Bamboo shall not be grown in this area. Side fences, when erected between the front building line and the rear property line, shall not exceed seven (7) feet in height and shall be of a neat and substantial construction. Hedges and shrubbery may be grown along the side or rear property line but same shall not exceed seven (7) feet in height. Bamboo shall not be grown on any side or rear property line.
13. No one-story, single-family dwelling shall be erected, placed or permitted on any lot, other than a one-story single-family dwelling having a minimum ground floor area of one thousand eight hundred (1,800) square feet. For the purpose of this provision, the phrase "floor area" is defined to exclude an attached or detached carport or an attached or detached garage and shall also exclude patios or porches.
14. No two-story, single-family dwelling shall be erected, placed or permitted on any lot other than a two-story, single-family dwelling having a minimum ground floor area of one thousand one hundred (1,100) square feet and a minimum total floor area of two thousand one hundred (2,100) square feet. For the purpose of this provision, the phrase "floor area" is defined to exclude an attached or detached garage and shall also exclude patios or porches.
15. No building shall exceed thirty-five (35) feet in height. These restrictions will not preclude a split-level house being built on any one lot.
16. Enforcement of these restrictions shall be by proceedings.

at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain any violation or to recover any damages, and may be instituted by anyone in interest or his, her or their designated representative, and particularly by any person or persons owning any property that is subject to these restrictions. It is hereby expressly provided that these restrictions may be enforced as hereinabove provided by any person, firm or corporation who now or in the future owns any lot situated in Lake Bullard Subdivision, Phase 1 or Lake Bullard Subdivision, Phase 2, and/or by Lake Bullard Homeowners' Association, Inc.

17. Any notice required to be sent to any owner under the provision of this Agreement shall be deemed to have been properly sent when mailed, postpaid, to that last known address of the person who appears as owner in the records of the Orleans Parish Assessor's Office of Louisiana.
18. Deeds of Conveyance of all or any of said lots shall incorporate by reference all of the provisions contained in this document. However, whether or not recited in the Deeds of Conveyance, these restrictions shall be binding on every owner of every lot enumerated and described on Page 2 hereof.
19. Invalidation of any of one of these restrictions by judgment or court order, shall in no wise affect any of the other provisions, which shall remain in full force and effect.
20. No building or part thereof, shall be located on any lot nearer than twenty (20) feet to the front lot line, or nearer than ten (10) feet to any side street line, or nearer than five (5) feet to the rear lot line, or nearer than five (5) feet to any interior side lot line, except that detached accessory buildings, including detached garages and detached carports, may be located three (3) feet or more from any interior side lot line.

For the purpose of this covenant, eaves, steps and open porches shall be considered as part of a building.
21. No lines or hanging devices are allowed for the drying of clothes or other purposes, unless within an enclosure not visible to other property or from any street.
22. Nothing herein contained is intended to prohibit the resubdivision of any lot or lots subject to these restrictions. In the event that any lot or lots are resubdivided into one or more lots, the restrictions imposed by this Act shall automatically encumber and apply to the newly created lot or lots and the said restrictions shall automatically cease to encumber and apply to the lot or lots so resubdivided. However, no lot shall contain less than six thousand seven hundred (6,700) square feet.
23. The only boats permitted to use the lake shown on the plans of resubdivision shall be sailboats, row boats, canoes and paddle boats. No motors shall be used for the propulsion of the boats listed above.

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