

Abbreviated Lake Bullard Subdivision Acts of Restriction

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 therein 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 contain 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 percent (15%) 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 dumping 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 owner.
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,

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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

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Conveyance, these restrictions shall be binding on every owner of every lot enumerated and described 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.
24. In addition to the covenants above and restrictions contained in Restrictions 1 through 23, the lots situated in Square D, and Lots 1 through 9, both inclusive, of Square C, and Lots 12 through 24, both inclusive, of Square C, shall have the following covenants and restrictions:
 - A. No fence, wall, hedge or shrubbery, bamboo, building or accessory building (except docks or bulkheads) may be constructed on or within the rear thirty (30) feet of each lot.
 - B. Permitted fences, walls, hedges or shrubbery shall not be erected or placed in the rear yard, unless same is less than five (5) feet in height and unless said fences or walls are not of a completely solid construction.
 - C. All accessory buildings, including without limitation, carports and garages, must be attached to the main building. No detached accessory buildings, including without limitation, carports and garages, shall be erected, placed or permitted to remain on the lots subject to this restriction.

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25. No building, fence or structure shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the building, fence or structure have been approved by the “Architectural Control Committee” as to compliance with this Act of Restrictions. Approval shall be as provided herein. There is hereby created the “Architectural Control Committee”, which Committee shall be composed of three (3) natural persons of the full age of majority. The first members of said Committee are the following:

1. Howard F. Beck, 7300 Downman Road, New Orleans, Louisiana, 70126;
2. Donald R. Sampson, 7300 Downman Road, New Orleans, Louisiana, 70126; and
3. Alvin J. Cirino, Jr., 7300 Downman Road, New Orleans, Louisiana, 70126.

A majority of the Committee may designate a representative to act for it. In the event of death or resignation of any member of the Committee, the remaining members shall have full authority to designate a successor. Neither the members of the Committee, nor its designated representatives, shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners of seventy-five (75%) percent of the lots, shall have the power through a written instrument, duly recorded in the Conveyance Office of Orleans Parish, to change the membership of the Committee. The Committee’s approval or disapproval as required in this covenant shall be in writing. In the event the Committee, or its designated representative, fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, approval of the Committee will not be required.

Contact Lake Bullard Homeowners Association via NOELAServices@gmail.com for more information or a full listing of each set of covenants by phase, or view the restrictions for each phase on LakeBullard.org.

Lake Bullard Phases			
Number	Square	Lots	Street
Phase I	A	1 - 16	Stillwater*
Phase I	B	1 - 24	Lake Forest
Phase I	C	1 - 26	Winrock, Stillwater*
Phase II	D	1 - 21	Bullard
Phase III	E	1 - 29	Fernley, Stillwater*
Phase III	F	1 - 29	Stillwater*, Waverly*
Phase III	G	1 - 34	Waverly*
Phase III	H	1 - 8	
Phase IV	I		
Phase IV	J	1 - 18	Notaway
Phase IV	K	1 - 32	Midpoint*
Phase IV	L	1 - 14	Midpoint*
Phase IV	M	1 - 19	Beaver, Asphodel
Phase V	N/A	1 - 19	McKendall Place