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FILED AND RECORDED
BOSSIER PARISH, LA

SEP 11 3 29 PM '91
Wilma Mabry
CLERK & EX. REC.
RECORDER

PROTECTIVE COVENANTS
DOGWOOD PARK SUBDIVISION
UNIT NUMBER NINETEEN (19)

STATE OF LOUISIANA
PARISH OF BOSSIER

BEFORE ME, the undersigned authority, a Notary Public duly commissioned and qualified in and for the Parish of Bossier, State of Louisiana, therein presently residing, and in the presence of the undersigned competent witnesses, personally came and appeared:

LO-BAR DEVELOPMENT CO., INC., a Louisiana corporation domiciled in Bossier Parish, Louisiana, whose mailing address is 800 Ferndale Blvd., Haughton, Louisiana 71037, herein represented by Don R. Logan, its President, duly authorized by resolution recorded under Registry Number 427087 of the records of Bossier Parish, Louisiana.

who after being duly sworn, declared:

That LO-BAR DEVELOPMENT CO., INC., is the owner of Dogwood park Subdivision, Unit Number Nineteen (19), as per plat recorded in Book 808 at page 416 under Registry Number 526032 of the records of Bossier Parish, Louisiana.

That from this date the lands lying within said subdivision shall be held, owned, and conveyed, subject to the following COVENANTS, RESTRICTIONS and RESERVATIONS:

I. LAND USE AND BUILDING TYPE

No tract therein shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any tract therein other than one (1) detached permanent type single-family dwelling not to exceed two (2) stories in height. Every dwelling shall have a carport or enclosed garage to accommodate not less than two (2) standard sized automobiles simultaneously.

Where public sanitary sewer system services are available no residence shall be connected to any other sanitary sewerage disposal facility.

II. DWELLING SIZE

The FLOOR AREA of the main structure, exclusive of all exterior storage (whether attached or detached), open porches and garages, shall not be less than 1,200 square feet.

III. BUILDING LOCATION

No building shall be located, erected or altered on any lot nearer to the front of the street than the distance shown on the plat of the subdivision referenced above. No building shall be located, erected or altered nearer than five feet (5') from any interior lot line.

IV. FENCES

Any fence erected on any Lot shall be of cedar wood, redwood and/or metal "cyclone" type construction.

No fence shall be erected of "barbed" wire, "hog" wire or similar type mesh.

No fence shall be of less than four feet (4') in height from the ground level.

No fence shall be constructed or allowed to remain nearer a side street than the appropriate minimum building setback line or lines and as to the front street, no fence shall be constructed or allowed to remain forward of the front foundation line of the residence.

V. VEHICLES

No truck with tonnage in excess of 1/4 tons shall be parked on the streets, driveways or lots overnight; and no vehicle of any size which normally transports inflammatory or explosive cargo may be kept in this subdivision at any time.

VI. NUISANCES

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

VII. TEMPORARY STRUCTURES

No structure of any temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently.

VIII. SIGNS

No sign of any kind shall be displayed to the public view on any lot except one (1) professional sign of not more than one (1) square foot in area advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

IX. EASEMENTS

Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.

X. OIL AND MINING OPERATIONS

No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

XI. LIVESTOCK AND POULTRY

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.

XII. GARBAGE AND REFUSE DISPOSAL

No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

XIII. SIGHT DISTANCE AT INTERSECTIONS

No fence, wall, hedge or shrub planting which obstructs sight lines or elevations between two (2) and six (6) feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street 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.

XIV. RE-LOCATION OF BUILDINGS

Constructions of new buildings only shall be permitted, it being the intent of this covenant to prohibit the moving of any existing buildings on to a tract and remodeling or converting same into a dwelling unit in this subdivision.

XV. TERM

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change said covenants in whole or in part.

XVI. FIREARMS

Discharge or firing of any air rifles, pellet guns or firearms of any type within the Subdivision is prohibited, except in defense of property or persons.

XVII. ENFORCEMENT

Enforcement shall be by proceedings at law or in equity against any person or persons violation or attempting to violate any covenants either to restrain violation or to recover damages.

XVIII. SEVERABILITY

Invalidation of any one (1) of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

XIX. HOMEOWNERS ASSOCIATION

All owners of property in Dogwood Park Subdivision are subject to the Declaration of Covenants, Conditions, and Restrictions filed on February 7, 1975 under Registry Number 271943 of the records of Bossier Parish, Louisiana.

THUS DONE AND SIGNED before me, Notary, at my office located in Bossier Parish, Louisiana, in the presence of the undersigned competent witnesses, on this the 9th day of August, 1991.

WITNESSES:

Deely, J. G. Jr.
Anna Duncan

LO-BAR DEVELOPMENT CO., INC.

BY: *Don R. Logan*
Don R. Logan, President

[Signature]
Notary Public Seal

FILED AND RECORDED
 APR 8 1994
 CLERK OF COURSE
 BOSSIER PARISH, LOUISIANA

AFFIDAVIT OF CORRECTION

**STATE OF LOUISIANA
 PARISH OF BOSSIER**

BEFORE ME, the undersigned Notary Public, duly authorized and qualified, in and for the Parish of Bossier, State of Louisiana, herein residing, and in the presence of the witnesses hereinafter named and undersigned:

PERSONALLY CAME AND APPEARED: Charles G. Coyle, a Registered Land Surveyor, who declared that he prepared the Plat for Dogwood Park Subdivision Unit No. 19, Bossier Parish, Louisiana, said plat is filed under Registry Number 526032 in Book 808, page 416 on September 13, 1991 of the records of Bossier Parish, Louisiana, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

That aforesaid plat contains a 25 foot building set-back; that I represented Lo-Bar Development Co., Inc., on Monday, March 30, 1992 at 4:00 p.m. at the Bossier City - Parish Metropolitan Planning Commission Public Hearing for Board of Appeals to request and apply for a five foot yard variance on all lots in Unit 19 of Dogwood Park Subdivision, Bossier Parish, Louisiana.

Lo-Bar Development Co., Inc., received a letter dated March 31, 1992 from the Bossier City-Parish Metropolitan Planning Commission stating the Board of Appeals approved its application for the five foot yard variance. (copy attached as Exhibit "B")

The sole purpose of this Affidavit of Correction is to correct the 25 foot building set-back contained in the plat filed under Registry Number 526032 to reflect a 20 foot building set-back.

And I, Charles G. Coyle, Registered Land Surveyor, do hereby authorize and request the Register of Conveyances to make mention of the within Affidavit of Correction in the margin of his records to serve as occasion may require.

In all other respects the terms and conditions contained in the Plat for Dogwood Park Subdivision, Unit No. 19, filed under Registry Number 526032 on September 13, 1991 in Book 808, page 416 of the records of Bossier Parish, Louisiana shall remain in full force and effect.

THUS DONE AND SIGNED at my office, in said Parish of Bossier in presence of the undersigned competent witnesses on this the 7th day of November, 1994.

Attest:

Benny Palmer

Charles G. Coyle
CHARLES G. COYLE

Michael P. [Signature]

Eva A. Madenka
NOTARY PUBLIC SEAL

526032

FILED AND RECORDED

EXHIBIT "A"

UNIT NO. 19

A SUBDIVISION

LOCATED IN THE NE 1/4 OF SECTION 5, T18N-R12W, BOSSIER PARISH, LOUISIANA, CONTAINING 5.703 AC.

This subdivision complies with ordinance No. 3080 of 1999, Bossier Parish, Louisiana.

THIS PROPERTY LOCATED IN FLOOD ZONE C, AS PER FIRM COMMUNITY PANEL NO. 220031 0305 B, EFFECTIVE DATE 04-12-83.

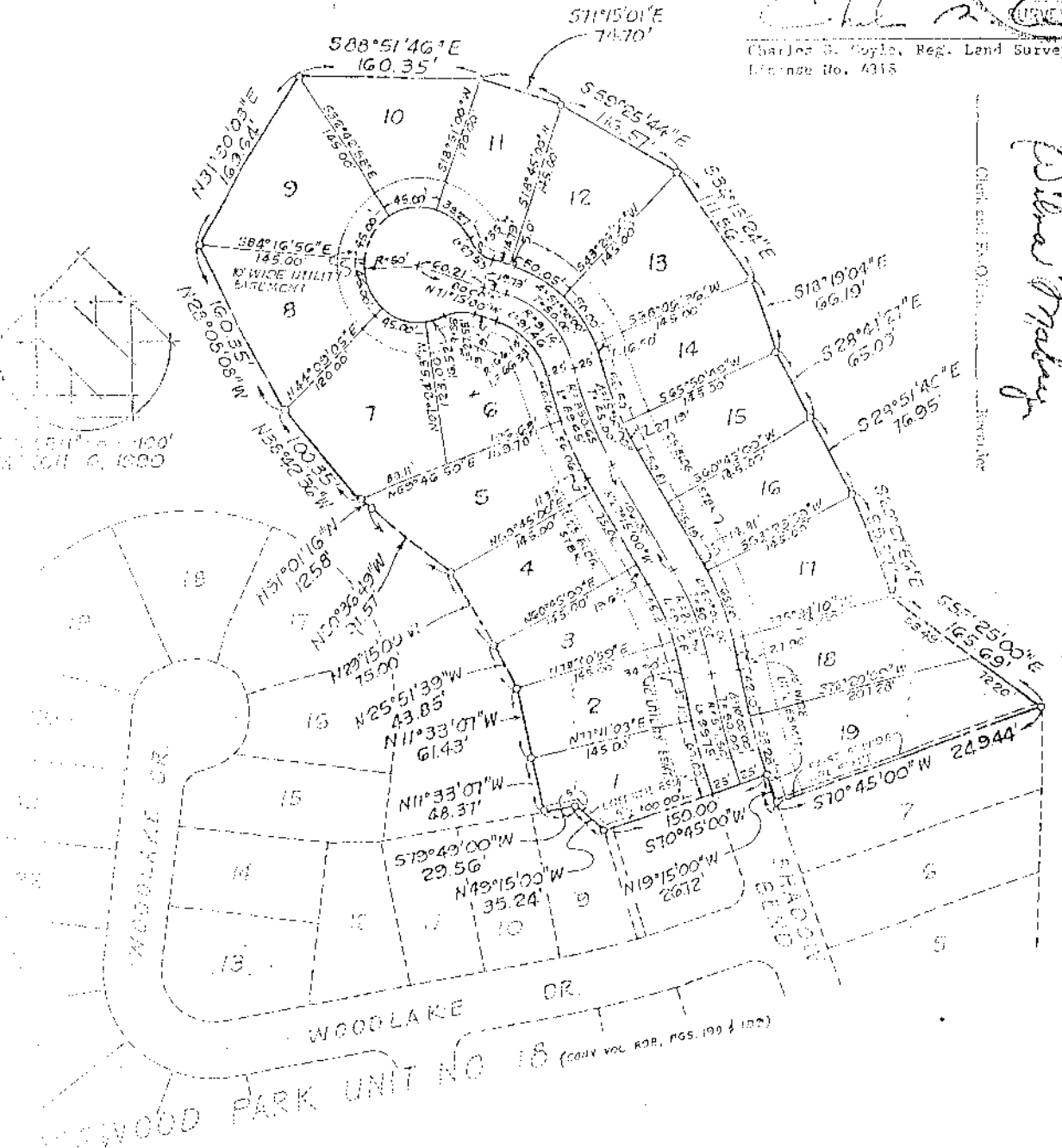


Charles G. Boyle, Reg. Land Surveyor
License No. 4315

555397

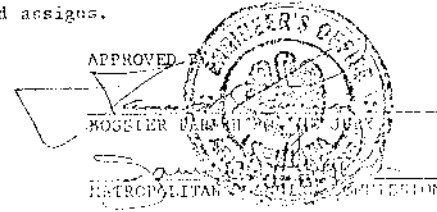
The 13 day of September, 1999
In Compliance, Vol. 808 page 416

Charles G. Boyle



The undersigned owner dedicates to the public use in perpetuity the streets and easements for utilities and drainage shown on this subdivision plat. For valuable consideration the undersigned owner hereby grants unto Bossier Rural Electric Membership Corp., South Central Bell Telephone Company and/or any other utility, public or private, their executors, successors or assigns exclusively and in perpetuity as a covenant running with the land the right to go upon the easement for utilities herein established to install, maintain and remove facilities appropriate to their business, to have ingress and egress thereto over adjacent lots and land, to trim and/or cut and remove trees or shrubs or other obstructions as may interfere with or endanger life or the operation of such facilities or their efficiency. The undersigned owner agrees to hold harmless the Parish of Bossier for damages due to changes in street grades. Witness herein their heirs, successors and assigns.

OWNER:
WOODWOOD DEVELOPMENT CO., INC.



[Signature]
WOODWOOD DEVELOPMENT CO., INC.

187084

BOSSIER CITY - PARISH
METROPOLITAN PLANNING COMMISSION

PHONE 741-8874 - 820 BENTON RD.
BOSSIER CITY, LOUISIANA 71111



585397

EXHIBIT "B"

March 31, 1992

Donnie Logan
LoBar Development Co., Inc.
800 Ferndale
Haughton, LA 71037

RE: BOA-P-2-92

Dear Mr. Logan:

At a regular meeting of the Bossier City-Parish Planning Commission Board of Appeals held on Monday, March 30, 1992, the Board voted unanimously to approve your application for a 5' front yard variance, on all lots, Unit 19, Dogwood Park Subdivision, Bossier City, LA, for single-family residences.

If we can be of further assistance, please contact this office.

Sincerely,

A. Dean Holt
Executive Director

ADH/ld

xc: Charles Coyle