

DEED RESTRICTIONS

SHERWOOD FOREST

16TH FILING (2) 16TH. FILINGS, LOTS 1611 TO 1671

ARCHITECTURAL CONTROL COMMITTEE

P. O. DAVIS, JR

JACK J. HARELSON

THOMAS R. WALKER

C

STATE OF LOUISIANA
PARISH OF EAST BATON ROUGE

BEFORE ME, the undersigned authority, duly commissioned and qualified in and for the Parish of East Baton Rouge, State of Louisiana, and in the presence of the undersigned competent witnesses, personally came and appeared:

----- MILLBURN, INC. -----

a corporation organized and existing under the laws of the State of Louisiana, domiciled in the Parish of East Baton Rouge, Louisiana, and represented herein by Jack J. Harelson, its President, being duly authorized by virtue of a resolution of the Board of Directors of said Corporation on file and of record in the office of the Clerk and Recorder of this Parish and State,

289 who, after being duly sworn, did declare:

2220 That Millburn, Inc., is the owner of sixty-one (61) lots or parcels of ground, bearing numbers One Thousand Six Hundred Eleven (1611) through One Thousand Six Hundred Seventy-one (1671), inclusive, and being designated on the Final Plat of Sherwood Forest Subdivision, Sixteenth Filing, Part II and designated as part of the Harrington B. Harelson Tract in Section 38, Township 7 South, Range 2 East, Greensburg Land District of Louisiana, Parish of East Baton Rouge, Louisiana, said subdivision having been laid out by Edward E. Evans & Assoc., Inc., Consulting Engineers, and said plat dated Baton Rouge, Louisiana, March 2, 1972, a copy of which is attached hereto and made a part hereof.

Appearer further declared that it has established and does hereby establish certain building restrictions and conditions for the benefit of said property to be binding upon and enforceable by the present or future owners of said lots, it being the intention of Appearer to establish these restrictions as servitudes and covenants running with the land and applicable to each of the above described and numbered lots, said restrictions being set out as follows,

to-wit:

1. All of the lots contained in this subdivision are hereby designated as residential lots and no building shall be erected, altered, placed or permitted to remain on any lot other than one (1) detached single family dwelling not to exceed two and one-half stories in height and a private garage or carport for not less than 2 cars and for not more than 4 cars. All carports or garages must be in the rear of the residence, with the exception of Lot 1637.
2. No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan

showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line. In no case can a fence extend beyond the front line of the residence.

- 290
3. The minimum requirements for residential structures are set out as follows:
 - (a) For single-story residences, 2000 square feet of heated living area. The minimum requirements for the horizontal roof area shall be 2450 square feet.
 - (b) For one and one-half story residences, 2400 square feet total of heated living area with a minimum of 1700 square feet of heated living area on the ground floor. The minimum roof area shall be 2100 square feet.
 - (c) For full two-story residences, 1250 square feet of heated living area on each floor. The minimum roof area shall be 1700 square feet.

The above set out living areas are exclusive of open porches and carports or garages. The above set out roof areas are inclusive of porch, carports and garage roofs.

4. No building shall be located on any lot nearer to the front lot line than thirty (30) feet nor nearer to the side property line than eight (8) feet. For the purposes of this covenant, eaves and steps shall not be considered as part of the building. A maximum building setback line of fifty (50) feet is hereby authorized. Detached garages and/or accessory buildings shall not be erected closer than eight (8) feet to rear lot line.
5. Easements for installation and maintenance of utilities, drainage facilities and sidewalks are reserved as shown on recorded plat.
6. No commercial business or noxious or offensive trade or activity shall be conducted on any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood; this shall not be interpreted to restrict a builder from erecting temporary warehouses and/or offices on any lots for the construction of houses on the same lots.
7. No sign of any kind shall be displayed to the public view on any lot, except a sign of no more than five (5) square feet advertising this property for sale or rent or customary signs used by a builder or real estate broker to advertise the property during the construction and sales period. However, the limitation shall not apply to the developer of the subdivision.
8. 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, tank, tunnels, mineral excavation or shafts be permitted upon or in any lot. No derrick or other structure designed for the use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.
9. No house trailers, commercial vehicles or trucks shall be kept, stored, repaired or maintained on any lot, servitude or right-of-way in any manner which would detract from the

appearance of the subdivision. No structure of a temporary character, trailer, basement, tent, shack, barn or other out-building shall be allowed on any lot for a prolonged period of time so as to detract from the appearance of the subdivision.

- 291
10. No building materials and no building equipment of any kind may be placed or stored on any lot except in the actual course of construction of a residence or other building thereon. No vacant lot shall be used for gardening or farming purposes except that flowers and shrubbery may be grown for non-commercial purposes.
 11. No livestock, animals 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 they are not kept, bred or maintained for any commercial purposes.
 12. No building or structure shall be constructed using imitation brick, imitation stone or asbestos on the exteriors. Residences shall be constructed with exteriors predominantly of masonry or masonry veneer. Residences proposed to be constructed with exteriors of material other than the above are subject to disapproval by the Architectural Control Committee when such use of materials in their opinion is not reasonably harmonious with the surrounding structures.
 13. An Architectural Control Committee composed of Jack J. Harelson, P. O. David, Jr. and Thomas R. Walker is hereby authorized and appointed. A majority of the Committee may designate a representative to act for it. In the event of death of any member of the Committee or resignation, the remaining members shall have full authority to designate a successor. Neither the members or the Committee, nor its designated representative shall be entitled to any compensation for services performed to this covenant. At any time, after three (3) years, the then record owners of the majority of the lots shall have the power through a duly recorded written instrument to change the membership of the Committee or to withdraw from the Committee or restore to it any of its powers and duties.
 14. The Committee's approval or disapproval as required in these covenants 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, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.
 15. Only underground electric service, constructed and maintained in accordance with standard practices of the utility company, will be available for the lots in Sherwood Forest Subdivision, Sixteenth Filing, Part II, and no above surface electric service wires will be installed outside of any structure. All purchasers of lots understand and agree that the underground electric service lines will extend through and under said lots in order to serve the residences thereon and said underground lines shall be subject to ingress and egress by Gulf States Utilities Company, and said lot owners shall ascertain the location of said lines and keep the area over the route of said lines free and clear of structures, trees or other obstructions. The utility servitude area dedicated and shown on the recorded map of said Sherwood Forest Subdivision, Sixteenth Filing, Part II, may be cleared and kept clear by

the utility company of any trees, or protrusions of structures located on adjacent property.

- 16. These covenants prohibit the resubdivision of lots from any dimensions other than those shown on the official recorded plat, however, this does not prohibit the use of more than one lot for one residence
- 17. No garage apartments are to be erected or to be used as a residence, except as a residence for domestic servants to the occupants of the main residential premises.
- 20. Lot 1635 shall have no direct access to the Old Hammond Highway from the rear of said lot.
- 21. Invalidation of any of these covenants by judgment or court order shall in no way affect any of the other provisions hereof and the latter shall remain in full force and effect.
- 22. 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 are recorded, after which time said 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 will have been recorded, agreeing to change said covenants in whole or in part.

292

THIS DONE AND SIGNED in my office in the City of Baton Rouge, State of Louisiana, in the presence of the undersigned competent witnesses, this 8th day of March, 1972.

WITNESSES:

HILLBURN, INC.

Donna Bellard
Judy S. Lorie

By: Jack J. Havelson
 Jack J. Havelson, President

Denise A. Edwards
 NOTARY PUBLIC

FILED FOR RECORD

MAR 8 4 26 PM '72

RECORDED PER E. O. R.
 CONSR. 2220 FOL. 257
 NTS. BK. _____ FOL. _____
Margaret Davis
 DEPUTY NOTARY PUBLIC

C 540

**ADOPTED
METROPOLITAN COUNCIL**

ORDINANCE 9222 ORIG

DEC 12 1960
17
MEL 10194
Donald R. Rigney
OFFICE ADMINISTRATOR

RENOUNCING AND REVOKING THE DEDICATION OF A PORTION OF A 20' C.S.D. SERVITUDE LOCATED AT THE REAR OF LOT 1598, SHERWOOD FOREST, 16TH FILING, PART 1, BEING FURTHER LOCATED IN SECTION 38, T-7-S, R-2-E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA.

ORIG 17 MEL 10194

WHEREAS, a request has been received from the Home Association of a portion of an existing 20' C.S.D. Servitude shown on the Final Plat of Sherwood Forest 16th Filing, Part 1, REC'D BY PHILIP H. BURT

WHEREAS, that portion of the 20' C.S.D. Servitude is no longer needed for public use upon existing sanitary sewer line:

NOW, THEREFORE, BE IT ORDAINED by the Metropolitan Council of the Parish of East Baton Rouge and City of Baton Rouge that:

Section 1. The dedication of that portion of a 20' C.S.D. servitude located at the rear of Lot 1598, Sherwood Forest, 16th Filing, part 1, as identified on Final Plat of said subdivision, is hereby revoked, set aside, and abandoned or no longer needed for public purposes, pursuant to Article 771 of the Louisiana Civil Code and Louisiana Revised Statutes 48:701, et. seq.

Section 2. This revocation is subject to the relocation of existing public utilities and dedication of alternate servitudes to the specifications and requirements of the Department of Public Works of the City of Baton Rouge and Parish of East Baton Rouge.

Section 3. This council does not warrant its authority to act pursuant to the above cited provisions of the Louisiana Civil Code and Louisiana Revised Statutes, nor does it warrant title to any of the property contained in the servitude herein abandoned.

**CERTIFIED
A TRUE COPY**

DEC 17 1960
Genevieve M. ...
Parish and City Administrator

STATE OF LOUISIANA
PARISH OF EAST BATON ROUGE

RESTRICTIONS
SHERWOOD FOREST SUBDIVISION
16TH FILING

THE UNDERSIGNED, being the legal owners as of the date of this instrument of Lots and/or parcels of ground located in the 16th Filing, Part II, Sherwood Forest Subdivision, East Baton Rouge Parish, State of Louisiana, and constituting a majority of the owners of the said lots of said filing, do hereby amend and extend the Restrictions for the 16th Filing, Part II, Sherwood Forest Subdivision, for the purpose of preserving and protecting the property values, the general appearance of the subdivision and the welfare of its residents in the following respects:

The restrictions on file and of record in Original 72, Bundle 7476, affecting the 16th Filing, Part II, Sherwood Forest Subdivision, are extended and considered a part of this instrument as if copied in extensio with the following definitive addition and explanatory modifications:

The majority of the undersigned residents hereby amend Paragraph 9 of said restrictions to read as follows:

- 9. No house trailers of the type intended to serve as residences, commercial vehicles, including school buses, or trucks other than pickup trucks for personal private use shall be kept, stored, repaired or maintained on any lot, servitude or right-of-way. No vehicles shall be parked on the lawns of said lots for extended periods, nor shall structures of temporary nature and character, such as trailers, basements, tents, shacks, barns, or other out-buildings be allowed for prolonged periods of time so as would detract from the appearance of the subdivision.

The undersigned owners, constituting a majority of the homeowners of said filing, hereby declare their intention to amend and extend said restrictions, and to have such amendment and extension become effective as soon as the law allows, discussion and notice having been complied with in accordance with law, and said amendment, modification, and extension procedure having been provided for in the original restrictions.

356

7/16

The undersigned hereby agree to the amending and more definitive subdivision restrictions for the 16th Filing Sherwood Forest Subdivision to include as initially intended to prohibit School Buses in Part 9.

	NAME	LOT	NAME	LOT
1	<i>Malcolm H. Barrett</i>	1613	32	
2	<i>Mrs. Lee J. Kynsht</i>		33	
3	<i>Murray Hillman</i>		34	
4	<i>Conrad W. Thomas</i>		35	
5	<i>E. J. Ferguson</i>		36	
6	<i>John Harris</i>		37	
7	<i>Nancy Hirsman</i>		38	
10	<i>William Melby</i>	1678	39	
11	<i>Max C. [unclear]</i>		40	
12	<i>Joseph Chung Shy</i>		41	
13	<i>George D. [unclear]</i>		42	
14	<i>Edward [unclear]</i>		43	
15	<i>Donald H. McInerney</i>		44	
16	<i>Miles R. [unclear]</i>		45	
17	<i>Robert E. [unclear]</i>		46	
18	<i>[unclear]</i>		47	
19	<i>[unclear]</i>		48	
20	<i>[unclear]</i>		49	
21	<i>John P. Ryan</i>		50	
22			51	
23			52	
24			53	
25			54	
26			55	
27			56	
28			57	
29			58	
30			59	
31			60	

F 357

THIS DONE AND SIGNED, on this the 18 day of December, 1977,

The undersigned hereby agree to the amending and more definitive subdivision restrictions for the 16th Filing Sherwood Forest Subdivision to include as initially intended to prohibit School Buses in Part 9.

	NAME	LOT	NAME	LOT
1	Robert Stich	1611	32	
2	W. C. Hougendobler	1612	33	
3	Harry L. Mayce	1615	34	
4	Sammy M. J. J. c	1616	35	
5	E. M. Lindala	1620	36	
6	Wanda P. Mathison	1622	37	
7	Connie Raughter	1623	38	
10	2nd Joseph	1624	39	
11	R. J. Adel	1627	40	
12	James M. Kellum	1628	41	
13	Abraham P. Alford	1	42	
14	Mrs. Nancy Jackson	1631	43	
15	Jim Jackson	"	44	
16	Ron Herbeneger		45	
17	Mrs. J. W. Custer		46	
18	Bob Bahar		47	
19	[Signature]		48	
20	Ann Tarapone		49	
21	James [Signature]		50	
22	[Signature]		51	
23	[Signature]	1647	52	
24			53	
25			54	
26			55	
27			56	
28			57	
29			58	
30			59	
31			60	

358

THIS DONE AND SIGNED, on this the 18 day of December, 1977,

WITNESSES:

Robert Stich
 ROBERT STICH
 William Hougendobler
 WILLIAM HOUGENDOBler

STATE OF LOUISIANA
PARISH OF EAST BATON ROUGE

On December 20, 1977, personally came and appeared WILLIAM HOUGENDOBLER, known to me, who, being duly sworn, deposed and said that he was a witness to the above signatures, and all are owners of Lots in the 16th Filing, Part II, of Sherwood Forest Subdivision and represent a majority of the 61 lot owners in said Filing and that they signed in his presence and that of the other subscribing witness, and that the signatures thereon are genuine.

William Hougendobler
WILLIAM HOUGENDOBLER

359

Elliott W. Atkinson, Jr.
ELLIOTT W. ATKINSON, JR. NOTARY PUBLIC

ORIG. FILED FOR RECORD & RETURNED BY CLERK

1977 DEC 21 PM 2:44

2616 356

MARY M. JAMES
DEPUTY CLERK & RECORDER

CERTIFIED
TRUE COPY

77-034940

BY DEPUTY CLERK & RECORDER

ORIG 569 80119234

STATE OF LOUISIANA
 PARISH OF EAST BATON ROUGE

RESTRICTIONS
 SHERWOOD FOREST SUBDIVISION
16TH FILING

THE UNDERSIGNED, being the legal owners as of the date of this instrument of lots and/or parcels of ground located in the 16th Filing, Part I, Sherwood Forest Subdivision, East Baton Rouge Parish, State of Louisiana, and constituting a majority of the owners of the said lots of said filing, do hereby amend and extend the Restrictions for the 16th Filing, Part I, Sherwood Forest Subdivision, for the purpose of preserving and protecting the property values, the general appearance of the subdivision and the welfare of its residents in the following respects:

The restrictions on file and of record in Original 96, Bundle 7476, affecting the 16th Filing, Part I, Sherwood Forest Subdivision, are extended and considered a part of this instrument as if copied in extensio with the following definitive addition and explanatory modifications:

552

2616

The majority of the undersigned residents hereby amend Paragraph 9 of said restrictions to read as follows:

9. No house trailers of the type intended to serve as residences, commercial vehicles, including school buses, or trucks other than pickup trucks for personal private use shall be kept, stored, repaired or maintained on any lot, servitude or right-of-way. No vehicles shall be parked on the lawns of said lots for extended periods, nor shall structures of temporary nature and character, such as trailers, basements, tents, shacks, barns, or other out-buildings be allowed for prolonged periods of time so as would detract from the appearance of the subdivision.

The undersigned owners, constituting a majority of the homeowners of said filing, hereby declare their intention to amend and extend said restrictions, and to have such amendment and extension become effective as soon as the law allows, discussion and notice having been complied with in accordance with law, and said amendment, modification, and extension procedure having been provided for in the original restrictions.

The undersigned hereby agree to the amending and more definitive subdivision restrictions for the 16th Filing Sherwood Forest Subdivison to include as initially intended to prohibit School Buses in Part 9.

	NAME	LOT	NAME	LOT
1	J.T. Cronin Jr.	1610 32	R. Brunel	1532
1 1/2	B.E. Cronin	1610 33	Raymond	1536
2 3	A. Rinker	1591 34	W.S. Cronin Jr.	1608
3 4	Raymond Cronin	1591 35	C.P. V. Hunt	1567
4 5	Wm. Thomas Cronin	1591 36	W.P. Tenster Jr.	1585
5 6	Louise E. Cronin	1591 37		
6 7	R.M. Hankins	1591 38		
7 10	W.P. Tenster	1591 39		
8 11	James J. Keaton	1591 40		
9 12	Edward J. Keaton	1591 41		
10 13	Lee J. Owens	1581 42		
11 14	The F.H. Litchell	1581 43		
353 12 15	Raymond	1581 44		
13 16	John W. Litchell	1581 45		
14 17	John W. Litchell	1581 46		
15 18	Myrtle S. Amcamp	1602 47		
16 19	Forest J. Litchell	1601 48		
17 20	Forest J. Litchell	1600 49		
18 21	Myrtle S. Litchell	1599 50		
19 22	Myrtle S. Litchell	1598 51		
23	Myrtle S. Litchell	1598 52		
20 24	Myrtle S. Litchell	1598 53		
21 25	Myrtle S. Litchell	1600 54		
22 26	Myrtle S. Litchell	1607 55		
23 27	Myrtle S. Litchell	1595 56		
24 28	Myrtle S. Litchell	1594 57		
25 29	Myrtle S. Litchell	1597 58		
26 30	Myrtle S. Litchell	1590 59		
27 31	Myrtle S. Litchell	1551 60		

THUS DONE AND SIGNED, on this the 18 day of December, 1977,

The undersigned hereby agree to the amending and more definitive subdivision restrictions for the 16th Filing Sherwood Forest Subdivision to include as initially intended to prohibit School Buses in Part 9.

	NAME	LOT	NAME	LOT
28X	<i>John MacInnis</i>	1561	32	
29X	<i>James E. King</i>	1563	33	
30X	<i>J. Herenberg</i>	1564	34	
31X	<i>Sheila Johnson</i>	1540	35	
32X	<i>Clarence J. ...</i>	1543	36	
33X	<i>W. H. Brown</i>	1511	37	
34X	<i>William ...</i>	1520	38	
35X	<i>Ronald W. Stein</i>	1561	39	
36X	<i>Samuel J. King</i>	1564	40	
37X	<i>George Kidd</i>	1570	41	
38X	<i>Mark Williams</i>	1572	42	
39X	<i>W. J. ...</i>	1573	43	
40X	<i>J. P. ...</i>	1564	44	
16			45	
35X			46	
18			47	
19			48	
20			49	
21			50	
22			51	
23			52	
24			53	
25			54	
26			55	
27			56	
28			57	
29			58	
30			59	
31			60	

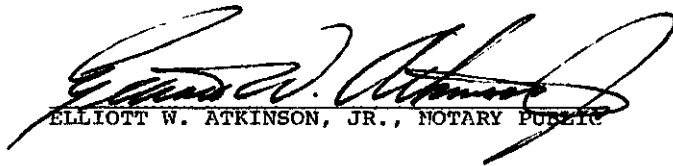
THIS DONE AND SIGNED, on this the 18 day of December, 1977,

WITNESSES
James E. King
David MacInnis

STATE OF LOUISIANA
PARISH OF EAST BATON ROUGE

On December 20, 1977, personally came and appeared
DAVID MACLAUHLAN, known to me, who being duly sworn, deposed and
said that he was a witness to the above signatures, and all are
owners of lots in the 16th Filing, Part I, of Sherwood Forest
Subdivision and represent a majority of the 61 lot owners in said
Filing and that they signed in his presence and that of the
other subscribing witness, and that the signatures thereon are
genuine.


DAVID MACLAUHLAN


ELLIOTT W. ATKINSON, JR., NOTARY PUBLIC

355

ORIG. BOLE
FILED FOR RECORD &
RECORDED BY CLERK
1977 DEC 21 PM 2:43
BOOK 2616 PAGE 352
Mary M. James
DEPUTY CLERK & RECORDER

CERTIFIED
TRUE COPY
77-034940
BY
DEPUTY CLERK & RECORDER

ORIG 568 BOLE 9234