

ACT PRESCRIBING RESTRICTIONS AND BUILDING CONDITIONS
WITH RESPECT TO
SHERWOOD FOREST SUBDIVISION, THIRTEENTH FILING

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

BE IT KNOWN that on this 2nd day of February, 1968, BEFORE ME, ALTON J. REINE, JR., Notary Public duly commissioned and qualified in and for the Parish and State aforesaid, and in the presence of the undersigned competent witnesses, personally came and appeared:

----- SOUTHLAND PROPERTY CORPORATION -----
a corporation organized and existing under the laws of the State of Louisiana with its domicile in the Parish of East Baton Rouge in said State, herein represented by its duly authorized and undersigned officer

who declared that Southland Property Corporation is the owner of all of the seventy-seven (77) lots or parcels of ground (bearing Numbers 116 through 191, both inclusive and Number 170-A) which constitute that certain tract or subdivision which is delineated on a map prepared by Toxie Craft, Civil Engineer, dated Baton Rouge, La. June 23, 1967 entitled "Final Plat of Sherwood Forest Subdivision, Thirteenth Filing", as revised on August 11, 1967 and February 2, 1968, a blueprint of which map is attached hereto and made a part hereof and paraphed "Ne Varietur" by me, Notary, for identification herewith; and that

Southland Property Corporation, has established and it hereby establishes the following restrictions and covenants for the benefit of said property, which restrictions and conditions shall run with the land and shall inure to the benefit of, and shall be binding upon, said Southland Property Corporation, and all of the purchasers, future owners or occupants of any portion thereof, their heirs, successors and assigns, to-wit:

1. All of the lots contained in this subdivision are hereby designated as residential, and they shall be used for none other than residential purposes, and no building shall be erected, altered, placed or permitted to remain on any lot other than one single-family dwelling not to exceed two and one-half stories in height with usual and appropriate outbuildings and a private garage and/or carport to house no less than two (2) nor more than four (4) automobiles. The owner of any two adjoining lots may erect a residence on said two lots, which shall be considered for the purpose of these restrictions as one building lot. No school, church, assembly hall or fraternal group home shall be built or permitted

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2. The minimum area of residential structures shall be as follows:

- (i) A single story three bedroom residence shall contain no less than one thousand, eight hundred (1,800) square feet of living area and no less than two thousand, three hundred (2,300) square feet of horizontal roof area;
- (ii) A single story four bedroom residence shall contain no less than two thousand (2,000) square feet of living area and no less than two thousand, five hundred (2,500) square feet of horizontal roof area;
- (iii) A one and one-half story or two story residence shall contain no less than two thousand, one hundred (2,100) square feet of living area with a minimum of one thousand, six hundred (1,600) square feet thereof on the ground floor, and no less than two thousand, one hundred (2,100) square feet of horizontal roof area.

In determining the "living area", open porches, screened porches, porches with removable storm windows, breezeways, patios, landings, outside or unfinished storage or utility areas, garages and carports shall not be included, but the "horizontal roof area" may include the roofs of these portions of the residence building.

3. (a) No residence or building of any kind shall be located on any lot nearer to the "front lot line" or nearer to the "side street line" than the building line shown on the aforesaid plat of survey of said subdivision. In no event shall any building, including attached garages and/or carports on any lots be located any nearer than thirty (30) feet to the front lines thereof or any nearer than eight (8) feet to the sidelines thereof; and no residence shall be set back more than seventy (70) feet from the front lines of said lots. Notwithstanding any of the foregoing provisions hereof detached garages and/or other permitted accessory buildings may be erected as near as five (5) feet to any side line and as near as ten (10) feet to the rear lot line.

(b) For the purpose of these restrictions the "front lot line" of a lot is construed to mean that property line which fronts on a street. On lots at the corner of two intersecting streets, the "front lot line" shall be that side of the lot having the lesser street frontage; and the "side street line" shall be the side of the lot having the greater street frontage.

(c) For the purposes of this restriction, eaves and steps shall not be considered as a part of a building, provided, however, that this construction shall not be interpreted to permit any portion of a building to encroach upon another's lot. Nor shall eaves, cornices, buttresses, belt courses, sills and ornamental features project into the minimum side yard more than forty-eight (48) inches.

4. Servitudes and rights of way for the installation and maintenance of utilities and drainage facilities, as shown on the aforesaid plat, are dedicated to the perpetual use of the public.
5. No residence or building of any kind, no improvement which extends above ground level, and no fence shall be erected, placed, altered, or permitted on any lot(s) unless and until the construction plans, specifications, elevations, and a plan showing the location of the structure will have been approved in writing by the Architectural Control Committee (hereinafter constituted) as to the quality of workmanship, and materials, harmony of exterior design with existing structures, and 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 unless similarly approved.

6. It is contemplated that the exteriors of all residences shall be of brick masonry or brick masonry veneer. No building or structure shall be constructed of imitation brick, imitation stone or asbestos on the exterior; and said Architectural Control Committee may impose other appropriate and reasonable standards for exterior finishes and materials so that such finishes and materials which it may deem undesirable or which in its discretion detracts from the value of the dwelling itself or the surrounding properties, the general appearance of the neighborhood or the value of the adjacent structures will not be utilized.

7. The Architectural Control Committee shall be composed of:

Warren O. Watson	-	137 St. Ferdinand Street Baton Rouge, Louisiana
Charles W. Wilson	-	137 St. Ferdinand Street Baton Rouge, Louisiana
Harvey H. Posner	-	137 St. Ferdinand Street Baton Rouge, Louisiana

A majority of the committee may designate a representative to act for it. In the event of the 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 representative shall be entitled to any compensation for services performed in connection with the administration of this covenant. At any time the then record owners of a majority of the lots shall have the right and privilege, by executing and recording in the Office of the Clerk and Recorder of the Parish of East Baton Rouge an appropriate 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.

8. 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 will have been submitted to it or, in any event, if no suit to enjoin the construction will have been commenced prior to the completion thereof, the Committee's approval will not be required, and the related covenants shall be deemed to have been fully complied with.

9. No garage apartment shall be erected or permitted on any lots. However, garages with living quarters may be erected for occupancy by servants domestic to the family residing on such lot; but for no other purpose may said garage be used as living quarters.

10. No structure of a temporary character and no trailer, basement, tent, shack, garage, barn or other out building shall be used as a residence either temporarily or permanently.

11. 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 other lots.

12. No sign of any kind shall be displayed to the public view on any lot, except one sign of no more than five (5) square feet advertising the 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, this limitation shall not apply to the developer of the subdivision.

13. 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 lots. 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.
14. 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 they are not kept, bred or maintained for any commercial purpose.
15. 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. Upon completion of a residence, all debris shall be removed from the premises immediately.
16. Lot owners shall keep their respective lots mowed and free of noxious weeds. In the event that an owner fails to discharge this obligation, the Architectural Control Committee may, at its discretion, cause the lot(s) to be mowed, and the owner of such lot(s) shall be obligated to pay the cost of such mowing.
17. No house trailers, commercial vehicles, tandem trailers, buses 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.
18. 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.
19. 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.
20. Invalidity 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.

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THUS DONE AND SIGNED in my office in the City of Baton Rouge, Louisiana, in the presence of the undersigned competent witnesses and of me, Notary, on the day, month and year first above written.

WITNESSES:

Shirley G. Aucoin
Shirley G. Aucoin

Janet S. Smith
Janet S. Smith

SOUTHLAND PROPERTY CORPORATION

By:

Warren O. Watson
Warren O. Watson, President

FILED FOR RECORD

Alton U. Reine, Jr.
ALTON U. REINE, JR.
NOTARY PUBLIC

FEB 2 11 34 AM '68

CENTERLINE CURVE DATA			
STATION	CHORD BEARING	CHORD DIST.	ARC DIST.
1+00.00	N 89° 58' 00" E	100.00	100.00
1+10.00	N 89° 58' 00" E	100.00	100.00
1+20.00	N 89° 58' 00" E	100.00	100.00
1+30.00	N 89° 58' 00" E	100.00	100.00
1+40.00	N 89° 58' 00" E	100.00	100.00
1+50.00	N 89° 58' 00" E	100.00	100.00
1+60.00	N 89° 58' 00" E	100.00	100.00
1+70.00	N 89° 58' 00" E	100.00	100.00
1+80.00	N 89° 58' 00" E	100.00	100.00
1+90.00	N 89° 58' 00" E	100.00	100.00
2+00.00	N 89° 58' 00" E	100.00	100.00
2+10.00	N 89° 58' 00" E	100.00	100.00
2+20.00	N 89° 58' 00" E	100.00	100.00
2+30.00	N 89° 58' 00" E	100.00	100.00
2+40.00	N 89° 58' 00" E	100.00	100.00
2+50.00	N 89° 58' 00" E	100.00	100.00
2+60.00	N 89° 58' 00" E	100.00	100.00
2+70.00	N 89° 58' 00" E	100.00	100.00
2+80.00	N 89° 58' 00" E	100.00	100.00
2+90.00	N 89° 58' 00" E	100.00	100.00
3+00.00	N 89° 58' 00" E	100.00	100.00

NOTE: CENTERLINE BEARINGS SHOWN AT 90° INTERVALS
AND SUBDIVISION BOUNDARY LINES.

28.17 ACRES
77 LOTS
A-1 ZONING
CITY STANDARD
RENTAL
RENTAL COLLECTION

South Range, La.
June 23, 1967

FINAL PLAT OF
SHERWOOD FOREST SUBDIVISION - WINTERBURN PALMS
BROADMOOR FOREST SUBDIVISION
Being a Portion of the Original P. B. Harbison
Property, Located in Sections 22 and 27, T2S, R2E,
East Baton Rouge Parish, Louisiana
FOR
SOUTHLAND PROPERTY CORPORATION
Scale: 1" = 100'

APPROVED
Richard A. McLean, Planning Director
Planning Commission, East Baton Rouge
Parish, Louisiana
Date: July 1, 1967
P. 1682
Richard A. McLean
Planning Director
Planning Commission, East Baton Rouge
Parish, Louisiana
Date: July 1, 1967

APPROVED
Richard A. McLean, Planning Director
Planning Commission, East Baton Rouge
Parish, Louisiana
Date: July 1, 1967

REVISION NOTE:
This revised the date, August 2, 1967, to show the
location of the 2nd Subdivision, 2.5 acres, located
Lots 22 & 27, Lots 22 & 27, and Lots 22 & 27,
for reference.

John Craft
CITY ENGINEER
P. 1718

APPROVED
Richard A. McLean, Planning Director
Planning Commission, East Baton Rouge
Parish, Louisiana
Date: August 12, 1967

DATE: August 12, 1967

DEDICATION
The undersigned and owners hold of any land in this
plat are hereby dedicated to the public use of the
public for proper purposes. It is further stipulated
that no trees, shrubs or other plants shall be planted or
any other structure or building or any other structure
be constructed or installed on or over any land
or right of way so as to prevent or substantially interfere
with any person the right of access or right of way
is granted.

Richard A. McLean
SOUTHLAND PROPERTY CORPORATION
WINTERBURN PALMS

REVISIONS:
No person shall provide or install a method of change
without a permit in the original survey and upon
which the plat is approved by the East Baton Rouge Parish
Department of Public Works.

The method of change proposed and approved and
the source of the survey shall be approved by
the East Baton Rouge Parish Public Works Dept.

CERTIFICATION:
This plat is made in accordance with the laws
of the State of Louisiana and is a true and correct
copy of the original plat on file in the
office of the City Engineer.

John Craft
CITY ENGINEER

Revisions: Revised July 1, 1967
Revisions: Revised July 1, 1967

AMENDMENT OF RESTRICTIONS
TO SHOW CHANGE OF SUBDIVISION NAME

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

BE IT KNOWN, That on this 19th day of February, 1968, BEFORE ME,
ALTON J. REINE, JR., a Notary Public duly commissioned and qualified, in
and for the Parish and State aforesaid, and in the presence of the under-
signed competent witnesses, personally came and appeared:

SOUTHLAND PROPERTY CORPORATION, a corporation organized
and existing under the laws of the State of Louisiana,
with its domicile in the Parish of East Baton Rouge,
said State, herein represented by its duly authorized
and undersigned officer

who declared That:

By act dated February 2, 1968, filed for record on February 2,
1968, as Original 6, Bundle 6663 of the Official Records of the Parish
of East Baton Rouge, State of Louisiana, Appearer, Southland Property
Corporation, established certain restrictions and building conditions
with respect to "Sherwood Forest Subdivision, Thirteenth Filing", wherein
it was declared that ". . . Southland Property is the owner of all the
seventy-seven (77) lots or parcels of ground (bearing Numbers 116 through
191, both inclusive and Number 170-A) which constitute that certain tract
or subdivision which is delineated on a map prepared by Toxie Craft, Civil
Engineer, dated Baton Rouge, La. June 23, 1967 entitled 'Final Plat of
Sherwood Forest Subdivision, Thirteenth Filing', as revised on August 11,
1967 and February 2, 1968, . . ." a blueprint of which map was attached
to and made a part of said restrictions;

Subsequent to the filing of said restrictions the Planning
Commission of the Parish of East Baton Rouge requested that the name
of the subdivision be changed to eliminate the possibility of a conflict
in lot numbers with existing filings of Sherwood Forest Subdivision; and,
therefore, Appearer renamed the subdivision SHERWOOD FOREST TERRACE as
will appear from the Final Plat of SHERWOOD FOREST TERRACE filed for record
on February 13, 1968 as Original 3, Bundle 6673 of the Official Records of

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Appearer desires to amend the restrictions referred to herein-
above so that the said restrictions shall reflect the correct subdivision
name, that is, SHERWOOD FOREST TERRACE instead of Sherwood Forest Subdivision,
Thirteenth Filing; and Appearer does by these presents establish said
restrictions with respect to SHERWOOD FOREST TERRACE (Lots Numbers 116
through 191, both inclusive, and Lot Number 170-A); otherwise the terms
and conditions of said restrictions are correct and remain the same.

THUS DONE, READ AND PASSED at my office in the City of Baton
Rouge, Parish and State aforessaid, in the presence of the undersigned
competent witnesses, who have hereunto signed their names with Appearer
and me, said Notary, the day, month and year first above written.

WITNESSES:

Shirley G. Aucoin
Shirley G. Aucoin

Janet S. Smith
Janet S. Smith

SOUTHLAND PROPERTY CORPORATION

By:

Warren O. Watson
Warren O. Watson
President

Alton J. Ream, Jr.
ALTON J. REAM, JR.
NOTARY PUBLIC

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FEB 28 11 35 AM '68

RECORDED PSN E.B.M.
CON BX 2005 FOL 282
MTG. 81 FOL

McKinnis Engineering
REMITTANCE OFFERED

RESIGNATIONS FROM
ARCHITECTURAL CONTROL COMMITTEE
OF SHERWOOD FOREST TERRACE

We do hereby resign from the Architectural
Control Committee of Sherwood Forest Terrace Sub-
division effective immediately.

Baton Rouge, Louisiana, March 15, 1979.

Charles W. Wilson
Charles W. Wilson

Harvey H. Posner
Harvey H. Posner

CWW/gl

ORIG 226BULL 9313

CERTIFIED
TRUE COPY

79-020578

BY
DEPUTY CLERK & RECORDER

ORIG. FILED
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RECORD

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CON. DR. 2715 FOL 452

HTO. BK. FOL

Leila Murphy
DEPUTY CLERK & RECORDER