

Livingston Parish Recording Page

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First VENDOR
CREEKSIDE ESTATES FIRST FILING

First VENDEE
CREEKSIDE ESTATES FIRST FILING

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I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for Livingston Parish, Louisiana

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Deputy Clerk

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**RESTRICTIONS FOR
CREEKSIDE ESTATES, FIRST FILING**

STATE OF LOUISIANA

PARISH OF LIVINGSTON

BEFORE ME, the undersigned authority, Notary Public, in and for the Parish of Livingston, duly commissioned and qualified, personally came and appeared:

MARCOTTE BUILDERS, L.L.C.

a Limited Liability Company, domiciled and doing business in the Parish of Livingston, State of Louisiana, represented herein by Joey A. Marcotte, its duly authorized Member by virtue of a Certificate of Authority as recorded in the official conveyance records of the Parish of Livingston, State of Louisiana, who declared that Marcotte Builders, L.L.C., is the owner of that certain subdivision in the Parish of Livingston, State of Louisiana, known as **CREEKSIDE ESTATES, FIRST FILING**, comprising Lots One (1) through Eighty (80), lying and being situated in Section 21, Township 6 South, Range 3 East, and it does hereby impose the following restrictions on the subdivision:

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 residential lots other than one (1) detached single family dwelling not to exceed three (3) stories in height and a private garage or carport, minimum for not more than three (3) cars.
2. The minimum requirements for residential structures are set out as follows:
 - a. For single story resident - no dwelling containing less than 2,000 square feet of living area shall be erected.
 - b. For one and one-half (1 ½) and two (2) story residences 3,000 square feet total living area with a minimum of 2,000 square feet of living area on the ground floor.

The above set out living areas are exclusive of open porches and carports and garages.

3. Building set back lines from any street shall be shown on the subdivision map, in other cases, the following rules shall apply:
 - a. No building shall be located on any lot nearer to the side property lines than seven (7') feet.
 - b. Garages and carports may be attached to the main dwelling but must not be nearer to the side property line than seven (7') feet. Carports must be in the rear.
 - c. A minimum building setback line of twenty-five (25') feet is hereby established.
4. Servitudes for installation and a maintenance of utilities and drainage facilities are hereby established as shown on the plat of said subdivision.
5. No obnoxious or offensive activity shall be carried on upon any lot nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood, nor shall any business be conducted thereof.
6. These covenants prohibit the resubdivision of lots from any dimensions other than

