

**Amendment Number Four
To
DECLARATION OF COVENANTS AND RESTRICTIONS**

**For Egret Landing Subdivision, Monroe and Sterlington,
Louisiana**

THIS AMENDMENT NUMBER FOUR TO DECLARATION OF COVENANTS AND RESTRICTIONS (the "Fourth Amended Declaration") is made and executed by BAYOU BEND ESTATES, LLC and its successors and assigns (the "Declarant"):

WITNESSETH

WHEREAS, Declarant has filed Declarations of Covenants and Restrictions For Egret Landing Subdivision, Monroe, Louisiana, filed August 29, 2014, in Conveyance Book 2388, page 103, File Number 1658014, as amended by First Supplemental and Amended Restrictions Declaration of Covenants and Restrictions for Egret Landing Subdivision filed September 10, 2014, in Conveyance Book 2390, page 594, File Number 1658758, and as amended by Second Amendment to Declaration of Covenants and Restrictions for Egret Landing Subdivision filed July 1, 2015, in Conveyance Book 2425, page 756, File Number 1678371, records of Ouachita, Parish, Louisiana, and as amended by Third Amended to Declaration of Covenants and Restrictions for Egret Landing Subdivision filed April 1, 2016, in Conveyance Book 2460, page 186, File Number 1699368, records of Ouachita Parish, Louisiana (the "Egret Landing Subdivision Restrictions"); and

WHEREAS, Declarant previously filed a Plat for Blue Heron Haven, A Planned Unit Development, being Lots 9-32, Block B, Egret Landing Subdivision in Plat Book 25, page 183, File Number 1669499, records of Ouachita Parish, Louisiana (the "Blue Heron Haven Plat"); and

WHEREAS, Declarant previously filed a Plat for Turkey Trace Subdivision, being a Resubdivision of Lot 1, Block B, Egret Landing Subdivision in Plat Book 26, page 80, File Number 1698951, records of Ouachita Parish, Louisiana (the "Turkey Trace Subdivision Plat"); and

WHEREAS, Declarant has recently filed a Plat for Unit 2, Egret Landing Subdivision in Plat Book 27, page 63, File Number 1745183, records of Ouachita Parish, Louisiana (the "Unit 2 Egret Landing Subdivision Plat"); and

WHEREAS, Declarant has made certain changes to the Egret Landing Subdivision Restrictions in general and to account for the Lots described in the Unit 2 Egret Landing Subdivision Plat; and

WHEREAS, it is the intent of Declarant to continue with the general plan and uniform scheme of development and improvement of the Property as described in the Egret Landing Subdivision Restrictions which will also apply to the Lots described in the Blue Heron Haven Plat, Turkey Trace Subdivision Plat, and Unit 2 Egret Landing Subdivision Plat; and

WHEREAS, except as expressly amended as described herein, all terms, conditions and restrictions contained in the Egret Landing Subdivision Restrictions shall apply to all Lots described in the Blue Heron Haven Plat, Turkey Trace Subdivision Plat, and Unit 2 Egret Landing Subdivision Plat; and

WHEREAS, capitalized terms not otherwise defined in this Fourth Amended Declaration shall be as defined in the Egret Landing Subdivision Restrictions.

WHEREAS, Declarant hereby declares that the following amendments are made to the Egret Landing Subdivision Restrictions to change such restrictions as expressly provided herein and account for those Lots described in the Unit 2 Egret Landing Subdivision Plat.

NOW THEREFORE, Declarant hereby declares that the Property located in Unit 2 Egret Landing Subdivision is and shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, reservations, assessments, charges, liens, and other provisions hereinafter set forth in this Declaration of Covenants and Restrictions for Egret Landing, and the Property shall be held, transferred, sold, conveyed, and occupied subject to the terms and provisions of the zoning ordinances of the Town of Sterlington, Ouachita Parish, Louisiana, as same may now exist, or hereafter be amended, insofar as same are applicable to the Development.

1. The following Sections of **ARTICLE 1 – DEFINITIONS** are hereby amended as follows:

- 1.4 “Association” shall mean and refer to Egret Landing Property Owner’s Association, Inc. created to govern and for the purpose of providing maintenance services, owning, and managing common areas for the Egret Landing Subdivision, Blue Heron Haven, A Planned Unit Development, Turkey Trace Subdivision and Unit 2 Egret Landing Subdivision.

- 1.7 “City” shall mean and refer to the City of Monroe, Louisiana. The term “City” shall also include, where applicable, any other jurisdictional entity governing the Additional Property if and when added to this Declaration, and shall include the Town of Sterlington for all property described in Unit 2.

- 1.14 “Development(s)” shall mean and refer to such residential developments, including, without limitation, the Lots, which are now or which may hereafter be located within Egret Landing Subdivision, Blue Heron Haven, A Planned Unit Development, Turkey Trace Subdivision, and/or Unit 2 Egret Landing Subdivision.

- 1.15 “Egret Landing” or “the Subdivision” shall mean and refer to the development project that is located in Ouachita Parish, Louisiana and known as Egret Landing Subdivision, including all those portions thereof as originally described in the Egret Landing Subdivision, Unit 1 Plat filed in Plat Book 25, page 119, under File No. 1657977 (the “Original Egret Landing Plat”), and the resubdivisions thereof as filed in the Blue Heron Haven Plat, known as and hereinafter sometimes referred to as “Blue Heron Haven” and the Turkey Trace Subdivision Plat, known as and hereinafter sometimes referred to as “Turkey Trace” and Unit 2 Egret Landing Subdivision known as and hereinafter sometimes referred to as “Unit 2”.

- 1.18 “Lot” shall mean any lot located within the areas of the Egret Landing Plat, Blue Heron Haven Plat, Turkey Trace Subdivision Plat and Unit 2 Egret Landing Subdivision Plat or any amendment or Additional Property as shown on the plats of the Property.

2. The following Sections of **ARTICLE 9 – ARCHITECTURAL AND LANDSCAPING CONTROLS** are amended as follows:

9.2.7 Mailboxes. Each Lot will have a standardized mailbox, purchased by the Owner. The approved design is by Forsite www.forsite.us, a Single Mount-Estate-SS-3FL-4-1010-5-Black mailbox. Lots in Blue Heron Haven, A Planned Unit Development being Lots 9-32, Block B, Egret Landing Subdivision and Lots 1-8 Turkey Trace Subdivision being Lots 1-10, being a Resubdivision of Lot 1, Block B, Unit 1, Egret Landing Subdivision, and Lots 8 through 31 and lots 54 through 77 in Unit 2 shall use a Double Mount-Estate-SDBL-3FL-4-1010-5-Black mailbox mounted between two lots. Lots 1 through 19, Block A, and Lots 2 through 8, Block B, Egret Landing Subdivision, and Lots 9 and-10 Turkey Trace Subdivision being Lots 1 through-10, and Lots 1 through 7, lots 32 through 53 and Lot 83 in Unit 2 shall use a Single Mount-Estate-SS-3FL-4-1010-5-Black mailbox. Approved brass number design to be used is BR2-2inch brass numbers by Forsite.

9.2.9 Design Concept. The design concept for Egret Landing embraces the following concepts to the extent they may be feasibly, reasonably, and practically effected.

- (b) Elevations of homes on Lots 9, 16, 17, 24, 25, and 32, Blue Heron Haven, and Lots 1 and 8, Turkey Trace Subdivision and Lots 5, 32, and 35 of Unit 2 facing Egret Landing (front and sides of homes) shall be of as rich design detail and held to the same standard of materials as the front of the home. There should be wall openings as well as a change in wall construction material.
- (c) The front yards, and corner lot side-street yards, of dwellings shall be well landscaped to achieve a natural homogeneous appearance along the streets within Egret Landing, and no fence, wall, or other apparent device shall be erected or permitted to remain within the area between the street and the front or side-street setback line which patently designates a boundary between adjoining Lots; provided however, that corner Lots in Blue Heron Haven, corner Lots in Turkey Trace, and corner Lots in Unit 2 shall, subject to A.R.C. approval, have the right to construct fences, wall or other similar type structures along Egret Landing provided they are in

compliance with all applicable subdivision regulations and do not restrict sight planes for traffic entering and exiting such cul-de-sac roads within said Subdivision or any driveways for Lots approved by the A.R.C.

3. The following Sections of **ARTICLE 10 – RESTRICTIONS** are amended as follows:

10.1 Restrictions on use of Lots. The following restrictions shall apply to Lots as indicated. The Term “Lots” indicates applicability to all.

10.1.9 Fences, Walls and Hedges. All fences, walls and hedges, if applicable, shall be constructed in accordance with the requirements of the City of Monroe, and any such proposed to be constructed must be approved by the Declarant or by the A.R.C. The front yards, and corner lot side-street yards of dwellings shall be well landscaped to achieve a natural homogeneous appearance along the streets within Egret Landing, and no fence, wall, or other apparent device shall be erected or permitted to remain within the area between the street and the closest point of the dwelling unit being constructed or side-street setback line which designates a boundary between adjoining Lots. No fence, wall or hedge shall be placed on any Lot higher than nine (9) feet from the ground without a special exception by A.R.C. Fences on Lots located along Bayou DeSiard shall not extend beyond the highwater mark and rear platted description of such Lots. No chain link, wire or similar style fence shall be constructed on any Lot other than a dog kennel which shall not be visible from any street or Lot from inside or outside the property. All fencing and garden walls must be built according to the specifications approved by the A.R.C. Different materials and fencing/wall types will be permitted upon A.R.C. approval. Special exceptions have been granted by the City of Monroe to allow fencing and walls to be located as specified within the Property. In absence of directives or details, one should refer to the permitted building restrictions under the City of Monroe Zoning Ordinances in effect at the time for execution of these covenants or subsequent thereto. Declarant installed walls and fencing that is constructed within or along a boundary of a Lot or Lots will be considered a permanent improvement of that Lot and shall not be removed or altered in any way unless approved by the A.R.C. Should any hedge, shrub, or tree encroach upon adjoining property, such encroachment shall be removed upon request of adjoining property owner. Fencing design must

accompany the final working drawings submitted to the A.R.C. for any proposed Single-Family Residence. Lots 9 through 32, Blue Heron Haven, Lots 1 through 8, Turkey Trace, and Lots 5, 6, 7, and 32 through 37, Unit 2 are required to have privacy fencing enclosing backyards. See Figure A for minimum required privacy fence construction.

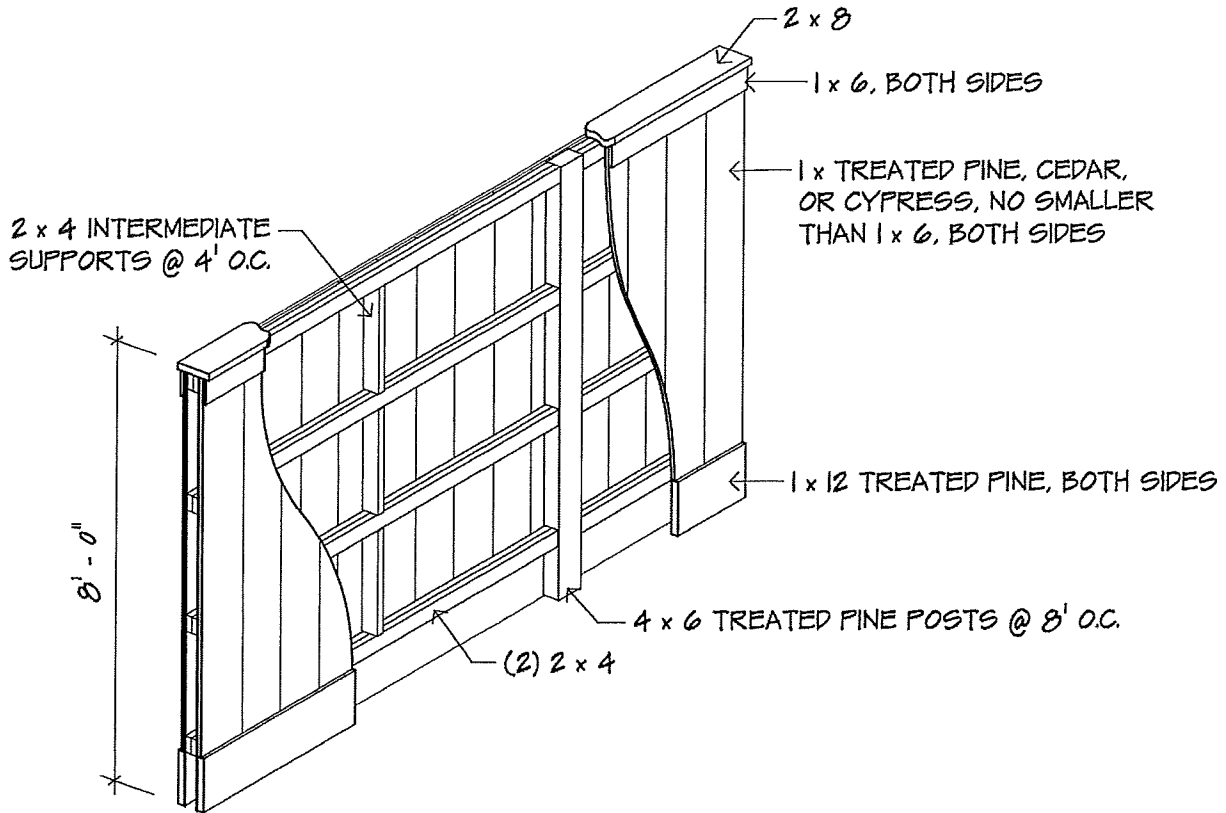


Figure A: Minimum Required Privacy Fence Construction

10.3.4 Garbage and Trash Containers; Debris and other Waste. Trash and garbage containers shall not be permitted to remain in public view except on days of trash collection. No incinerator shall be kept or maintained upon any Lot. Garbage, trash, and similar refuse shall be placed in covered containers. Containers or other equipment used for the storage or disposal of garbage, trash, rubbish or other refuse shall be kept in clean, sanitary condition. All refuse including lawn and landscape debris must be properly bagged and concealed for trash collection. Debris too large to be placed in standard bags, containers or other standard forms of containment must be immediately removed. Approved refuse collectors and containers are required and will be specified by the A.R.C. if deemed appropriate for community appearance. No burning of any trash and no accumulation or storage of litter, lumber, scrap metals, refuse, bulk materials, waste, new or used building materials, or trash of any other kind shall be permitted on

only within a Lot on which the dwelling is occupied and shall be kept from public view. All lawn maintenance services shall dispose of all grass clippings and other debris on the Lot in a manner that ensures a clean appearance, and under no circumstances shall any grass clippings or other debris be discharged onto streets, driveways or sidewalks in the Subdivision.

10.8 Size Requirements for Dwellings. No dwelling shall have a minimum or maximum square footage requirement; provided however, that absent exceptional circumstances as may be approved by the A.R.C., the minimum square footage of heated area for all dwellings located on Lots 1 through 19, Block A, Unit 1, and Lots 1 through 4 and Lots 38 through 53 and Lot 83, Unit 2 shall be 3,000 square feet and the minimum square footage of heated area for all dwellings located on Lots 2 through 8, Block B, Unit 1, Lots 9 and 10, Block B, Unit 1, Turkey Trace, and Lots 78 through 82, Unit 2, shall be 2,200 square feet. The minimum square footage of heated area for all dwellings located on Lots 9, 16, 17, 24, 25, 32, Blue Heron Haven and Lots 5, 6, 32, 33, 34, 35, 36, 37, Unit 2, shall be 2,000 square feet. The emphasis within Egret Landing is on the architecture, the landscape and quality craftsmanship. The A.R.C. will review each application for its individual merit. All improvements, i.e. home, garage, guesthouse, green house, pool house, pool and courtyards, must be carefully planned in an effort to fit the size of the lot while they remain in proper scale.

IN WITNESS WHEREOF, the undersigned BAYOU BEND ESTATES, LLC, herein called the Declarant, acting by and through its duly authorized agent, Joseph G. Holyfield, Manager, has hereunto set his hand and seal on this the 4th day of JANUARY, 2018.

WITNESSES:

R.D. Samuel

Printed Name: R. DAVID CORRELL

Brad Boyd

Printed Name: Brad Boyd

BAYOU BEND ESTATES, LLC

By: Joseph G. Holyfield
Joseph G. Holyfield, Manager

Brandy N. Cooper
NOTARY PUBLIC

Printed Name: Brandy N. Cooper

Notary ID#: Notary ID. 84544

My Commission is for life.

January 4, 2018

Page 6 of 6

Ouachita Parish Recording Page

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Clerk of Court
PO Box 1862
Monroe, LA 71210-1862
(318) 327-1444

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Index Type : CONVEYANCES
Type of Document : AMEND RESTRICTIONS

File Number : 1745219

Book : 2532 Page : 689

Recording Pages : 7

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Clerk of Court

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Parish of Ouachita

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