

**THIRD AMENDMENT TO DEDICATION
OF SERVITUDES, EASEMENTS
AND RESTRICTIVE COVENANTS
PINE CREEK ACRES SUBDIVISION**

UNITED STATES OF AMERICA

STATE OF LOUISIANA

BY: PINE CREEK DEVELOPMENT, L.L.C.

PARISH OF ST. TAMMANY

BE IT KNOWN, that on this 10th day of September, 2013,

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified in and for the state and parish aforesaid, there in residing, and in the presence of the witnesses hereinafter named and undersigned:

PERSONALLY CAME AND APPEARED:

PINE CREEK DEVELOPMENT, L.L.C., a limited liability company organized and existing under the laws of the State of Louisiana, domiciled and doing business in the Parish of St. Tammany, represented herein by A. Wayne Buras and Shelby P. LaSalle, Jr., and its mailing address being P. O. Box 1810, Covington, Louisiana 70434, hereinafter sometimes referred to as "**Developer**",

WHEREAS, Developer imposed a Dedication of Servitudes, Easements and Restrictive Covenants for Pine Creek Acres Subdivision by instrument dated May 1, 2007, recorded as Conveyance Instrument No. 1621212 of the records of St. Tammany Parish, Louisiana, ("**Restrictive Covenants**");

WHEREAS, Developer executed and recorded the First Amendment to Dedication of Servitudes, Easements and Restrictive Covenants Pine Creek Acres Subdivision by Instrument dated January 9, 2009, and recorded as Instrument No. 1712116 of the records of St. Tammany Parish, Louisiana, ("**First Amendment**");

WHEREAS, Developer executed and recorded the Second Amendment to Dedication of Servitudes, Easements and Restrictive Covenants Pine Creek Acres Subdivision by Instrument dated June 15, 2011, and recorded as Instrument No. 1814819 of the records of St. Tammany Parish, Louisiana, ("**Second Amendment**");

WHEREAS, Developer desires to amend the Restrictive Covenants, as amended, under authority of Article X of the Restrictive Covenants as hereinafter set forth.

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NOW, THEREFORE, the Developer, under authority of Article X of the Restrictive Covenants, does hereby amend the Restrictive Covenants, as amended (First Amendment and Second Amendment), in the following particulars:

1. By amending Article IX, **RESTRICTIONS FOR USE OF PROPERTY**, Section 3, "*Specific Architectural Requirements*," to read as follows:

Section 3. Specific Architectural Requirements for Phase 1B of the Subdivision.

Each main residential dwelling constructed on any Lot located in Phase 1B of the Subdivision shall comply with the following minimal architectural requirements, subject to review of the Architectural Control Committee under Article VIII herein, to-wit:

1. Traditional French Country architecture shall not be allowed. The main residential structure on each lot shall adapt to any one of the following architectural styles, to-wit:

- i) Creole;
- ii) Cottage;
- iii) Mediterranean;
- iv) West Indies;
- v) Acadian; and
- vi) Traditional Uptown New Orleans

2. Exterior walls of all structures shall be hardie board, stucco, or brick or any combination of these materials. Vinyl siding shall not be allowed; however, vinyl soffits and porch ceilings are allowed. Fascia board shall be painted wood, hardie board, or prefinished aluminum.

3. Main roof pitch shall be either 8-on-12, 10-on-12 or 12-on-12. Pitches as low as 4-on-12 shall be allowed on shed roof extensions or the rear of the house.

4. Garages located in the front of the house shall be side load garages. Front load garages shall only be allowed when there is a detached garage, where the lot is of such a shape that a side load garage is impractical and/or impossible, or when the garage is located to the rear of the halfway point of the side wall of the house or in the rear yard of the house.

5. Garage doors shall have decorative straps and handles so as to give the appearance of a carriage type door.

6. All windows which are visible from the street shall be made of wood, vinyl, or aluminum with a full 4 9/16" jamb.

7. All main residential dwellings shall have a front porch or courtyard that spans a minimum of 25% of the width of the house. A small covered entrance common to French Country is not allowed.

8. Porch railings shall be made of wood, composite, vinyl, or aluminum.

9. All houses shall have at least one of the following on the front porch or front of the house at the front door: (i) an up-light, (ii) gas lantern, or (iii) carriage light.

2. By adding a new Article IX, **RESTRICTIONS FOR USE OF PROPERTY**, Section 4, entitled "*Specific Architectural Requirements for Phase 2 of the Subdivision*," to read as follows:

Section 4. Specific Architectural Requirements for Phase 2 of the Subdivision.

Each main residential dwelling constructed on any Lot located in Phase 2 of the Subdivision shall comply with the following minimal architectural requirements, subject to review of the Architectural Control Committee under Article VIII herein, to-wit:

1. The main residential structure on each lot shall adapt to any one of the following architectural styles, to-wit:

- i) Creole;
- ii) Cottage;
- iii) Mediterranean;
- iv) West Indies;
- v) Acadian;
- vi) Traditional Uptown New Orleans; and
- vii) Traditional French Country

2. Exterior walls of all structures shall be hardie board, stucco, or brick or any combination of these materials. Vinyl siding shall not be allowed; however, vinyl soffits and porch ceilings are allowed. Fascia board shall be painted wood, hardie board, or prefinished aluminum.

3. Main roof pitch shall be either 8-on-12, 10-on-12 or 12-on-12. Pitches as low as 4-on-12 shall be allowed on shed roof extensions or the rear of the house.

4. Garages located in the front of the house shall be side load garages. Front load garages shall only be allowed when there is a detached garage, where the lot is of such a shape that a side load garage is impractical and/or impossible, or when the garage is located to the rear of the halfway point of the side wall of the house or in the rear yard of the house.

5. Garage doors shall have decorative straps and handles so as to give the appearance of a carriage type door.

6. All windows which are visible from the street shall be made of wood, vinyl, or aluminum with a full 4 9/16" jamb.

7. Porch railings shall be made of wood, composite, vinyl, or aluminum.

8. All houses shall have at least one of the following on the front porch or front of the house at the front door: (i) an up-light, (ii) gas lantern, or (iii) carriage light.

Except as amended by the First Amendment, the Second Amendment, and this Third Amendment, the original restrictions as amended shall remain the same.

The undersigned request that a notation in this amendment be made in the margin of the records at Instrument No. 1621212, Instrument No. 1712116, and Instrument No. 1814819 of the records of St. Tammany Parish to serve as the occasion may require.

[SIGNATURES ON THE FOLLOWING PAGE]

THUS DONE AND PASSED in Covington, St. Tammany Parish, Louisiana, on the day, month and year herein above first written, in the presence of undersigned competent witnesses, who hereunto subscribe their names with the said Notary, after due reading of the whole.


WITNESSES:

PINE CREEK DEVELOPMENT, L.L.C.

Sheila W. Graham
PRINT NAME: Sheila W. Graham

By: 
A. WAYNE BURAS, Member

Lindsey M. Reynolds
PRINT NAME: Lindsey M. Reynolds

By: 
SHELBY P. LaSALLE, JR., Member


NOTARY PUBLIC

Print Name: Paula L. Ryan
Commission No. 68884
My Commission Expires: with life