

**FIRST AMENDMENT AND  
MODIFICATION TO DEDICATION OF  
SERVITUDES AND EASEMENTS  
ADDING PHASE 2-A AND PHASE 2-B**

**UNITED STATES OF AMERICA**

**STATE OF LOUISIANA**

**FOR: NATCHEZ TRACE SUBDIVISION**

**BY: LONESOME DEVELOPMENT, L.L.C.  
AND ROCKWELL BUILDERS, L.L.C.**

**PARISH OF ST. TAMMANY**

**BE IT KNOWN**, that on this 30<sup>th</sup> day of May, 2012.

**BEFORE ME, JEFFREY D. SCHOEN**, a Notary Public, duly commissioned and qualified in and for the Parish of St. Tammany, State of Louisiana, therein residing, and in the presence of the witnesses hereinafter named and undersigned:

**PERSONALLY CAME AND APPEARED:**

**LONESOME DEVELOPMENT, L.L.C.**, (TIN 72-XXXXX90), a Louisiana limited liability company, domiciled in Mandeville, St. Tammany Parish, Louisiana, with a mailing address of P.O. Box 67, Mandeville, LA 70470, and represented herein by its duly authorized Manager, Timothy R. Henning, pursuant to the authority granted in the Unanimous Consent of the Members and Managers of Lonesome Development, L.L.C. dated February 14, 2002 and recorded at Instrument No. 1288722 in the public records of the Clerk of Court for St. Tammany Parish, Louisiana (hereinafter referred to as "Lonesome Development");

who declared that pursuant to Article XII, Section 12.02, Duration and Amendment, of the "Dedication of Servitudes, Easements and Restrictive Covenants" for Natchez Trace Subdivision recorded on September 8, 2006 with the St. Tammany Parish Clerk of Court as Instrument No. 1575145 (referred to hereinafter as the "Restrictive Covenants"), the undersigned, as the Developer of Natchez Trace Subdivision, does hereby amend the Restrictive Covenants in the following particulars:

**I.**

Developer hereby amends Article I, Definitions, Sections 10, 23, 25, and 27 of the Restrictive Covenants to provide as follows:

10. **Common Areas** – shall mean and refer to any and all Streets, Greenspaces, "Pond", and "REC. AREA", all as further identified in the Subdivision Plat, and any improvements constructed on said property, drainage facilities, servitudes, entrance gates, street lights, water, gas and sewer mains, easements, sidewalks, appurtenances and facilities now or hereafter owned, acquired or otherwise available for the Association in the Subdivision.

\* \* \*

23. **Property** – shall mean and refer to the following immovable property, together with all improvements thereon:

- A. The immovable property more particularly described on Exhibit A of the Restrictive Covenants and as set forth in the “**Final Plan of Natchez Trace Phase One**” prepared by Randall W. Brown & Associates, Inc. and recorded with the St. Tammany Parish Clerk of Court on August 25, 2006, as Map File No. 4287, and thereafter amended by the “Resubdivision of Parcel 1 and Sites 1 – 15”, prepared by Randall W. Brown & Associates, Inc. and recorded with the St. Tammany Parish Clerk of Court on October 11, 2006 as Map File No. 4315B, thereafter corrected by an “Act of Correction (By Surveyor)”, recorded by Randall W. Brown & Associates, Inc. with the St. Tammany Parish Clerk of Court on July 18, 2008 as Instrument No. 1692323;
- B. The immovable property set forth in the “**Final Plan of Natchez Trace Phase 2-A**” prepared by Randall W. Brown & Associates, Inc., and recorded with the St. Tammany Parish Clerk of Court on July 25, 2011, as Map File No. 4999B, said property being more particularly identified therein as **Lot 43**;

AND

- C. All that certain parcel of ground being in Section 41 Township 7 South - Range 10 East, and Section 52, Township 7 South - Range 11 East, St. Tammany Parish, Louisiana, and being more fully described as follows:

Commence from the northeast corner of section 52, Township 7 South - Range 11 East, and go South 00 degrees 39 minutes 14 seconds East, a distance of 687.10 feet; thence go South 00 degrees 38 minutes 26 seconds West, a distance of 627.47 feet to the Point of Beginning.

From the point of beginning go South 00 degrees 38 minutes 26 seconds East, a distance of 826.24 feet; thence go South 89 degrees 31 minutes 23 seconds West, a distance of 999.14 feet; thence go South 00 degrees 56 minutes 15 seconds East, a distance of 309.54 feet; thence North 68 degrees 09 minutes 58 seconds West, a distance of 1159.95 feet; thence go North 31 degrees 10 minutes 26 seconds East, a distance of 513.23 feet; thence go North 30 degrees 44 minutes 56 seconds East, a distance of 60.23 feet; thence go North 28 degrees 54 minutes 37 seconds East, a distance of 107.84 feet; thence go North 26 degrees 10 minutes 28 seconds East, a distance of 110.82 feet; thence go North 23 degrees 24 minutes 05 seconds East, a distance of 110.82 feet; thence go North 20 degrees 37 minutes 43 seconds East, a distance of 110.82 feet; thence go North 17 degrees 51 minutes 20 seconds East, a distance of 110.82 feet; thence go North 15 degrees 04 minutes 57 seconds East, a distance of 110.82 feet; thence go North 12 degrees 18 minutes 34 seconds East, a distance of 110.83 feet; thence go South 78 degrees 58 minutes 48 seconds East, a distance of 175.00 feet; thence go South 79 degrees 38 minutes 38 seconds East, a

distance of 60.00 feet; thence go South 78 degrees 16 minutes 14 seconds East, a distance of 186.33 feet; thence go South 08 degrees 35 minutes 24 seconds West, a distance of 95.55 feet; thence South 87 degrees 56 minutes 22 seconds East, a distance of 18.35 feet; thence go South 03 degrees 38 minutes 53 seconds West, a distance of 112.39 feet; thence go South 07 degrees 49 minutes 35 seconds East, a distance of 85.26 feet; thence go South 19 degrees 40 minutes 26 seconds East, a distance of 67.22 feet; thence go South 29 degrees 24 minutes 43 seconds East, a distance of 88.21 feet; thence go South 42 degrees 26 minutes 01 seconds East, a distance of 64.42 feet; thence go South 51 degrees 25 minutes 36 seconds East, a distance of 77.98 feet; thence go South 63 degrees 29 minutes 01 seconds East, a distance of 90.05 feet; thence South 77 degrees 35 minutes 09 seconds East, a distance of 114.25 feet; thence go North 89 degrees 21 minutes 34 seconds East, a distance of 479.85 feet; thence go North 00 degrees 25 minutes 36 seconds East, a distance of 168.69 feet; thence go North 89 degrees 21 minutes 34 seconds East, a distance of 229.20 feet back to the Point of Beginning. Said parcel contains 40.768 acres of land more or less and to be designated "**Natchez Trace Phase 2-B**".

\* \* \*

25. **Streets** - shall mean the streets in the Subdivision, including but not limited to Natchez Trace, Tunica Bend, Memphis Trace, Kanawha Ct., Gray Eagle Ct., Millikens Bend, and Grand Turk Ct. as identified on the Subdivision Plat. Ownership and fee title to said streets shall remain in the Association, its successors, transferees or assigns. Said ownership and fee title to said streets is not conveyed or transferred herein or hereby. Nothing in this Act or the Subdivision Plat is intended to dedicate in any manner said streets to the Parish of St. Tammany, State of Louisiana, the public in general or to public use.

\* \* \*

27. **Subdivision Plat** - shall mean and refer to the following and any subsequent amendments and revisions thereto:

- A. "Final Plan of Natchez Trace Phase One" prepared by Randall W. Brown & Associates, Inc. and recorded with the St. Tammany Parish Clerk of Court on August 25, 2006, as Map File No. 4287, and thereafter amended by the "Resubdivision of Parcel 1 and Sites 1 – 15", prepared by Randall W. Brown & Associates, Inc. and recorded with the St. Tammany Parish Clerk of Court on October 11, 2006 as Map File No. 4315B, thereafter corrected by an "Act of Correction (By Surveyor)", recorded by Randall W. Brown & Associates, Inc. with the St. Tammany Parish Clerk of Court on July 18, 2008 as Instrument No. 1692323;
- B. "Final Plan of Natchez Trace Phase 2-A" prepared by Randall W. Brown & Associates, Inc., and recorded with the St. Tammany Parish Clerk of Court on July 25, 2011, as Map File No. 4999B;

AND

- C. "Final Plan of Natchez Trace Phase 2-B" prepared by Randall W. Brown & Associates, Inc., dated April 9, 2012, revised date May 4, 2012, bearing Survey No. 11357 and to be recorded hereinafter with the St. Tammany Parish Clerk of Court.

## II.

By this amendment to the Restrictive Covenants for Natchez Trace Subdivision, the Developer does hereby subject, encumber and submit to said Restrictive Covenants the immovable property described in the "Final Plan of Natchez Trace Phase 2-A" and "Final Plan of Natchez Trace Phase 2-B" as further identified hereinabove.

## III.

AND NOW, intervening and joining in this First Amendment of the Dedication of Servitudes, Easements and Restrictive Covenants for Natchez Trace Subdivision is as follows:

**ROCKWELL BUILDERS, L.L.C.**, a limited liability company, duly authorized and doing business in the State of Louisiana, represented herein by Robert A. Rockwell, its managing member by virtue of the Certificate of Authority filed with the St. Tammany Parish Clerk of Court on August 28, 2006 as Instrument No. 1572839, and having a mailing of 89 Mark Smith Drive, Mandeville, LA 70471 (hereinafter referred to as "Rockwell Builders"),

who declared that Rockwell Builders is the present owner of **Lot 43**, as more particularly described in the "Final Plan of Natchez Trace Phase 2-A" prepared by Randall W. Brown & Associates, Inc., and recorded with the St. Tammany Parish Clerk of Court on July 25, 2011, as Map File No. 4999B; and Rockwell Builders does hereby subject, encumber and submit Lot 43 to the "Dedication of Servitudes, Easements and Restrictive Covenants" for Natchez Trace Subdivision recorded on September 8, 2006 with the St. Tammany Parish Clerk of Court as Instrument No. 1575145, as amended herein and as may be amended from time to time hereinafter.

In all other respects the Restrictive Covenants except as amended hereby, shall remain the same.

**THUS DONE AND PASSED**, in my office in Covington, Louisiana, on the day, month and year herein first above written, in the presence of the undersigned witnesses and me, Notary, after

reading of the whole.

**WITNESSES:**

Rachel L. Miller  
Rachel L. Miller

**LONESOME DEVELOPMENT, L.L.C.**

Michelle N. Scott  
Michelle N. Scott

BY: [Signature]  
**TIMOTHY R. HENNING, Manager**

Rachel L. Miller  
Rachel L. Miller

**ROCKWELL BUILDERS, L.L.C.**

Michelle N. Scott  
Michelle N. Scott

BY: [Signature]  
**ROBERT A. ROCKWELL, Manager**

[Signature]  
**JEFFREY D. SCHOEN**  
**NOTARY PUBLIC**  
**BAR ROLL NO. 11809**