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ACT OF RESTRICTIONS  
OF  
THE GREENS @  
PELICAN POINT  
First Filing, Part II

STATE OF LOUISIANA  
PARISH OF ASCENSION

Before me, the undersigned authority, as Notary in and for the Parish of Ascension, State of Louisiana duly commissioned, qualified and residing in said parish and state, personally came and appeared:

Pelican Point Properties, LLC, a Maryland limited liability company domiciled and doing business in the Parish of Ascension, herein represented by Douglas Diez, its duly authorized Managing Partner by virtue of resolution of its Board of Directors recorded in the Ascension Parish records.

which declares that it is the owner of a certain tract or parcel or ground situated in Section 7, Township 10 South, Range 3 East, Southeastern Land District, East of the Mississippi River, Parcel I and Parcel II being portions of Parcel 22-A-1-A of Pelican Point Golf Community as drawn by Langlois Engineering, Inc., plus property surrounding Tract GC-1 and approximately 15% of Tract A-1-B-1-A-2 (being the most southern portion) as identified by Ferris Engineering and Surveying, Ascension Parish, Louisiana, said tract is currently being developed by Developer into The Greens at Pelican Point, which will contain 147 Greens homes as designated on the preliminary plat of the Greens, but is planned to be expanded to 447 homes. Developer hereby establishes certain building restrictions and conditions for the benefit of said property and properties, or any part thereof, it being the intention of Developer to establish these restrictions and conditions as servitudes and covenants running with the land, and encumbering existing and future residential lots which comprise or will comprise said filings The Greens at Pelican Point Golf Community, said restrictions being set out as follows, to wit:

1. All of the lots contained in said subdivision are hereby designated as residential lots and restricted to residential use only unless specifically noted by developer. No building shall be erected, altered, placed, or permitted to remain on any of said lots other than one (1) detached single family dwelling or attached townhomes, and should not exceed 2 stories in height and a private garage for not more than four (4) automobiles and not less than one (1) automobile. A lot cannot be used to connect to an adjoining property not owned by the Pelican Point Properties or the developer.
2. All driveways must be completed upon completion of the home, unless the home is a model home. Driveways must be constructed of concrete and have a minimum width of ten feet (10') and have a depth of four inches (4"). No driveway shall be permitted adjacent to another except where the configuration of lots dictates it necessary and then must be approved by the Architectural Control Committee or the developer. Residents are required to have adequate permanent parking on their homesite as parking, at the Activity Center and Guest Parking are for temporary use only. The height of all front fences should be no more than 48" and must be approved by the ACC. Courtyard walls/gates are not considered "fences" and can be approved by the developer and/or the D-ACC in order to accommodate the privacy height required.

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3. Should construction of a prospective residence, building or structure not be commenced within six (6) months after approval by the Architectural Control Committee, and be pursued diligently thereafter, or should construction not be completed within twelve (12) months after approval, then the approval of the Architectural Control Committee may grant extension of its approval from time to time for good cause stated. Should construction not commence or be completed for reasons beyond the control of the lot owner or his contractor, such as an act of God, national calamity or similar events, then the time deadlines provided herein shall be extended by the Architectural Control Committee in proportion to the delay caused by the event. No construction project will be allowed to drag on. New homes must be constructed within a nine to twelve month period (exceptions can be approved by the D-ACC).
4. Any lot or lots may be subdivided only with the express written consent and permission of the Developer's Architectural Control Committee, the developer and effected property owners.
5. The Greens at Pelican Point Golf Community will be served by underground electric distribution system and will also be accessed by private streets.
6. The Greens at Pelican Point Golf Community will be served by a community sewer system, in accordance with Parish and State regulations. Individual sewer systems are not permitted on any lot or lots. A sewer fee will be collected and a monthly user fee will be set up by the Public Service Commission. Wastewater Treatment is the company and their current connection fee is \$1,000.00.
7. Water will be made available to each lot owner by arrangements with the Parish Water company in accordance with its rates and requirements; and requirements of the Ascension Parish Health Unit and the State Board of Health.
8. Gas service will be made available to each lot owner desiring gas service by arrangements with the designated Natural Gas Company in accordance with its rates and requirements; and requirements of the Ascension Parish Health Unit and the State Board of Health.
9. The minimum roof pitch shall be 5/12, unless otherwise approved by the Architectural Control Committee or the developer.
10. All residences shall be constructed with at least eighty (80%) percent of the ceilings not less than nine (9') feet high, unless otherwise approved by the Architectural Control Committee.
11. Fireplace flues and chimneys shall be covered with the same materials as used on the exterior of the residence (plaster and vinyl acceptable). Fireplaces shall have copper or bronze chimney caps unless approved by the Architectural Control Committee.
12. All fences must be approved by The Greens HOA or the developer prior to construction. The developer may provide fencing on land-locked homesites not on lakes or golf course once all construction in the area is complete and will then be maintained by the homeowner. Privacy fencing will not be allowed in rear yards facing the golf course and/or a lake in order to maintain these views for neighboring residents. However, wrought iron or aluminum wrought iron looking fencing as approved by the ACC will be allowed.
13. All structural exterior exposed posts and columns shall be a minimum of six (6") in diameter.
14. As much exposed aggregate, stamped and scored concrete as practical for porches and sidewalks is encouraged.
15. Architectural shingles as approved by the Architectural Control Committee, shall be used on each house in lieu of standard 215# fiberglass shingles. Slate and tile roofs will also be

acceptable. Any other type of roof must be approved by the Architectural Control Committee. No steel or aluminum roofs allowed unless approved by the ACC.

16. The exterior of all homes shall consist of old brick or new "old" brick, and/or stucco/plaster/vinyl siding as approved by the ACC. Vinyl siding, cornice, soffit, fascia, and column wrapping, is specifically approved in "The Greens". Aluminum windows and dimensional vinyl windows are specifically approved for The Greens.
17. All homes must be pre-wired for security systems.
18. Cluster mailboxes will be provided in various locations of the development. No individual mailboxes will be allowed on individual lots.
19. Only one framed marketing sign approximately 30" x 48" will be allowed during construction, and immediately after construction if house is a "spec" house. The sign shall include such information as the real estate company/agent, builder, architect, designers, plumbing contractor, electrical contractor, Lot Number, and anything required to be posted by the Ascension Parish Inspection Department (see attachment). After this initial period, no "for sale" signs will be allowed on any lots for any reason including, but not limited to house, cars, boats, travel trailers, furniture, clothing, etc. Also, no political/election signs allowed. Additionally, a larger sign as approved by the Greens ACC will be allowed at appropriate locations.
20. Cutting down or removal of any tree or trees from any lot or parcel is prohibited, without first obtaining the approval (in writing) of the Architectural Control Committee.
21. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded subdivision plat. Lots shall be graded to direct drainage to the street or rear of lot unless otherwise shown on the approved drainage layout for each parcel. Contractors shall adhere to all requirements shown on this drainage layout.
22. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other out-buildings shall be used on any time as a residence, either temporary or permanent. No detached structure or swimming pools will be allowed on "Pelican" (golf course) lots, without first having been approved by the Architectural Control Committee, and any such building must conform in every respect, including materials, with the exterior construction of the residence constructed on the same lot. For development of future filings and sale of lots, the developer is allowed to place a temporary office or sales tent on the property.
23. No rubbish, trash, garbage or other waste materials may be accumulated or dumped or maintained on any lot of the subdivision. Garbage containers may not be placed near street more than one (1) day prior to scheduled pickup. Garbage containers are to be stored out of sight until pick up date. Lot owners shall keep their respective lots mowed and free of weeds and trash. In the event that an owner fails to discharge this obligation after ten (10) days written notice, the Architectural Control Committee, or its representative, may, at its discretion, cause the lot to be mowed and may demand and sue for reimbursement for such cost, including legal fees and legal interest from the date of demand. A place will be provided for concrete wash out. Contractors are to ensure that concrete trucks do not wash out anywhere other than the designated area or lot on which the home is being constructed. Contractors are also responsible for adequate erosion control and/or soil washing into streets or lakes.
24. 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.
25. No boats, vehicles, golf carts, campers, motor homes, or trailers of any kind, or parts of appurtenances thereof, may be kept, stored, repaired or maintained on any street or on any lot nearer to the street than the minimum building setback line and in no event shall the same be kept, stored, repaired or maintained in any manner which would detract from the appearance of both the individual lot and the subdivision. These same items may not be stored on any residential lot except in a garage only.

26. In order to protect each purchaser's investment, each lot owner shall be required to become an automatic member of Pelican Point Golf Community Greens Association and immediately assume the responsibilities by abiding by its rules and regulations, and promptly contributing membership dues as set by the Association. The Greens Association shall enforce the subdivision restrictions, represent the subdivision in any public matter affecting the subdivision, promote subdivision activities, and provide for the maintenance of subdivision entrances, private streets, common areas, lakes and ponds. The Association will collect monthly dues fixed by the Board of Directors. Unless the Board of Directors sets a different amount and/or billing date, the monthly dues shall be \$90.00 per house and billed quarterly. The share of the monthly dues for the Pelican Point Homeowner's dues will increase when the Pelican Point Homeowner's Association increases its dues. The dues are broken down as follows: A.) \$30.00 goes to the Pelican Point Homeowner's Association for guard service, liability insurance, and the two Hwy. 44 front entrances maintenance, and other common areas that all Pelican Point homeowner share in B.) \$60.00 for the maintenance of the Greens Common Areas, private entrance feature, parks, private streets, swimming pool, and all Greens' Activity Center and Greens' Clubhouse expenses including insurance, property taxes, maintenance, cleaning, and utilities. Also, to cover the costs of a HOA professional management company and HOA employees. The Parish of Ascension is not responsible for the maintenance of any private servitudes. Lien rights will exist to enforce the collection of dues. Dues shall be collected starting from the purchase of the lot. Townhome owners will pay \$65.00 more monthly than other Green's residents unless this amount proves insufficient to handle the costs associated with adequate maintenance. Of the \$65.00, \$45.00 is earmarked for grass cutting and landscape maintenance while \$20.00 is for escrow to cover roof shingles and exterior painting. All townhome shingles and exterior colors must be consistent on each building.
27. At the time purchase (closing date), lot owners will commence paying \$30 to the Pelican Point HOA, this does not entitle them to use of the Greens amenities. Lot owners can opt to pay the full \$90 monthly fee whenever they wish to gain use of the Greens amenities or whenever their home is completed, whichever occurs first. Once a lot owner chooses to pay the full \$90 monthly fee he/she cannot go back to the \$30 payment.
28. No commercial, no noxious, 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.
29. No outside lines or clotheslines, outside television antennas, satellite dishes, basketball goals, above ground improvements or hanging devices shall be allowed without the written consent of the Architectural Control Committee evidenced by a majority vote thereof.
30. Decorative components such as statues and artifacts shall be limited in height to four feet (4') above the natural grade of the lot. Statues and artifacts will be allowed in the lot if they meet the following criteria:
- a) Seasonal statues, artifacts, lighting and other decorative landscaping items may be allowed within thirty (30) days prior to, and ten (10) days after a holiday season, which period may be extended by the Greens HOA, in its sole discretion. (During such extended period, lighting may not be illuminated)
  - b) Plastic statuary and yard ornamentation will not be allowed. Plastic pots compatible with the overall architectural theme of the home will be permitted.
  - c) No ornaments or statuary shall be attached to the home.
  - d) The Greens HOA, ACC and developer reserve the right to limit the number of statues and artifacts.

