

Signed- H. M. Lewis, Jr.
Notary Public in and for
Caddo Parish, Louisiana (SEAL)

Howell Marshall Lewis, Jr
Notary Public, Caddo Parish,
Louisiana
MY COMMISSION IS PERMANENT

ENDORSED: FILED FOR RECORD
BOSSIER PARISH
LOUISIANA

JUN 30 8:52 AM 1958

Signed- Alma G. Broussard
Clerk and Ex-Officio Recorder

RECORDED: The 30th day of June, A. D., 1958

Alma G. Broussard

Clerk and Ex-Officio Recorder

SHADY GROVE SUBDIVISION, UNIT # 1) REGISTER NO. 122,803
TO) PROTECTIVE COVENANTS
THE PUBLIC)

PROPOSED PROTECTIVE COVENANTS SHADY GROVE SUBDIVISION, UNIT NO. 1
AS PER PLAT RECORDED IN CONVEYANCE BOOK 275, PAGE 212
RECORDS OF BOSSIER PARISH, LOUISIANA

STATE OF LOUISIANA:
PARISH OF CADDO :

BEFORE ME, the undersigned authority, in and for said Parish and State,
came and appeared SHADY GROVE DEVELOPMENT, INC., a Louisiana Corporation, represented herein
by G. L. Johnson, President, duly authorized by Resolution of the Board of Directors, who, being
duly sworn, did declare for and in behalf of said Corporation:

That the said Corporation has completed and filed for record in Bossier
Parish, Louisiana, a plat of Shady Grove Subdivision, Unit No. 1, recorded in Conveyance Book
275, page 212, of the records of Bossier Parish, Louisiana, and the said Corporation is now the
sole owner of the entire tract covered, thereby.

Appearer further declared on behalf of the Corporation that from this day
forward, the land shown on the plat referred to above is held and shall be owned, held and con-
veyed subject to the following reservations, restrictions and covenants:

I.

No lot shall be used except for residential purposes except tracts A and B;
and Lot 242. No buildings shall be erected, altered, placed or permitted to remain on any lot,
other than one (1) detached single-family dwelling not to exceed one story in height, except
tracts A and B and Lot 242 may be used for the erection and conduct of neighborhood type busi-
ness, and if so utilized appropriate sight-proof fencing will be provided along boundaries com-
mon with adjacent lots.

II.

Porches, roofs and other projections, except regular eaves, shall be con-
sidered part of the improvements erected on the property and shall not extend beyond the front
set-back established in the recorded plat of subdivision aforesaid.

III.

No buildings or structure of any type shall be erected nearer than twenty-

five (25) feet to any street line, front or side, except as to the lots scheduled below the minimum set-back line shall be as to the lots scheduled not less than twenty (20) feet from the Street line of the streets designated:

From Shady Grove Drive: Lots 88, 89, 106, 107, 122, 123, 140, 141, 159, 160, 170, 171, 230, 231, 242.

Stuart Street: Lot 210

Lark Street: Lot 151

Parkway Drive: Lots 6, 65, 66

Ella Street: Lot 241

Cove Street: Lots 211, 214, 215, 218, 237

No building or structure of any type shall be erected nearer than five (5) feet to any interior lot line.

IV.

No noxious or other offensive trade or activity shall be carried on upon any tract, nor shall anything be done thereon which shall become an annoyance to the neighborhood. Nor shall any sign of any kind be displayed to public view on any lot other than a sign of not more than five (5) square feet advertising the property for sale or rent.

V.

No trailer, basement, tent, shack, garage, barn or other building erected in the subdivision shall at any time be used as a residence, temporarily or otherwise, nor shall any structure of a temporary character be used as a residence.

VI.

No fowl, cattle, swine, horses or animals of similar character shall be kept on any tract.

VII.

No division fence or other similar structure shall extend nearer the street than the front set-back line of a given lot nor nearer the street than the side street set-back line.

VIII.

The minimum living space requirements for any residence to be erected in the said subdivision shall be in accordance with the schedule hereinafter set forth and no residence shall be erected on any respective lot having a living space of less than the minimum number of Square feet (excluding open porches, garages and breezeways) set forth herein:

(a) As to Lots 1 through 79; and Lots 146 through 151, both inclusive in each instance the minimum shall be Eight Hundred (800) square feet;

(b) As to Lots 80 through 145; and Lots 152 through 185; both inclusive in each instance, the minimum shall be One Thousand (1,000) square feet;

(c) As to Lots 186 through 241, both inclusive in each instance the minimum shall be Twelve Hundred (1200) square feet.

IX.

As to Lots 80 through 145, Lots 152 through 241, both inclusive in each instance the quality of construction shall be not less than brick veneer.

X.

No residence shall be erected within the subdivision on a lot having an area of less than Six Thousand Seven Hundred Fifty (6,750) square feet.

XI.

No lot shall be used for disposal or storage of waste. All garbage and/or

waste shall be kept in sanitary containers and shall be kept in a clean and sanitary condition. Incinerators or other equipment for storage or disposal of trash, garbage and waste shall be kept in a clean and sanitary condition.

XII.

These Covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date the same are recorded. After which time, said Covenants shall be automatically extended for successive periods of ten (10) years, unless an instrument signed by the majority of the then owners of the lots has been recorded agreeing to change said covenants in whole or in part.

XIII.

Night parking of commercial vehicles or trucks, or of any vehicle larger than a three-fourth (3/4) ton truck on any street in the subdivision is prohibited.

THUS DONE AND SIGNED in the presence of the undersigned competent witnesses and me, Notary, on this 30 day of June, 1958.

WITNESSES:

SHADY GROVE DEVELOPMENT, INC.

Signed- Nell Addison

Signed By- George L. Johnson
President

" Nancy Hodge

Signed- Charles E. Tooke, Jr.,
Notary Public (SEAL)

ENDORSED: FILED FOR RECORD
BOSSIER PARISH
LOUISIANA

JUN 30 9:13 AM 1958

Signed- Alma G. Broussard
Clerk and Ex-Officio Recorder

RECORDED: The 30th day of June, A. D., 1958.

Alma G. Broussard

Clerk and Ex-Officio Recorder

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ROLFIE RAYMOND BAMBURG ) REGISTER NO. 122,804
TO ) JUDGMENT
JEWELL CANNON BAMBURG )
VS ) NO. 22,176
ROLFIE RAYMOND BAMBURG ) 26TH JUDICIAL DISTRICT COURT
BOSSIER PARISH, LOUISIANA

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J U D G M E N T

This cause having come on regularly for trial on the 24th day of June, 1958, and there being present plaintiff and her attorneys, Wallace, Wyche and Bigby, and also being present defendant and his attorney of record, Louis Lyons, and the Court, after hearing the evidence introduced and considering the same to be in favor of plaintiff for the reasons orally assigned:

IT IS ORDERED, ADJUDGED AND DECREED that there be judgment herein in favor of plaintiff, Jewell Cannon Bamburg, and against the defendant, Rolfie Raymond Bamburg, perpetuating the preliminary injunction herein issued and forever enjoining, restraining and prohibiting the defendant, Rolfie Raymond Bamburg, from disposing of, alienating, pledging or mortgaging any of the property owned by the community of acquets and gains existing between Rolfie Raymond Bamburg and his wife, Mrs. Jewell Cannon Bamburg.