

Tract "Y"
Jubilee Estates

Hwy. 16 Road Frontage 160'
Serenity Blvd. Frontage 155'
Flood Plane – X
.58 Acre
No subdivision of Lot allowed

Use Restrictions

Preferable Use:

Business Office
Dental Office
Law Office
Insurance Office
Mortgage Office
Real Estate Office
Pharmacy
Low volume Retail
Or similar type of facilities

Restricted Use:

No Convenient Stores or the like
Gas Stations
Mechanical or Auto Shops
Restaurants
High volume Retail – i.e. – Dollar Stores
Pawn Shops
Storage Facility of any kind
Batting Cages Facilities
Bars or Lounges
Betting Establishments
Or similar type of facilities
This list is not indicative of all restrictive usage.

Setbacks:

Front Line:	30' minimum
Right Line:	10' minimum
Left Side (Serenity Blvd.):	20' minimum
Rear Side	25' minimum

(1)

Building Restrictions:

1. Only One (1) building allowed on land.
2. Storage building will be allowed provided it is of similar construction of main building and it is not visible from Hwy. 16
3. Main building may be divided into 2 units.
4. Minimum 2,400 sf Living Area
5. Exterior walls shall be minimum 10' plate line
6. Building shall be built on a concrete slab. No pier construction allowed.
7. Building shall be minimum 70% Brick. Stucco, Hardi Siding allowed. No Siding allowed.
8. Roof shall be 8 on 12 pitch minimum and have a minimum height of 18' from exterior plate line to ridge.
9. Architectural shingles allowed.
No 3 tab shingles allowed.
No metal roofs allowed.
10. Garage or carport shall not be open to Serenity Blvd. unless a garage door is installed.
11. Architectural plans and Plot plan shall be submitted to Architectural Control Committee for approval. (Charles Manale, Sandra Manale, Brittany Chavers, Garland Chavers, Jr.)
12. No antennas, dishes, solar panels, etc. shall be allowed on front or sides of building.
13. If a commercial dumpster is used it must be placed behind building and not visible from Hwy. 16 and Serenity Blvd.
14. No billboards allowed
Maximum 4' x 8' marque is allowed

(2)

Parking Lots & Driveways:

Shall only be constructed of concrete. No asphalt, gravel of limestone, etc.

The Parking Lot shall not encroach onto roadway servitude adjacent to Serenity Blvd.

A 20' wide driveway to Serenity Blvd. will be allowed.

Fences:

Shall be constructed of PVC, wrought iron or brick.
No wood or block fences allowed.

The use of the building shall be submitted to Charles Manale for approval prior to purchase or if property is resold at any time.

Architectural plans shall be submitted to Charles Manale 30 days prior to beginning of construction for approval.

Charles Manale
33336 Vision Lane
Denham Springs, LA. 70706
225-931-3335

These Restrictions shall be enforced on this property for a minimum of 25 years and will renew for additional 10 years unless opposed.