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## RESTRICTIVE COVENANTS

FOR

HOLLYWOOD FIELDS, ADDENDUM NO. ONE

STATE OF LOUISIANA

PARISH OF TERREBONNE

BE IT KNOWN, That on this 1st day of October,  
 in the year of Our Lord, one thousand, nine hundred and eighty-one  
 (1981),

BEFORE ME-----EDMUND McCOLLAM-----a Notary  
 Public, duly commissioned and qualified in and for the Parish and  
 State aforesaid, and in the presence of the undersigned witnesses,  
 PERSONALLY CAME AND APPEARED:

HOLLYWOOD FIELDS, INC., a corporation organized and  
 existing under the Laws of the State of Louisiana,  
 domiciled in Terrebonne Parish, and herein represented  
 by Robert A. Burns, Jr., its President, duly authorized,  
 as per Resolution attached hereto and made a part hereof,  
 who declared that it does hereby establish the following Restrictive  
 Covenants for that industrial development known as HOLLYWOOD  
 FIELDS, ADDENDUM NO. ONE, which development is more particularly  
 shown on plat entitled "HOLLYWOOD FIELDS ADDENDUM NO. ONE,  
 LOCATED IN SECTIONS 83, 84 & 102, T17S-R17E, TERREBONNE PARISH,  
 LA., DEVELOPER-ROBERT A. BURNS, JR., ET ALS", prepared by T.  
 Baker Smith & Son, Inc., Civil & Consulting Engineers, dated  
 February 2, 1981, and recorded under Entry No. 662549, Records  
 of Terrebonne Parish, Louisiana.

1. The lots in said HOLLYWOOD FIELDS ADDENDUM NO. ONE  
 as per plat hereinabove referred shall be restricted to commercial  
 use, provided however that the following specific uses are hereby  
 expressly prohibited:

- A. Scrap or junk yards
- B. Demolition yards
- C. Car wrecking, salvage yards, or automotive  
 scrap or vehicular junk yards
- D. Commercial slaughter houses or meat packing  
 plants
- E. Cement or concrete plants
- F. Night clubs and/or saloons
- G. Waste disposal sites

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2. No building shall be located on any lot nearer to the front property line than a minimum set back distance of sixty (60) feet. With regard to corner lots, the minimum set back shall be determined on the basis of what constitutes the front of the building placed on said lot. No building shall be located nearer than ten (10') feet to any side line.

3. The streets contained in said industrial development are restricted to vehicular traffic and no parking shall be permitted on any paved portion of said streets. Each lot owner shall provide parking areas in front of their respective buildings, which parking area shall be constructed at a minimum of 5-1/2 inch thick concrete. Any additional parking areas which owners may see fit to provide at other locations on said lot shall at a minimum be surfaced with clam shells or equivalent. Driveways constructed for access to lot for a minimum distance of sixty (60') feet shall be hard surfaced with 5-1/2 inch concrete.

4. Easements for installation and maintenance of utility and drainage facilities are reserved as shown on the recorded plat above described, and each lot sold shall be subject to said easements.

5. No structure of a temporary character, trailers, shacks, barns or other outbuildings shall be used on any lot at any time for any purpose, except that it is permissible to have movable construction shacks placed on the property during the construction period only, provided same shall not be permitted to remain in excess of twelve (12) months.

6. Lot owners who do not build must maintain their sites free of debris, high grass and weeds. The Developer of HOLLYWOOD FIELDS, ADDENDUM NO. ONE shall have the right, but not the obligation, to cut the grass on any vacant and unimproved lots whenever it deems it necessary, and the owner thereof shall be assessed a charge of Seventy-five and No/100 (\$75.00) Dollars per lot, for each cutting, which charge shall constitute a lien on the property. Lot owners also agree to pay for all attorney's fees and court costs incurred in connection with the collection of said fee.

7. Lot owners shall comply with all rules and regulations of the Terrebonne Parish Health Unit with regard to any on site sanitary sewerage facilities installed. Owners may use any type of sanitary sewerage disposal facilities generally acceptable under the rules and regulations of the Louisiana State Board of Health.

8. No lot or combination of lots may be re-subdivided for any purpose, except that side lines between lots may be adjusted provided that no lot or lots resulting therefrom shall contain an adjusted width of less than one hundred twenty-five (125') feet.

9. Each lot owner shall be responsible for the placing of a culvert or culverts to gain access to said lot owner's respective lot or lots, said culvert size and placement to be determined by the standards and requirements of the Terrebonne Parish Police Jury, Public Works Department, or such other governmental agency charged with the responsibility therefor.

Prior to the placement of any culvert or culverts, each respective lot owner or owners shall contact the Terrebonne Parish Police Jury, Public Works Department, or such other governmental agency having jurisdiction thereof to ascertain the required sizing and placement of said culvert or culverts.

10. No commercial structure having a square footage of less than 2,000 feet shall be permitted on said lots, provided however, that accessory buildings to the main structure having less than the above required minimum square footage shall be permitted. The front exterior walls situated on the front sill

line of the property shall be constructed of wood or brick which may be new, second hand or painted. Other materials may be used with written approval from the Developers. The use of metal materials on the front exterior or main facade is hereby expressly prohibited.

11. No motor boats, derelict cars or trucks, recreational vehicles or trailers shall be parked in the area of the lot adjacent to the street, and back to the front sill line of the improvements, said area to be maintained for day-to-day parking of employees and/or visitors.

12. Fences may be erected on said lots, provided however that barbed wire fences are specifically prohibited. No fence may be erected any closer than the front set back line.

13. The grade and general drainage pattern have been set in the subdivision by the Owners and shall not be altered in any case, except the individual lot owners may put additional fill on their respective lots, however, provided that such fill shall be placed in such a manner so as not to alter the grade and drainage patterns established for the subdivision by the Owners, and in no case shall any lot be graded in such a manner as to permit drainage from one lot onto adjacent side lots. The lot owner is not prohibited from terracing around the main building within a reasonable distance, or terracing for flower beds.

14. The main structure erected on any lot in said subdivision shall be constructed from new materials, it being expressly prohibited that any used structure be moved onto said lots. Small accessory structures serving as adjuncts to the main structure and existing to the rear of same may be of a used nature.

15. No building shall be erected, placed or altered on any lot in this subdivision until the building plans and specifications and a plot plan showing the location and facing of such building with respect to existing topography, adjoining street, and finished ground elevations have been approved in writing by Developer, provided that the owners of a majority of the lots in said subdivision shall have the right, by an instrument in writing filed for record with the Clerk of Court for Terrebonne Parish, Louisiana, to create a Property Owners Association to be composed of no less than five (5) individual or corporate property owners in this subdivision, and to transfer to such Property Owners Association the full authority herein reserved to Developer. In the event Developer or any Property Owners Association hereinafter established fails to approve or disapprove any plans and specifications, or plot plans submitted to them for approval, as herein required, within thirty (30) days after such submission, this covenant shall be deemed to have fully been met by the person submitting such plans for approval. Nothing herein contained, nor the required consent of Developer or any Property Owners' Association shall in any way be deemed to prevent any of the owners of property in this subdivision from maintaining any legal action relating to restrictive covenant violations within this subdivision which they would otherwise be entitled to maintain. There shall be no compensation to Developer or any Property Owners' Association hereinafter established for the services to be performed pursuant to the provisions contained in this paragraph.

16. With regard to Lot One (1) of Block Three (3) and Lot One (1) of Block Four (4) situated in Hollywood Fields, Addendum One, in the event Owner elects to face the main structure or building on Venture Boulevard, Paragraph 2 hereinabove shall not be applicable, and in that event, Owner shall provide site plans to Developer or any Property Owners' Association created and charged with the responsibility therefor. The site plan shall provide specifications on parking areas and access driveways, and the Developer or Property Owners' Association shall prescribe the minimum set back and side line restrictions.

17. These covenants are to run with the lots in HOLLYWOOD FIELDS, ADDENDUM NO. ONE, and shall be binding on all parties and all persons claiming under them for a period of thirty (30) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years each, unless an instrument signed by persons then owning a majority of the lots has been recorded agreeing to change said covenants in whole or in part.

IN FAITH WHEREOF, the parties hereto have signed and executed this act on the day, month and year first above written, in the presence of Rochelle Daigle and Patricia Futch, competent witnesses, and me, Notary, after due reading of the whole, and this act is recorded in the Conveyance Records of Terrebonne Parish, Louisiana in order that each and every purchaser of any lot in HOLLYWOOD FIELDS, ADDENDUM NO. ONE may have full notice of the servitudes, conditions and restrictive covenants herein contained.

WITNESSES:

Rochelle Daigle  
Rochelle Daigle

Patricia Futch  
Patricia Futch

HOLLYWOOD FIELDS, INC.

BY: Robert A. Burns, Jr.  
Robert A. Burns, Jr.  
President

Edith M. Colle  
NOTARY PUBLIC

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## HOLLYWOOD FIELDS, INC.

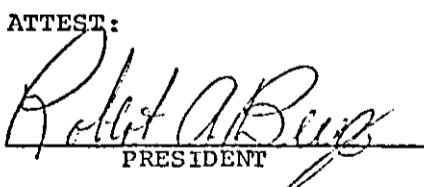
P. O. BOX 1415

HOUMA, LOUISIANA 70361

R E S O L U T I O N

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of HOLLYWOOD FIELDS, INC. that Robert A. Burns, Jr., President of said corporation, be and he is hereby authorized and empowered for and on behalf of this corporation, to execute and endorse the Restrictive Covenants for Hollywood Fields, Addendum No. One, which development is shown on plat entitled "HOLLYWOOD FIELDS ADDENDUM NO. ONE, LOCATED IN SECTIONS 83, 84 & 102, T17S-R17E, TERREBONNE PARISH, LA., DEVELOPER-ROBERT A. BURNS, JR. ET ALS", dated February 2, 1981, prepared by T. Baker Smith & Son, Inc., Civil & Consulting Engineers, Houma, Louisiana, recorded under Entry No. 662549, Records of Terrebonne Parish, Louisiana.

I hereby certify that the above and foregoing is a true and accurate copy of a Resolution adopted at a Special Meeting of the Board of Directors of Hollywood Fields, Inc. held on the 30th day of September, 1981, at the office of said corporation.



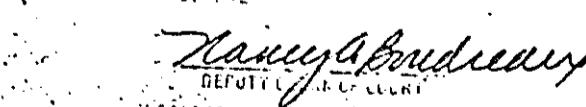
Robert A. Burns  
PRESIDENT

SECRETARY-TREASURER

ATTEST:

RECEIVED  
PAPERS OF  
TERREBONNE, LA.

Oct 26, 9 14 AM '81



Nancy A. Boudreaux  
DEPUTY CLERK

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