

Second Filing

ACT PRESCRIBING RESTRICTIONS AND BUILDING CONDITIONS WITH RESPECT TO PARKWOOD TERRACE SUBDIVISION, SECOND FILING

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

BE IT KNOWN, That on this 10th day of July, in the year 1973, before me,
the undersigned authority, Notary Public duly commissioned and qualified in and for
the aforesaid Parish and State, therein residing, and in the presence of the wit-
nesses hereinafter named and undersigned,

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PERSONALLY CAME AND APPEARED:

PARKWOOD LAND CORPORATION, a corporation organized and existing
under the laws of the State of Louisiana, domiciled in the Parish
of East Baton Rouge, within said State, herein represented by its
duly authorized officer,

who declared unto me, Notary Public, that the said corporation is the owner of Park-
wood Terrace Subdivision, Second Filing which is delineated on a map prepared by Toxie
Craft, Baton Rouge, Louisiana, dated June, 1973, entitled "Final Plat of Parkwood
Terrace, Second Filing, Being the Subdivision of the Central Portion of the Original
London Investment Corporation Property (formerly the J. V. Mire Tract) Lying in Sections
31 and 54, T-5-S, R-1-E, East Baton Rouge Parish, Louisiana for Parkwood Land Corpora-
tion", a copy of which map is filed and of record as Original 92, Bundle 8423, Map
Book 129, Folio 24 of the records of the Clerk of Court, Parish of East Baton Rouge.

Appearer further declares that restrictions and building conditions recorded
as Original 75, Bundle 7435 of the records of the Clerk of Court for the Parish of East
Baton Rouge applicable to the Parkwood Terract Subdivision, First Filing, are hereby
adopted to apply to Parkwood Terrace Subdivision, Second Filing with the amendment of
Paragraph 3, said restrictions to read as follows:

"3. DWELLING COSTS, QUALITY AND SIZE. No dwelling shall be permitted
on any lot at a cost of less than Twelve Thousand and no/100 Dollars
(\$12,000.00) based upon cost levels prevailing on the date these
restrictions are recorded, it being the intention and purpose of these
restrictions to assure that all dwellings shall be of quality or work-
manship and materials substantially the same or better than that which
can be produced on the date these restrictions are recorded at the mini-
mum permitted dwelling size. The ground floor area of the main structure,
exclusive of open porches and garages, shall be not less than the following:

- (1) for single-story residence with two bedrooms, 1500
square feet;
- (2) for single-story residence with three or more bed-
rooms, 1500 square feet;
- (3) for two-story residences, 700 square feet on ground
floor.

THUS DONE AND PASSED in my Notarial office in the City of Baton Rouge, Parish of East Baton Rouge, State of Louisiana, on the day, month and year herein first above written, in the presence of the undersigned competent witnesses who have hereunto signed their names together with the appearer and me, Notary, after due reading of the whole.

WITNESSES:

PARKWOOD LAND CORPORATION

Lillian P. Alexander
Lillian P. Alexander

BY: Edward R. Brantley
EDWARD R. BRANTLEY, PRESIDENT

Denise W. Cameron
Denise W. Cameron

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Charest D. Thibaut, Jr.
CHAREST D. THIBAUT, JR.
NOTARY PUBLIC

FILED FOR RECORD

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RECORDED BY C.R.
CON BX 2313. VOL 18

MTG. BY Mary M. James
DEPUTY NOTARY PUBLIC