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C BK 472P 453  
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21 AUG 15 AM 9:54

Restrictive Covenants for Green Cook Ridge Subdivision

SABINE PARISH

1. The property and any portion thereof, shall not be used for commercial purposes but such property must be used exclusively for residential purposes and campsites, but which residential usage might include placing thereon for living purposes a mobile home. All mobile homes must be skirted. No old unkept mobile homes, no schoolbus-bodies, or the like are permitted. Houses other than mobile homes must have a minimum of 720 square feet of living area. Detached storage buildings must be enclosed and consistent in looks and material quality with the residence. Camp houses, when started, must be completed within one year. If a house is moved onto a lot it must be put in new-house appearance.
2. No lot shall be subdivided into two or more lots.
3. No noxious or offensive trade or activity shall be carried on any lot nor shall anything be done thereon which maybe or become an annoyance or nuisance to the neighborhood, including the storage of wrecked or abandoned vehicle's, or machinery, or parts of vehicle and machinery, excessive rubbish or tin cans.
4. All buildings or structures shall be located at least 40 ft. back from road right of way.
5. No Farm animals, such as pigs, chickens, goats, sheep, and cows. Dogs must be controlled by owner.
6. The restrictions are to run with the land and be binding on all parties and persons, who may here after own property in said subdivision until June 30, 1996, at which time and thereafter said restriction's and covenants shall be automatically extended for successive periods of ten years each unless by a vote of the majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

319798

*Charles H. Moore*  
*August - 15, 1971*

453

324014

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92 JUL 17 AM 11:16

GREEN COOK RIDGE SUBDIVISION  
RESTRICTIONS  
AS AMENDED BY PROPERTY OWNERS ON JULY 15, 1992

CLEARING  
SABINE PARISH  
C. 499 673

1. Each lot shall be used for residential purposes only and only one single family residence shall be erected on each lot.
2. Any residence erected on this tract shall have a minimum floor area of ONE THOUSAND (1,000) SQUARE FEET, exclusive of porches, stoops, open or closed carports, patios and garages.
3. Any residence shall be of new construction and no old, used or existing building or structure including mobile homes of any kind shall be moved onto or used as a residence on this tract.
4. No building shall be located nearer the front street line than FORTY (40) FEET, for the purpose of this restriction, eaves and open porches shall be considered as part of the building.
5. No livestock of any kind shall be kept or maintained on this property or any portion thereof, nor shall any chicken yard be maintained thereon. There shall not be erected on any of this property, any stable, barn or other structure for housing livestock. Household pets are allowed providing they are not permitted to become a nuisance to any other property owner in the subdivision.
6. No noxious or offensive trade or activity shall be carried on upon this tract, nor shall any activity be conducted thereon which may become an annoyance or nuisance to other property owners in the area. No manufacturing or commercial enterprise, of any kind for profit, shall be maintained upon, in front of, or in connection with this tract nor shall this property in any way be used for other than strictly residential purposes.
7. No signs of any kind shall be displayed to the public view except the name and address of the occupant and or for sale signs.
8. No outside toilets shall be installed or maintained on this property and all plumbing shall be connected with a septic tank with an adequate drain field or other treatment system in a manner that will comply with the health regulations of the State, Parish, and any other authority having jurisdiction.
9. If the owner of this tract, his heirs or assigns shall violate any of these restrictions, it shall be lawful and proper for any other person or persons owning real property in the area and being effected by the violation, to prosecute any proceeding at law or inequity against the person or persons violating or attempting to violate any such restriction to prevent him from so doing or to recover damages or other dues from such violation.
10. No lot shall be used or maintained as a dumping ground for rubbish, trash or garbage. All garbage shall be kept in sanitary containers. Each lot owner shall be responsible for proper maintenance, controlling weeds, grass and or/other unsightly growth on his lot.

324014

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RECORDED AND FILED

- 11. No unlicensed or abandoned vehicles shall be kept on any of the lots in said subdivision.
- 12. Storage buildings are allowed, but must be enclosed, neat in appearance, and consistent in design and structure to the residence.
- 13. No motorized two wheel vehicles or any other "all terrain vehicles" allowed except for ingress and egress only by way of public road.
- 14. Should any of these restrictions be violated, or should any attempt be made to violate the covenants and restrictions contained herein, any and all persons owning any property in this subdivision are hereby granted the right and privilege to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate said covenants or restrictions. Invalidation of any one or more of these restrictions by Judgement of any Court shall in no way affect any of the other restrictions and provisions herein contained, which shall remain in force and effect.
- 15. These covenants are to run with the land and shall be binding on all of the parties and all persons claiming unto them until 10 years hence, at which time said covenants shall be automatically extended by successive periods of 10 years, unless by a majority vote of the then owners of the lots located in this subdivision, it is agreed to change the covenants in whole or in part.
- 16. These amended restrictions acknowledged by the following property owners as of July 15, 1992 and recorded with the Clerk of Court at Many, Sabine Parish, Louisiana. The owner & developer respectfully requests that a marginal notation be made on the face of the recorded plat.

*Charles R. Moore*  
 Owner

*Jerry Satta*  
 Owner

Lot Nos. 1,2,3,4,6,7,8,10

*Charles R. Moore*  
 Owner

327631

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GREEN COOK RIDGE SUBDIVISION  
RESTRICTIONS

93 APR 27 AM 10:42

AS AMENDED BY PROPERTY OWNERS ON

CLEARING COURT  
SACINE PARISH

C-BOOK 485 P. 322

1. Each lot shall be used for residential purposes only and only one single family residence shall be erected on each lot.
2. Any residence erected on this tract shall have a minimum floor area of ONE THOUSAND (1,000) SQUARE FEET, exclusive of porches, stoops, open or closed carports, patios and garages.
3. Any residence shall be of new construction and no old, used or existing building or structure including mobile homes of any kind shall be moved onto or used as a residence on this tract.
4. No building shall be located nearer the front street line than FORTY (40) FEET, for the purpose of this restriction, eaves and open porches shall be considered as part of the building.
5. No livestock of any kind shall be kept or maintained on this property or any portion thereof, nor shall any chicken yard be maintained thereon. There shall not be erected on any of this property, any stable, barn or other structure for housing livestock. Household pets are allowed providing they are not permitted to become a nuisance to any other property owner in the subdivision.
6. No noxious or offensive trade or activity shall be carried on upon this tract, nor shall any activity be conducted thereon which may become an annoyance or nuisance to other property owners in the area. No manufacturing or commercial enterprise, of any kind for profit, shall be maintained upon, in front of, or in connection with this tract nor shall this property in any way be used for other than strictly residential purposes.
7. No signs of any kind shall be displayed to the public view except the name and address of the occupant and or for sale signs.
8. No outside toilets shall be installed or maintained on this property and all plumbing shall be connected with a septic tank with an adequate drain field or other treatment system in a manner that will comply with the health regulations of the State, Parish, and any other authority having jurisdiction.
9. If the owner of this tract, his heirs or assigns shall violate any of these restrictions, it shall be lawful and proper for any other person or persons owning real property in the area and being effected by the violation, to prosecute any proceeding at law or inequity against the person or persons violating or attempting to violate any such restriction to prevent him from so doing or to recover damages or other dues from such violation.
10. No lot shall be used or maintained as a dumping ground for rubbish, trash or garbage. All garbage shall be kept in sanitary containers. Each lot owner shall be responsible for proper maintenance, controlling weeds, grass and or/other unsightly growth on his lot.

327631

- 11. No unlicensed or abandoned vehicles shall be kept on any of the lots in said subdivision.
- 12. Storage buildings are allowed, but must be enclosed, neat in appearance, and consistent in design and structure to the residence.
- 13. No motorized two wheel vehicles or any other "all terrain vehicles" allowed except for ingress and egress only by way of public road.
- 14. Should any of these restrictions be violated, or should any attempt be made to violate the covenants and restrictions contained herein, any and all persons owning any property in this subdivision are hereby granted the right and privilege to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate said covenants or restrictions. Invalidation of any one or more of these restrictions by judgement of any Court shall in no way affect any of the other restrictions and provisions herein contained, which shall remain in force and effect.
- 15. These covenants are to run with the land and shall be binding on all of the parties and all persons claiming unto them until 10 years hence, at which time said covenants shall be automatically extended by successive periods of 10 years, unless by a majority vote of the then owners of the lots located in this subdivision, it is agreed to change the covenants in whole or in part.
- 16. These amended restrictions acknowledged by the following property owners as of July 15, 1992 and recorded with the Clerk of Court at Many, Sabine Parish, Louisiana.

The owner & developer respectfully requests that a marginal notation be made on the face of the recorded plat.

Lot #16 Robert Dale Leoghagan  
Owner

Delores Scarp Leoghagan  
Owner

Lot #17 Robert Dale Leoghagan  
Owner

Delores Scarp Leoghagan  
Owner

Lot Nos. 11, 12, 13, 14, 15, 18, 19, 20, 21, 22

Raymond  
Owner

\_\_\_\_\_  
Owner

344946

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GREEN COOK RIDGE SUBDIVISION. EXTENSION #2  
RESTRICTIONS

DOLLIE M. KNIPPERS  
CLERK OF COURT  
SABINE PARISH  
BK 513 P 466

1. Each lot shall be used for residential purposes only and only one single family residence shall be erected on each lot.
2. Any residence erected on this tract shall have a minimum floor area of ONE THOUSAND (1,000) SQUARE FEET, exclusive of porches, stoops, open or closed carports, patios and garages.
3. Any residence shall be of new construction and no old, used or existing building or structure including mobile homes of any kind shall be moved onto or used as a residence on this tract.
4. No building shall be located nearer the front street line than FORTY (40) FEET, for the purpose of this restriction, eaves and open porches shall be considered as part of the building.
5. No livestock of any kind shall be kept or maintained on this property or any portion thereof, nor shall any chicken yard be maintained thereon. There shall not be erected on any of this property, any stable, barn or other structure for housing livestock. Household pets are allowed providing they are not permitted to become a nuisance to any other property owner in the subdivision.
6. No noxious or offensive trade or activity shall be carried on upon this tract, nor shall any activity be conducted thereon which may become an annoyance or nuisance to other property owners in the area. No manufacturing or commercial enterprise, of any kind for profit, shall be maintained upon, in front of, or in connection with this tract nor shall this property in any way be used for other than strictly residential purposes.
7. No signs of any kind shall be displayed to the public view except the name and address of the occupant and or for sale signs.
8. No outside toilets shall be installed or maintained on this property and all plumbing shall be connected with a septic tank with an adequate drain field or other treatment system in a manner that will comply with the health regulations of the State, Parish, and any other authority having jurisdiction.
9. If the owner of this tract, his heirs or assigns shall violate any of these restrictions, it shall be lawful and proper for any other person or persons owning real property in the area and being effected by the violation, to prosecute any proceeding at law or inequity against the person or persons violating or attempting to violate any such restriction to prevent him from so doing or to recover damages or other dues from such violation.
10. No lot shall be used or maintained as a dumping ground for rubbish, trash or garbage. All garbage shall be kept in sanitary containers. Each lot owner shall be responsible for proper maintenance, controlling weeds, grass and or/other unsightly growth on his lot.

344946

466

- 11. No unlicensed or abandoned vehicles shall be kept on any of the lots in said subdivision.
- 12. Storage buildings are allowed, but must be enclosed, neat in appearance, and consistent in design and structure to the residence.
- 13. No motorized two wheel vehicles or any other "all terrain vehicles" allowed except for ingress and egress only by way of public road.
- 14. Should any of these restrictions be violated, or should any attempt be made to violate the covenants and restrictions contained herein, any and all persons owning any property in this subdivision are hereby granted the right and privilege to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate said covenants or restrictions. Invalidation of any one or more of these restrictions by judgement of any Court shall in no way affect any of the other restrictions and provisions herein contained, which shall remain in force and effect.
- 15. These covenants are to run with the land and shall be binding on all of the parties and all persons claiming unto them until 10 years hence, at which time said covenants shall be automatically extended by successive periods of 10 years, unless by a majority vote of the then owners of the lots located in this subdivision, it is agreed to change the covenants in whole or in part.

Randy Moore  
 Developer/Owner

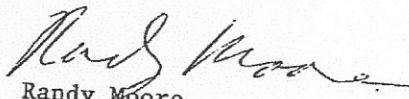
THIS DONE AND SIGNED BEFORE ME, NOTARY PUBLIC, ON THIS 18TH DAY OF JUNE, 1996.

[Signature]  
 NOTARY PUBLIC

December 7, 1992 (or date filed)

To Whom It May Concern:

A parcel of land located between lot 11 and lot 12 in Green Cook Ridge Subdivision is being omitted from the numbered lots. The purpose of this omission is for use of lot owners as a launching site. The owner reserves the right to sell or trade this parcel at any time it ceases to benefit lot owners in his opinion; or sell it with launching privileges assigned to lot owners.

  
Randy Moore  
Owner Developer  
Green Cook Ridge Subdivision

325865

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07 JUN 4 AM 11 07

RESTRICTION DELETION

CLERK OF COURTS  
CLERK OF COURT  
SABINE PARISH  
BOOK 521 P 81

We, *Charles Randall Moore and Linda Collins Moore* as owners and developers of Green Cook Ridge, Extension #2, do delete certain restrictions from Lot #25.

These restrictions were filed June 19, 1996 under instrument Number 344946, recorded plat jacket Number 12B, plat cabinet Number 2, records of Sabine Parish.

These changes are to provide Lot #25 with the authority to construct a *Bed and Breakfast* establishment.

Restrictive covenants # 1, 6, and 7 are hereby deleted. All other covenants are to remain in force and effect.

We hereby request the Clerk of Court to make a notation of this amendment on the clerk's record.

349801

*Charles Randall Moore*  
Charles Randall Moore

*Linda Collins Moore*  
Linda Collins Moore

JUNE 2, 1997  
Date

81

359463

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APR 14 P 1:21

DOLLIE H. HANFORDS  
CLERK OF COURT  
SABINE PARISH, LOUISIANA

th

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STATE OF LOUISIANA  
PARISH OF SABINE

NOTICE TO THE PUBLIC

BEFORE ME, the undersigned authority, came and appeared RANDY MOORE, who after being duly sworn did depose and state that he is/was the developer of certain real estate situated in Sabine Parish, Louisiana, more specifically known as Green Cook Ridge Subdivision, Extension #1, being a tract of land located in Sections 10 and 11, Township 5 North, Range 13 West, Sabine Parish, Louisiana, as more specifically set forth in that Plat and filed for record on December 14, 1992 under Instrument Registry Number 325,865 in the records of the Clerk of Court, Sabine Parish, Louisiana.

That on said plat a note to the public indicates that a portion of this tract, specifically those lands lying between Lots 11 and 12 was tentatively reserved for use as a launching facility. Said reservation was with the stipulation that should it, in the developer's opinion cease to benefit lot owners for such launching purchases, that Appearer reserves the right to sell or trade this parcel.

Appearer in these premises hereby gives notice to the public of his intent to exercise this right of trade and/or sale and is executing this notice for purposes of placing the public on notice of said intent, it being to the owner/developer's own knowledge that no use has been made of this plot for the past five years and therefore has become obvious that the land owners in this subdivision no longer benefit from the previous reservation.

THUS DONE AND SIGNED before me, Notary Public, and the two undersigned competent witnesses this 14<sup>th</sup> day of April, 1999, in Many, Sabine Parish, Louisiana.

WITNESSES:

[Signature]

[Signature]  
RANDY MOORE

[Signature]

[Signature]  
NOTARY

602

359463

388635

STATE OF LOUISIANA

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2004 JUL 16 P 1: 25

**ACKNOWLEDGMENT**

JOLLIE M. ARNOLD  
CLERK OF COURT  
SABINE PARISH  
C BK 572 P 851

PARISH OF SABINE

BE IT KNOWN, that on this 16<sup>th</sup> day of July, 2004, before me, Notary Public, duly commissioned and qualified in the parish and state provided herein, personally came and appeared:

**CHARLES R. MOORE and LINDA MOORE**, husband and wife, major residents of Sabine Parish, Louisiana, whose mailing address is 10466 Hwy. 1216, Many, Louisiana 71449.

who did declare and acknowledge that they did execute the "Restrictive Covenants for Green Cook Ridge Subdivision", dated August 15, 1991 and filed for registry August 15, 1991 under Original Instrument Number 319798, Conveyance Book 472 Page 453 and the Amended Restrictions dated June 4, 1997 under Original Instrument Number 349801, Conveyance Book 521 Page 81 as their free and voluntary act and deed.

Further, this Acknowledgment is made and accepted to correct and ratify the previous Subdivision Restrictions of said Green Cook Ridge Subdivision which were executed under private signification.

Thus done and passed at Many, Sabine Parish, after reading the whole in presence of me, Notary Public, and the two undersigned competent witnesses on the 16<sup>th</sup> day of July, 2004.

WITNESSES:

<u>Freddie Grappe</u>	<u>Charles R. Moore</u>
	CHARLES R. MOORE
<u>Randy Allan</u>	<u>Linda Moore</u>
	LINDA MOORE

Carrie Verdin  
NOTARY PUBLIC

Carrie Verdin  
Notary Public ID #061023  
Commission Expires: At Death

388635

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