

EXCERPT FROM THE MINUTES OF THE VERMILION PARISH POLICE JURY, MEETING IN REGULAR SESSION, MAY 1, 2000:

Upon motion of Mr. T. J. Prejean, Jr., duly seconded by Mr. Louis Joe Hardy, and unanimously carried, the Police Jury granted approval of the final plat for Bayou Marron Subdivision contingent upon the change of wording in the Act of Dedication and Restrictive Covenants to require the owners of the various utilities to operate and maintain their respective facilities, and subject to the final inspection of the development by the Road Superintendent and Engineers office.

I, Michael J. Bertrand, Secretary-Treasurer, of the Vermilion Parish Police Jury, do hereby certify that the above is a true and exact copy of an excerpt of the minutes adopted by the Vermilion Parish Police Jury, at the regular meeting of May 1, 2000, at which a quorum was present and acting.

Michael J. Bertrand
Michael J. Bertrand
Secretary-Treasurer
Vermilion Parish Police Jury

[Signature]
CLERK OF COURT
2000 MAY 11 A 11:17
VERMILION PARISH LA.
RECORDED THIS DAY.

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ACT OF DEDICATION
AN
ESTABLISHMENT OF
RESTRICTIONS, COVENANTS, SERVITUDES AND
OBLIGATIONS
FOR
BAYOU MARRON
A RESIDENTIAL SUBDIVISION
LOCATED IN IRREGULAR SECTION 52, T12S-R3E
SEVENTH WARD OF VERMILION PARISH
STATE OF LOUISIANA
PIERCE ENTERPRISES, INC.
OWNER AND DEVELOPER

COB: 20004830; Page: 2; Filed: 5/11/2000 12:00:00AM [vermillion:]

001557

TABLE OF CONTENTS

ARTICLE 1. - DEFINITIONS	5
"Aesthetic Control Committee"	5
"Clerk of Court"	5
"Dwelling"	5
"Improvement"	5
"Living Area"	5
"Lot"	5
"Owner"	5
"Setback"	6
"Street"	6
"Work"	6
ARTICLE 2. - DEDICATION OF STREETS AND IMPROVEMENTS.	6
Survey and Division into Lots and Streets	6
Dedication of Streets and Improvements	6
Establishment of Servitudes.	6
ARTICLE 3. - ESTABLISHMENT OF RESTRICTIONS AND OBLIGATIONS.	7
Property Subject to Restrictions	7
ARTICLE 4. - GENERAL RESTRICTIONS.	7
Animals.	7
Antennas.	7
Burning or Storing of Trash	7
Construction Requirements.	8
Division of Lots	8
Fences and Walls.	8
Ingress and Egress.	8
Interference with Servitudes and Drainage	8
Landscaping.	8
Lease of Lots.	8
Maintenance.	9
Mineral and Mining Activity	9
Movable Structures and Outbuildings	9
Noise.	9
Noxious, Hazardous or Offensive Activity	9
Parking.	9
Permitted Uses	9
Pets.	10
Pipes, Cables and Lines.	10
Sewerage Disposal Systems	10
Signs and Advertising.	10
Trash and Garbage Containers	10
Vehicles.	10
ARTICLE 5. - RESIDENTIAL CONSTRUCTION GUIDELINES	10
Approval of Aesthetic Control Committee.	10
Factors to be Considered.	11

COB: 20004830; Page: 3; Filed: 5/11/2000 12:00:00AM [vermillion:]

001558

Guidelines to be Applied	11
Variances.	13
Limitations and Release of Liability.	14
ARTICLE 6. - AESTHETIC CONTROL COMMITTEE	14
Establishment, Terms and Vacancy.	14
Powers of the Committee.	15
Authority for Action.	15
Review of Plans and Specifications.	15
Retention of Plans and Specifications	15
Completion of Building	15
Certificate of Compliance.	16
ARTICLE 7. - MISCELLANEOUS PROVISIONS	16
Enforcement of Restrictions.	16
Duration; Amendment.	16
Construction and Interpretation.	16
Notices.	17
No Dedication of Property.	17
Severability.	17
Captions.	17
Number and Gender	17
Docking	17
Acceptance.	17

COB: 20004830; Page: 4; Filed: 5/11/2000 12:00:00AM [vermillion.]

ACT OF DEDICATION
AND
ESTABLISHMENT OF
RESTRICTIONS, COVENANTS, SERVITUDES AND OBLIGATIONS
FOR
BAYOU MARRON

STATE OF LOUISIANA :

PARISH OF VERMILION :

BE IT KNOWN that on the _____ day of _____, 2000;
BEFORE ME, _____, a Notary Public, duly qualified and
commissioned in and for the Parish of Vermilion, State of Louisiana, and in the presence of the
undersigned competent witnesses, personally came and appeared:

PIERCE ENTERPRISES, INC., a Louisiana corporation having a permanent mailing address of
Post Office Box 635, Abbeville, Louisiana 77510,

who declared that:

WHEREAS, it is the sole owner of certain immovable property, and all improvements thereon,
situated in Vermilion Parish, Louisiana, being more particularly described as follows:

See attached plat of survey

said property being hereinafter referred to as the "Property"; and,

WHEREAS, the Property has been developed by Pierce Enterprises, Inc., as a residential
subdivision; and to this end, for the benefit of the public and the future co-owners of lots in the
subdivision, and the preservation of the values and amenities in the subdivision, Pierce Enterprises, Inc.
desires to dedicate to the public use, for public maintenance, certain streets and roadways, and to dedicate
and convey to the Parish of Vermilion, Louisiana, certain electrical, street lighting, drainage, water and
sewerage improvements, and to establish certain drainage and utility servitudes, building restrictions,
restrictive covenants, charges upon the property, and obligations of ownership in pursuance of a general
plan to govern building standards, specified uses and improvements; and,

WHEREAS, Pierce Enterprises, Inc. desires to establish an Aesthetic Control Committee to
review and approve plans and specifications for improvements to be constructed on lots in the subdivision
and to perform other duties and functions as more particularly set forth below;

NOW, THEREFORE, In consideration of the premises, Pierce Enterprises, Inc. does hereby declare as follows:

ARTICLE 1. - DEFINITIONS

Unless the context otherwise requires or specifies, the following words and phrases, when used in the act, shall have the meanings hereinafter specified:

- 1.1 "Aesthetic Control Committee" shall mean and refer to the Aesthetic Control committee of Pierce Enterprises, Inc. hereinafter established.
- 1.2 "Clerk of Court" shall mean and refer to the Clerk of Court ad ex-officio recorder of mortgages ad registrar of conveyances for the Parish of Vermilion, Louisiana.
- 1.3 "Dwelling" shall mean and refer to any complete building designed or intended for use and occupancy as a residence by a single family.
- 1.4 "Improvement" shall mean and refer to every structure and all appurtenances thereto of every type and kind, including but not limited to, Dwellings, buildings, outbuildings, patios, tennis courts, swimming pools, garages, carports, driveways, sidewalks, walkways, fences, walls, gates, screening walls, terraces, retaining walls, stairs, decks, exterior air conditioning and heating units, pumps, wells, tanks and reservoirs, pipes, lines, cables, meters, towers, antennas, equipments and facilities used in connection with water, sewer, gas, electric, telephone, television, computers, or other utilities or services, and any construction which in any way alters the exterior appearance of any Improvement, but shall not include pipes, lines, cables, meters, equipment and facilities in connection with water, sewer, drainage, gas, electric, telephone, television, computers or other utilities or services to the extent the same are owned and maintained by a utility service provider in favor of whom a utility or drainage servitude has been expressly established and granted herein.
- 1.5 "Living Area" shall mean and refer to the total enclosed and habitable area of a Dwelling which is centrally air-conditioned and heated, excluding open porches, balconies, storage and utility rooms, unfinished attics, carports and garages.
- 1.6 "Lot" shall mean and refer to a discrete, separately numbered and delineated lot or parcel of ground within the subdivision, as shown on the Plat, as approved by the appropriate governmental bodies, and filed of record with the Clerk of Court.
- 1.7 "Owner" shall mean and refer to any person, corporation, partnership or other legal entity owning an interest in a Lot other than a naked ownership interest subject to a usufruct, a mineral interest or mineral rights, a predial servitude, a right of use or a right of habitation; a person having a usufruct over all or some portion of the surface of any Lot shall be an Owner for purposes of this act to the extent of the usufruct's coverage of the surface of the Lot. A lessee shall not be an Owner for the purposes of this act.
- 1.8 "Setback" shall mean and refer to the distance from any point on the front, back or a side boundary line of a Lot, as the case may be, measured in feet, within which no Improvements may be constructed or placed except as herein expressly provided. Driveways, walkways, mailboxes, retaining walls and gas and water meters may be constructed and placed within Setbacks to the extent not otherwise prohibited herein. Measurements for Setbacks shall be taken from the nearest point on the proposed or actual dwelling, building or other Improvement, excluding gables, roof overhangs, galleries, porches, porte cocheres and steps, to the boundary line in question. Thus, in determining compliance with Setback requirements, all measurements are to be made from the point on any proposed or actual Improvement

COB: 20004830; Page: 6; Filed: 5/11/2000 12:00:00AM [vermillion:]

that is closest to the boundary line in question, excluding gables, roof overhangs, galleries, porches, porte cocheres and steps.

1.9 "Street" shall mean and refer to a public street or cul-de-sac within the Subdivision.

1.10 "Work" shall mean and refer to any construction, erection, alteration, addition, renovation or removal of Improvements on any Lot other than routine maintenance and repairs of existing Improvements.

ARTICLE 2. - DEDICATION OF STREETS AND IMPROVEMENTS

2.1 Survey and Division into Lots and Streets. Pierce Enterprises, Inc. has caused the Property to be surveyed and divided into Lots and Streets for a residential subdivision, the same to be known as "Bayou Marron" (hereafter referred to as the "Subdivision"), all as shown on the final plat of survey of the Subdivision prepared by J. E. Schexnaider & Associates, Inc., Registered Land Surveyor, dated March 24, 2000 (said plat being hereafter referred to as the "Plat"), a copy of which is attached hereto and made a part of hereof, having been paraphrased "Ne Varietur" for identification herewith. Pierce Enterprises, Inc. further declared that a copy of the Plat has been duly filed with the Assessor of the Parish of Vermilion, Louisiana, as required by law.

2.2 Dedication of Streets and Improvements. In order to dispose of the Property to the best advantage and to make the Property more desirable and attractive, Pierce Enterprises, Inc. does by the presents make a formal dedication to the public use, for public maintenance, of the following Street right-of-ways in the Subdivision and their respective rights-of-ways, all of which are more particularly shown and delineated on the Plat:

Avenue des Chenes and Rue du Bayou

2.3 Establishment of Servitudes. Pierce Enterprises, Inc., as owner of the Property, on the terms and conditions hereinafter set forth, does hereby declare, grant and establish, by dedicating, the utility servitudes shown and designated on the Plat, in favor, equally, of the Southeast Water District No. 2, BellSouth Telephone Company, Energy and Cable TV, their successors and assigns (hereafter individually referred to as "grantee" and collectively referred to as "grantees") for the construction, installation, repair, alteration and maintenance of water, natural gas, electrical, telephone and communications, and cable television lines and facilities for the provision of such services to the Lots in the Subdivision and Subsequent Phases, free of all improvements, trees, shrubs, and other obstructions which may interfere with such uses with the exception of driveways, walkways, sidewalks, fences, mailboxes, retaining walls, and gas and water meters, but subject to the several obligation of each grantee, after any use or exercise by such grantee of the rights herein granted, to restore the surface of the property subject to the servitudes to a condition as close as is reasonably possible to that which existed prior to such use or exercise. Wherever reasonably possible, the lines and facilities to be constructed and installed on such servitudes shall be placed underground. Each grantee of the servitudes hereby established shall respect the reasonable use of the servitudes by the other grantees thereof, and each shall cooperate with the others to the extent necessary to assure the reasonable, mutual use of the servitudes by all grantees.

Each grantee, by its use or exercise of the rights herein granted, does hereby agree to hold Pierce Enterprises, Inc., its successors and assigns, harmless from any and all liability arising from any negligence or other fault of the respective grantee in the construction, installation, repair, alteration and

maintenance of the said water, sewer, natural gas, electrical, telephone and communications, and cable television lines and facilities.

Pierce Enterprises, Inc. does hereby further declare, grant and establish the drainage servitudes shown on the Plat in favor of the Parish of Vermilion, for the construction, installation, maintenance and repair of water drainage facilities and improvements for the Subdivision, subject to the same terms, conditions and obligations of exercise and use set forth above for the utility servitudes.

ARTICLE 3. - ESTABLISHMENT OF RESTRICTIONS AND OBLIGATIONS

3.1 Property Subject to Restrictions. Pierce Enterprises, Inc. hereby declares that all of the Property and all Improvements constructed or placed thereon shall be subject to the limitations restrictions, covenants, obligations, guidelines and conditions set forth in this act (said limitations, restrictions, covenants, obligations, guidelines and conditions being hereinafter collectively referred to as "Bayou Marron Restrictions"), all of which are established and declared and agreed to be for the purpose of enhancing and protecting the value, desirability and attractiveness of the Property. The Bayou Marron Restrictions shall run with the Property and shall be binding upon all parties having or acquiring any right, title or interest in and to the Property or any part thereof and shall insure to the benefit of each Owner thereof. All lessees of any of the Property shall be fully bound and obligated by the Bayou Marron Restrictions.

The Bayou Marron Restrictions are intended to apply to and affect only the Property, and shall not apply to or affect any other property now owned or hereinafter acquired by Pierce Enterprises, Inc. unless expressly made applicable to same in a subsequent judicial act.

ARTICLE 4. - GENERAL RESTRICTIONS

Except for the activities of Pierce Enterprises, Inc. in connection with the development of the Subdivision and the activities of the grantees in connection with the construction, installation, repair, alteration and maintenance of water, sewer, drainage, natural gas, electrical, telephone and communications, and cable television lines and facilities within the utility and drainage servitudes hereinabove established, the following restrictions shall apply to all of the Property:

4.1 Animals. The maintenance, keeping, boarding and/or raising of animals, livestock, or fowl of any kind, regardless of number, shall be and is hereby prohibited on any Lot or within any Dwelling situated upon the Property, except that this shall not prohibit the keeping of dogs, cats and/or caged birds as domestic pets provided they are not kept, bred or maintained for commercial purposes and are kept in accordance with Section 4.18.

4.2 Antennas. No exterior radio, television, satellite or communications antenna, aerial or dish shall be erected or maintained in the Subdivision without the prior written approval of the Aesthetic Control Committee. No amateur or "ham" radio transmitters shall be operated in the Subdivision without the prior written approval of the Aesthetic Control Committee.

4.3 Burning or Storage of Trash. No burning of any trash and no accumulation or storage of litter, lumber, scrap metals, refuse, bulk materials, waste, new or used building materials, or trash of any other kind shall be permitted on any Lot; provided, however, that the storage of building materials, equipment and scrap materials or waste generated in connection with Work shall be permitted on a Lot during periods of Work on the Lot.

4.4 Construction Requirements. No Improvements shall be constructed nor other Work performed on any Lot except in compliance with the provisions of Article 5.

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4.5 Division of Lots. No Lot shall be divided or subdivided and no portion of any Lot other than the entire Lot shall be transferred or conveyed for any purpose except by Pierce Enterprises, Inc. or with the prior express written approval of the Aesthetic Control Committee. This shall not be construed to prohibit the granting of any servitude and/or right-of-way to any state, parish, municipality, political subdivision, public utility or other public body or authority, or to Pierce Enterprises, Inc.

4.6 Fences and Walls. All fences and walls shall be built in compliance with Article 5, and shall be kept neat and attractive. All ornamental iron or picket fences shall be painted. Chain Link fences shall be prohibited. All fences shall be maintained so as not to detract from the general appearance of the Subdivision. On all Lots having a portion of the Perimeter wall constructed by Pierce Enterprises, Inc. upon the Lot, the Owner(s) of such Lot will be responsible for maintaining that portion of the wall which is upon the Lot in good condition and repair. The same shall be true for any wall located on property owned by Pierce Enterprises, Inc. Clothes Lines and Dogruns will be acceptable only behind backyards that have been properly fenced as referenced above.

4.7 Ingress and Egress. Ingress to and egress from Lots and Improvements thereon shall be from and to the front of the Lot (i.e., that side which a Dwelling thereon must face as hereinafter set forth) and no access shall be allowed from the sides or rear of any Lot, except that said Lot shall have access to an intersecting or "side" Street.

4.8 Interference with Servitudes and Drainage. No Improvements other than driveways, sidewalks, walkways, mailboxes, fences, walls, retaining walls, and gas and water meters, and no other obstruction shall be placed or permitted to remain upon any Lot which may damage or interfere with any servitude for the installation or maintenance of utilities or passage or drain, or obstruct any drainage ditch or channel.

4.9 Landscaping. Landscaping is allowed except that no trees, shrubs, plants or hedges shall be planted or allowed to grow on any Lot in such manner as to completely or substantially block the view of any Dwelling constructed thereon from the Street, or to detract from the general appearance of the Subdivision. Trees, shrubs and plants may be planted within front, rear and side Setbacks (subject to all servitudes and easements now existing or hereafter established), but shall not unduly block the natural light reaching any adjacent Lot or neighborhood property.

4.10 Lease of Lots. No portion of any Lot, other than the entire Lot and all Improvements thereon, shall be leased.

4.11 Maintenance. No Dwelling or other Improvements which are located upon the Property shall be permitted to fall into disrepair. All Dwellings and other Improvements, lawns and landscaped areas shall be kept neat and maintained in good condition and repair along with that portion of the undeveloped Street right-of-way servitude (i.e., that portion of the right-of-way between the edge of the Street curb and the Owner's boundary line[s]) that is immediately adjacent to (whether in front of or alongside) the Owner's Lot. The opinion of the Aesthetic Control Committee as to the acceptability of such conditions shall be final.

All property not landscaped in front of the residences will be seeded with grass and will be kept mowed, and in presentable condition. Grass will not be allowed to grow higher than six (6") inches above grade. Developer or Developer's designated successor shall have the right to mow any grass in violation of this section if, after ten (10) days written notice, the owner of said lot fails to do so and Developer shall also have the right to be reimbursed by such owner for expenses incurred. Such expenses, together with the reasonable attorney's fees incurred by Developer in collecting same, shall be a charge and lien upon the property affected, from the date of recordation in the records of Vermilion Parish of an affidavit executed by Developer attesting to the facts giving rise to said lien. Such assessment shall also be the

COB: 20004830; Page: 9; Filed: 5/11/2000 12:00:00AM [vermillion:]

001564

personal obligation of the person or entity who was the owner of such property at the time when the assessment was made. Developer may bring an action against the owner personally obligated to pay the same and/or to foreclose the lien against the property and interest at the rate of twelve (12%) per cent per annum, all costs, and reasonable attorney's fees incurred in such action shall be added to the amount due. Any lien filed under this paragraph shall be inferior to all prior mortgages or liens of record.

4.12 Mineral and Mining Activity. No Lot shall be used for the purpose of boring, mining, quarrying, exploring for, producing or removing oil or other hydrocarbons, minerals, gravel or earth except in the case of soil borings in connection with soil analysis for foundation design, provided, however, that offsite exploration for or production of oil, gas or other minerals lying beneath the surface of a lot through directional or horizontal drilling methods or otherwise shall be allowed.

4.13 Movable Structures and Outbuildings. No structure of any type, Dwelling or otherwise, shall be moved on to any lot in the subdivision. No structure of a temporary character and no trailer, tent, shack, barn, pen, stable, coop, cage, storage building or shed shall be erected, used or maintained on any Lot at any time without the express, prior, written approval of the Aesthetic Control Committee, provided, however, the foregoing restriction shall not prohibit the maintenance of those temporary structures necessary during the performance of any Work thereon. No such structures, trailers or the like shall be utilized for residence purposes and all such structures, trailers or the like shall be removed from the Lot promptly following the completion of the Work.

4.14 Noise. No exterior speakers, horns, whistles, bells or other sound transmitting, generating or amplifying devices other than security devices used exclusively for security purposes shall be located, used or placed on any Lot in such manner that the sound emitted therefrom may be heard on any other Lot. No noise shall be permitted to exist or operate upon any Lot that may be a nuisance to the neighborhood or other Owners or residents of the Subdivision.

4.15 Noxious, Hazardous or Offensive Activity. No Noxious odors shall issue or emanate from any Lot. No Noxious, hazardous or offensive trade or activity shall be carried on upon any Lot or within any dwelling situated upon the Property or at any other place within the Subdivision, nor shall anything be done therein or thereon which may be or become unsafe or hazardous or an annoyance or nuisance to the neighborhood or other Owners or residents of the Subdivision.

4.16 Parking. All vehicles owned, leased or operated by an owner or a resident of the Subdivision must be parked off of the street. On site parking areas must be of concrete or brick, or of an architectural, decorative hard surfacing material approved by the Aesthetic Control Committee. Recreational vehicles owned by any Owner, resident or visitor will be permitted a two week parking limit unless an enclosure is provided away from street frontage. Automobiles of any sort parked on or at street frontage for two weeks or more will be towed at owner's expense.

4.17 Permitted Uses. All Lots shall be improved and used solely for single family residential purposes. No Lot, Dwelling or other building shall be used for any commercial or business operation, activity or function, and no business may be operated within the Subdivision, except that during the development of and sales of Lots in the Subdivision, Pierce Enterprises, Inc. may maintain a "field office". Nor shall any activity that would constitute a "group house" for the purpose of housing unrelated persons, as a business, whether for profit or not, be permitted on any Lot.

4.18 Pets. Pets shall be licensed, inoculated and registered with the city or parish as may, from time to time, be required by law and all dogs must be kept on a leash. Any Owner or resident who allows or brings any pet upon any Pierce Enterprises, Inc. Property, shall be deemed to have agreed to hold all other Owners and Pierce Enterprises, Inc. free and harmless and indemnify each from any loss, claim or liability of any kind whatsoever arising by reason of such pet being upon Pierce Enterprises, Inc. Property. The Aesthetic Control Committee shall have the right to order any Owner or other resident of the Subdivision whose pet is dangerous or a nuisance, to remove such pet from the Property and the

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001565

Aesthetic Control Committee shall have the sole and exclusive authority to determine, after notice to such Owner or resident and affording such person an opportunity for a hearing before the Aesthetic Control Committee, whether or not any pet is dangerous or a nuisance.

4.19 Pipes, Cables and Lines. Except for hoses and the like which are reasonable necessary in connection with normal lawn maintenance, no water pipe, sewer pipe, gas pipe, drainage pipe, telephone line, electrical line or cable, television cable or similar transmission line, or the like shall be installed, placed or maintained above the surface of any Lot except where reasonably necessary for connection to a Dwelling or building or for access for repair or maintenance.

4.20 Sewerage Disposal Systems. Individual sewage disposal systems will be permitted. All Dwellings constructed in the Subdivision shall be serviced by their own sewage systems and satisfy all codes within Vermilion parish or city policies. Temporary sanitary facilities used during construction must be approved sanitary types such as Royal Johns, Port-A-Heads or Port-O-Lets.

4.21 Signs and Advertising. Except for entrance signs, directional and Street signs, signs for traffic control or safety, community "theme signs" and such promotional signs as may be maintained by Pierce Enterprises, Inc., no signs or advertising devices of any character may be erected, posted or displayed upon, in or about any Lot or Dwelling situated upon the Property, provided, however, that one temporary real estate "for sale" or "for lease" sign not exceeding eight (8) square feet in size, may be erected upon any Lot or attached to any Dwelling placed upon the market for sale or lease. Any such temporary real estate sign shall be removed promptly following the sale or rental of such Lot or Dwelling.

4.22 Trash and Garbage Containers. Trash and garbage containers shall only be permitted to remain in public view a reasonable time before and after trash collection. No incinerator shall be kept or maintained on any Lot. Garbage, trash and other refuse shall be placed in covered containers, except as otherwise expressly required by law. Recyclable products or materials may be placed for collection in containers expressly designed or legally required for such collection. If a garbage pick-up point is attached or immediately adjacent to a Dwelling, then the area surrounding the garbage or trash containers much be enclosed with screening so that garbage cans are not visible from the Street.

4.23 Vehicles. No junk or abandoned vehicles, commercial vehicles other than company cars provided for personal use and pick-up trucks used in connection with an Owner's or resident's trade or occupation, trailer, tractor-trailers, campers, motor homes, camp trucks, house trailers, boat trailers or other machinery or equipment of any kind or character (except for such equipment as may be reasonable, customary and usual in connection with the use and maintenance of any Dwelling or other Improvements located upon the Property and except for such equipment and/or machinery as the Aesthetic Control Committee may require in connection with the maintenance and operation of Bayou Marron Property) may be kept and stored upon the Property. The repair or extraordinary maintenance of automobiles or other vehicles (except for bona-fide emergencies) may not be carried out on the Property. This restriction shall not apply to vehicles, trailers, boats, machinery, equipment or the like stored and kept on a Lot within an enclosed storage room or garage or completely kept from view from any Street and all other Lots.

ARTICLE 5. - RESIDENTIAL CONSTRUCTION GUIDELINES

5.1 Approval of Aesthetic Control Committee. Except for Work within the Subdivision performed by or on behalf of Pierce Enterprises, Inc., and except for purposes of proper, routine maintenance and repair of existing Improvements and except as otherwise expressly provided below, no Work shall be commenced, performed, undertaken or conducted within the Subdivision to which this provision is made applicable until plans and specifications therefore have been provided to the Aesthetic Control Committee as herein required and such plans and specifications have been approved in writing by the Aesthetic Control Committee. At least one (1) but not more than three (3) complete sets of plans and

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specifications for any proposed Work (as the committee may require), showing the location of the Dwelling or other Improvement in question on the Lot, the scope and nature of the Work, any proposed grading, leveling, contouring, and landscaping of the Lot, the structural components, size, shape, height, dimensions, floor plan or layout, materials and colors of the proposed Improvement, and the types of construction, shall be submitted to and approved by the Aesthetic Control Committee in writing prior to commencement of any Work. The procedures and rules of the Aesthetic Control Committee set forth in Article 7 of this act shall govern the submission of plans and specifications for and grant or denial of approvals pursuant to this section, and to the extent applicable, the performance of Work pursuant to this Article.

The Aesthetic Control Committee shall have the power and authority to grant a variance from the provisions of this section pursuant to section 5.4 as to any Work for which the committee deems it unnecessary that plans and specifications be submitted, provided, however, that all such Work shall nevertheless be performed in compliance with the other terms and provisions of the Bayou Marron Restrictions, including, without limitation, the guidelines set forth in Section 5.3.

It shall be necessary to comply with the provisions of this section requiring submission of plans and specifications to the committee and approval of such plans and specifications for Work consisting of the construction, installation or erection of the following types of Improvements: exterior electrical or gas lighting poles and facilities; mailboxes; patios, walkways, parking areas and concrete or other hard surfaced areas; basketball goals; trash or garbage container screens; exterior air conditioning and heating units for the service of a single Dwelling and concrete or hard surface pads therefor; screens or screening walls for exterior air conditioning and heating units; telephone and communications, electrical, gas and cable television lines for the personal use of the residents of a single Dwelling; lawn watering systems, lines and facilities for a single Lot; and garage doors and door opening systems. All such Work shall be performed in compliance with the other terms and provisions of the Bayou Marron Restrictions, including, without limitation, the guidelines set forth in Section 5.3.

5.2 Factors to be Considered. The factors to be considered by th Aesthetic Control Committee in reviewing plans and specifications submitted to it shall be: The aesthetic appearance of the exterior of the Improvements; conformity with good aesthetic design practices; the quality and size of the proposed Improvements; the good aesthetic use of materials, color and location in relation to surrounding structures and topography; harmony with existing Dwellings and other Improvements; avoidance of duplication of or repetitive designs for Dwellings and other Improvements; and, conformity with the construction guidelines for the Subdivision and the general restrictions set out herein.

5.3 Guidelines to be Applied. The Aesthetic Control Committee shall apply the following guidelines in reviewing plans and specifications for Work within the Subdivision and granting approvals and disapprovals of such plans and specifications, and the following guidelines shall govern all Work performed within the Subdivision, except and only to the extent that a variance has been requested and granted in accordance with Section 5.4 of this act:

5.3.1 Air Conditioning and Heating Equipment. All exterior air conditioning, cooling and heating equipment for a Dwelling or other building that is so located that it may be seen from the Street shall be enclosed behind a fence or wall of the same construction and materials as the Dwelling or building which the equipment serves.

5.3.2 Carports and Garages. All Dwellings constructed in the Subdivision must include a carport or garage capable of containing at least two standard-sized automobiles as part of the Dwelling or attached thereto by means of a covered walkway. Whenever possible considering the size and shape of the Lot, the openings of such garages or carports shall not be visible from the Street. In cases where it is unavoidable that openings of garages or carports are visible or partly visible from the Street, they shall be equipped with overhead garage doors. If a carport or garage is constructed separately from the Dwelling and attached thereto by a covered walkway, said

COB: 20004830; Page: 12; Filed: 5/11/2000 12:00:00AM [vermillion:]

001567

walkway and the carport or garage shall be of a construction and of materials similar to that of the Dwelling.

5.3.3 Chain Walls or Screenings. All Dwellings and buildings built above Lot level shall have a chain wall or similar screening from the ground to the floor level of the structure so as to prevent visibility of said structure under floor level; said chain wall or screening shall be constructed of such material as may be approved by the Aesthetic Control Committee.

5.3.4 Direction of Dwelling Face. Any Dwelling constructed on a Lot shall be situated so that the front of the Dwelling faces within ten (10) degrees to either side of the directional bearing indicated by the arrow shown on each Lot on the Plat for that purpose, provided, however, that the Aesthetic Control Committee shall have the right to disapprove any plans and specifications for a Dwelling that, in the opinion of the Committee, is improperly situated considering the design and size of the Dwelling and given the factors to be considered above. For purposes of this act, the boundary line along the side of the Lot which the Dwelling must face shall be the "front boundary line"; the boundary line directly opposite from the front boundary line shall be the "rear boundary line"; the boundary lines to either side of the front and rear boundary lines shall be the "side boundary lines".

5.3.5 Drainage, Grades and Ditches. Prior to construction of any Dwelling, the Lot on which it is to be constructed shall be graded such that it drains in a manner consistent with natural drainage and without damage to neighboring lands. Contouring the earth is encouraged to provide swales, especially along Lot lines, that are free flowing and manageable. Open ditches are not allowed on any Lot except those that may be present at the time of the filing of this act with the Clerk of Court. No driveways shall be constructed without provisions for drainage of surface water over, across or along same. No Dwelling or other Improvements shall be constructed on any Lot until provisions have been made for drainage of surface water off of the Lot in a manner which minimizes drainage across adjacent property or Lots; drainage shall be into the Street or into natural or provided drainage areas whenever possible.

5.3.6 Exterior Materials. All exterior materials on Dwellings must be of brick and mortar, stucco, drivit, wood or other durable material. The use of concrete block is prohibited. No vinyl or metal siding, masonite or similar materials shall be used without the prior, express approval of the Aesthetic Control Committee.

5.3.7 Fences and Walls. All fences and walls must be built of either ornamental iron, picket, wood or brick, and shall not exceed seven (7) feet in height measured from ground level. No fence or wall shall be erected between the front sill of the Dwelling and the front boundary line or within the front Setback, however, a fence or wall approved by the Aesthetic Control Committee as part of the plans and specifications for a Dwelling or separately approved by the Committee in writing may be erected within the side Setbacks and the rear Setback of a Lot, subject to all servitudes and easements now existing or hereafter established.

5.3.8 Mailboxes. The design and construction of mailboxes and the post or columns on which they are built shall conform substantially with the design and construction of the Dwelling built on the Lot they serve. Mailboxes shall be constructed at the proper height and locations specified by the United States Postal Service, and may be constructed within the undeveloped portion of a Street right-of-way adjacent to a Lot to the extent permitted by law or contract, subject to the rights of the public body having jurisdiction of the right-of-way. No more than one mailbox shall be erected on any Lot. Plain metal or plastic rural mailboxes are not acceptable and will not be permitted.

5.3.9 Minimum Living Area. The minimum Living Area for each single story Dwelling shall be 2,000 square feet.

COB: 20004830; Page: 13; Filed: 5/11/2000 12:00:00AM [vermillion:]

For purposes of this act, a "two-story Dwelling" shall mean a Dwelling with two stories in which the second story contains more than 85% but not more than 100% as much Living Area as the ground or first floor of the Dwelling. The minimum Living Area for each two-story Dwelling shall be 2,880 square feet, and the first floor of any two-story Dwelling shall contain not less than 1,440 square feet of the Living Area. No Dwelling shall contain a second story having a Living Area larger than the Living Area of the ground or first floor.

For purposes of this act, a "story-and-a-half" or "split-level" Dwelling shall mean any dwelling with two stories in which the second story contains only 85% or less as much Living Area as the ground or first floor. The minimum Living Area for each story-and-a-half or split-level Dwelling shall be 2,240 square feet, and the first floor of any such Dwelling shall contain not less than 1,600 square feet of Living Area.

Dwellings containing more than two stories are prohibited without the prior, express written approval of the Aesthetic Control Committee.

5.3.10 Roof Penetrations and Equipment. No plumbing, mechanical or electrical, air conditioning, cooling or heating equipment or vents (including without limitation solar heating equipment, collectors or panels) shall be placed on the Street side(s) of Dwelling roofs or the roofs on the Street side(s) of any other building erected on any Lot.

5.3.11 Roofing Materials. Roofing for Dwellings and other structures may not be of iron, galvanized sheet metal, corrugated asbestos or roll roofing. Fiberglass, wood and slate shingles may be used, provided, however, that fiberglass shingles which weigh less than 260 pounds per square of roofing (100 square feet) may not be used. Flat roofs are not acceptable.

5.3.12 Setbacks from Front. The Setbacks for each Lot from the front boundary line thereof shall be twenty-five (25') feet. The front boundary for a corner Lot shall be that side of the Lot indicated as the front face. The other street side boundary line shall be considered as a side boundary line and the set back shall be in accordance with Section 5.3.14.

5.3.13 Setbacks from Rear. The Setback for each Lot from the rear boundary line thereof shall be fifteen (15') feet.

5.3.14 Setbacks from Side. The Setback for each non-corner Lot from the side boundary lines and from the non-Street side boundary line of each corner Lot shall be seven and one-half (7 1/2') feet. The Setback for each corner Lot from the Street side boundary line shall be fifteen (15') feet.

5.3.15 Preservation and Restoration of Trees. No trees having a diameter of six (6) inches or more (measured from a point two feet above ground level) shall be removed from any parcel without the express written approval of the Aesthetic Control Committee. There shall be no signs nailed to trees at any time.

5.4 Variances. The Aesthetic Control Committee shall have the right and power to grant variances from compliance with any of the Bayou Marron Restrictions, including without limitation, the restrictions upon the face direction, location, Setbacks, minimum Living Area, and materials for Dwellings or other Improvements when circumstances such as topography, natural obstructions, hardship, or aesthetic, economic or environmental considerations may warrant, in the sole and absolute discretion of the committee. All variances must be evidenced in writing from the committee in order to have legal effect. A written approval from the Aesthetic Control Committee of plans and specifications for a proposed Work that will not comply, in one or more respects, with the Bayou Marron Restrictions, shall

COB: 20004830; Page: 14; Filed: 5/11/2000 12:00:00AM [vermillion:]

001569

constitute a written variance per se as to the specific matter or matters not in compliance, unless other expressly stated therein.

If a variance is granted, no violation of the Bayou Marron Restrictions shall be deemed to have occurred with respect to the matter for which the variance was granted. The granting of any variance shall not operate to waive any of the terms and provisions of this act for any purpose except as to the particular instance covered by the variance, and in no case shall the granting of a variance in one instance obligate the committee to grant a variance in another instance.

5.5 Limitations and Release of Liability. The purpose of the review of plans and specifications by the Aesthetic Control Committee is to protect and enhance the aesthetic and monetary values of the Property and the Subdivision and to maximize compliance with the Bayou Marron Restrictions for the benefit of all Owners. In performing its functions, the committee does not warrant, guarantee, recommend, approve, certify or endorse any particular architectural, engineering or structural design, or any plan, specification, material, construction method or practice, as to its safety, freedom from defects, durability, fitness or suitability for intended use, strength or other characteristics.

Neither the approval by the Aesthetic Control Committee of any plans or specifications for any Work nor any review, inspection or observation of such Work shall in any manner constitute a warranty, representation or the undertaking of any duty or obligation on the part of the Aesthetic Control Committee, Pierce Enterprises, Inc., their respective members, agents, employees, partners and representatives, to any person, that any method, practice, design, material or structure, contained, shown or specified in any plans or specifications approved by the committee, or reviewed, inspected or observed by the committee or its member, is safe or proper or sound or free from defects or vices or is invested with any quality or characteristic whatsoever, or complies with the requirements of this act, or any law, ordinance, regulation, contract, agreement or instrument.

Each person who submits plans and specifications to the Aesthetic Control Committee for a particular Work, each owner who performs or contracts for the performance of such Work on any Lot pursuant to such plans and specifications, and each architect, engineer, contractor, sub-contractor, supplier, materialman or other person who participates or engages in any Work on any Lot pursuant to such plans and specifications, hereby fully releases and discharges the Aesthetic Control Committee, and its members, Pierce Enterprises, Inc., their employees, agents and representatives, from all claims, demands, causes of action, suits, liabilities, damages, costs and fees arising out of any act, omission, negligence, breach of contract, violation of law, or fault by any person, or any defect, vice, hazard or failure, in any material, Lot or Improvement, relating in any way to such Work.

ARTICLE 6. - AESTHETIC CONTROL COMMITTEE

6.1 Establishment, Terms and Vacancy. The Aesthetic Control Committee of Bayou Marron Subdivision is hereby established. The committee shall consist of three (3) members who shall be natural persons at least twenty-five (25) years of age. The initial members of the Aesthetic Control Committee shall be:

- a. Nellie Pierce
210 Eleazar Street
Abbeville, Louisiana 70510

COB: 20004830; Page: 15; Filed: 5/11/2000 12:00:00AM [vermillion:]

001570

- b. David Pierce
6229 Bayou Lane
Maurice, Louisiana 70555
- c. Russie Pierce-Tiller
702 Frost Creek
Groesbeck, Texas 76642

The members of the committee shall serve without compensation or remuneration of any kind, unless otherwise expressly provided by Pierce Enterprises, Inc. The members of the Aesthetic Control Committee shall serve one (1) year terms, with the initial term commencing on the date of recordation of this act with the Clerk of Court, provided, however, that upon the failure to select new members at the end of a term, the then-members shall automatically be selected for new terms. Pierce Enterprises, Inc. shall have the exclusive right to select members of the Aesthetic Control Committee at the end of each term, and to fill any vacancy in the membership of the committee created through the resignation, death, or disability of a member.

6.2 Powers of the Committee. The Aesthetic Control Committee shall have the power to make any finding, determination, ruling or order, or to issue any permit, consent, authorization, approval, variance or the like, contemplated to be done by the committee in this act, including without limitation, the power to review, approve and disapprove the plans and specifications required to be submitted pursuant to Section 5.1.

6.3 Authority for Action. The affirmative, written approval of any two (2) of the three (3) members of the Aesthetic Control Committee shall be required in order for the committee to make any finding, determination, ruling or order, or to issue any permit, consent, authorization, approval, variance or the like pursuant to the authority contained in this act. The decisions of the Aesthetic Control Committee shall be final, but may be modified by the committee itself in a subsequent action.

6.4 Review of Plans and Specifications. The Aesthetic Control Committee may require more than one (1) but not more than three (3) complete sets of the plans and specifications required to be submitted pursuant to Section 5.1. Approvals shall be valid only if in writing signed by the requisite number of members. Approvals or disapprovals may be noted directly on the face of any plans or specifications or in a separate writing. The committee shall have the absolute right to require, as a condition to any approval of any plans and specifications, that the Owner and/or any other applicant for approval of plans and specifications expressly release and discharge and agree to indemnify and hold harmless the committee, Pierce Enterprises, Inc., their partners, members, representatives, agents and employees, in writing signed by the Owner and/or applicant, from any liability, damages, suits, claims or causes of action, direct or indirect, arising out of or in any way connected with any Work performed pursuant to any plans and specification approved by the committee, or arising out of any observation, inspection or review of any such Work by the committee or its members.

6.5 Retention of Plans and Specifications. Upon approval of the Aesthetic Control Committee, the approved plans and specifications, and the committee's written approval of same, shall be returned to the applicant submitting same, provided, however, that the committee may retain one (1) complete copy of the plans and specifications if more than one such copy was requested by the committee. It shall be the sole responsibility of the applicant to retain the plans and specifications returned to him, and any written approval of same, and to produce same, in the event of future disputes or disagreements as they relate to said plans and specifications or any Work done pursuant thereto or Improvements constructed in accordance therewith.

6.6 Completion of Building. Work to be done in accordance with plans and specifications shall be substantially completed within twelve (12) months following the date of commencement of work, or within such longer period as the committee shall deem appropriate. No deviations from plans and

COB: 20004830; Page: 16; Filed: 5/11/2000 12:00:00AM [vermillion:]

001571

specifications approved by the Aesthetic Control Committee shall be made without the prior written consent of the committee. Approval of any particular plans and specifications or design shall not be construed as a waiver of the right of the committee to disapprove plans and specifications submitted for use in another instance or under other circumstances.

6.7 Certificate of Compliance. Upon the completion of any work done in accordance with plans and specifications approved by the Aesthetic Control Committee in accordance with the provisions of this Article, the Owner may request from the Aesthetic Control Committee a certificate of compliance which, upon issuance by the Aesthetic Control Committee, and subject to the limitations of Section 5.5, shall be prima facie evidence that such Work has been approved by the committee and performed in full compliance with the provisions of this Article and with such other provisions and requirements of this act as may be applicable.

ARTICLE 7. - MISCELLANEOUS PROVISIONS

7.1 Enforcement of Restrictions. Any Owner, the Aesthetic Control Committee, Pierce Enterprises, Inc., or any party to whose benefit this act insures shall have the right to legally enforce any restriction, limitation, covenant or provision of this act through an action for a temporary restraining order, preliminary or permanent injunction, declaratory judgment, damages or any combination thereof. For purposes of any injunctive relief which may be sought, each Owner by acquiring his interest in his Lot, agrees and stipulates in favor of every other Owner, the Aesthetic Control Committee, Pierce Enterprises, Inc. that the remedy at law for the violation of any of the General Restrictions contained in Article 4 or the construction guidelines contained in Article 5 would be inadequate and that each of the persons in whose favor this stipulation runs would suffer irreparable injury from such violation and that prohibitory and/or mandatory injunctive relief shall be available to remedy any such violation, reserving to any aggrieved party the right to recover such damages as he may incur from such violation.

In the event of any proceedings in any court or before any governmental body seeking to enforce any provision of this act or seeking injunctive relief or damages for the violation of any provisions of this act, the prevailing party shall be entitled to recover its reasonable attorney's fees from the losing party.

7.2 Duration; Amendment. Except where permanent servitudes, easements or other permanent rights or interests are herein created, The Bayou Marron Restrictions shall run with and bind the land, and shall inure to the benefit of and be enforceable by the respective legal representatives, heirs, successors and assigns.

7.3 Construction and Interpretation. The provisions of this act shall be governed by the laws of the State of Louisiana. The provisions hereof shall be liberally construed to effectuate the purpose of creating a uniform plan for the development and operation of the subdivision. This act shall be deemed to have been drafted jointly by all persons who seek to benefit from or enforce the provisions of same and shall never be interpreted less favorably against the party who furnished same solely for having done so.

7.4 Notices. Any notice required to be sent to any Owner (other than Pierce Enterprises, Inc.), shall be deemed to have been properly given when mailed, by ordinary mail, postage paid to the last known address of such Owner on the Records of the Aesthetic Control Committee at the time of such mailing, or, if no such record exists, then to the last known address of such Owner, provided, however, that any notice may also be sent by Certified Mail, Return Receipt Requested, or by personal delivery to the addressee, in which latter event the notice shall be deemed given upon delivery to the addressee. The Aesthetic Control Committee shall have the right to supply the address of any Owner to any person having any rights under this act. Any notice required to be sent to Pierce Enterprises, Inc. under the provisions of this act shall be sent by Certified Mail, Return Receipt Requested, addressed to Pierce Enterprises, Inc., at its permanent mailing address stated on page one hereof or at any other address subsequently provided to the Aesthetic Control Committee by Pierce Enterprises, Inc. in writing, or shall

COB: 20004830; Page: 17; Filed: 5/11/2000 12:00:00AM [vermillion:]

be hand delivered to Pierce Enterprises, Inc. through either Nellie Pierce or any other person designated by Pierce Enterprises, Inc. to receive notices in a writing provided to the Aesthetic Control Committee.

7.5 No Dedication of Property. Nothing herein contained shall be construed as a dedication to public use or as an acceptance for maintenance of any Pierce Enterprises, Inc. Property by any public, state, parish or municipal agency, authority, or utility and no public, state, parish or municipal agency, authority or utility shall have any responsibility or liability for the maintenance or operation of any Pierce Enterprises, Inc. Property.

7.6 Severability. Invalidation of any provision of this act by judgment, decree or order shall in no way affect any other provision hereof, each of which shall remain in full force and effect.

7.7 Captions. The captions contained in this act are for convenience only and are not a part of this act and are not intended in any way to limit or enlarge the terms and provisions of this act.

7.8 Number and Gender. Whenever used herein, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders as the context may require.

7.9 Docking. No commercial docking of boats shall be allowed. Private recreational boats, boat slips and docks shall be allowed provided they meet with Local, State and Federal requirements which control such activities and the Aesthetic Control Committee's approval.

7.10 Acceptance. Now to these presents comes the Parish of Vermilion, herein represented by the Police Jury, for the sole purpose of accepting the dedications to the public as set forth herein.

COB: 20004830; Page: 18; Filed: 5/11/2000 12:00:00AM [vermilion:]

THUS DONE AND SIGNED in the Parish of Vermilion, Louisiana, on the day and date hereinabove first written, in the presence of the undersigned competent witnesses, who have hereunto subscribed their names with the said appearer, and me, Notary, after due reading of the whole.

WITNESSES:

PIERCE ENTERPRISES, INC.

BY: _____
Nellie Pierce, President

Notary Public

THUS DONE AND SIGNED in the Parish of Vermilion, Louisiana, on the day and date hereinabove first written, in the presence of the undersigned competent witnesses, who have hereunto subscribed their names with the said appearer, and me, Notary, after due reading of the whole.

WITNESSES:

ACCEPTED BY:
THE POLICE JURY OF
VERMILON PARISH, LOUISIANA

BY: _____

Notary Public

COB: 20004830; Page: 19; Filed: 5/11/2000 12:00:00AM [vermilion:]

001574

RESOLUTION OF THE BOARD OF DIRECTORS OF
PIERCE ENTERPRISES, INC.

BE IT RESOLVED that the President of this Corporation, Nellie Pierce, is hereby authorized and empowered for and on behalf of, and in the name of this corporation, to execute the Act of Dedication and Establishment of Restrictions, Covenants, Servitudes and Obligations for Bayou Marron, Phase I.

BE IT FURTHER RESOLVED that said officer is further authorized to execute any documents as shall, in his/her sole discretion and judgment, be appropriate and desirable to accomplish the foregoing, containing such terms as he/she in his/her sole judgment deems advisable.

I certify that I am the duly acting and qualified Secretary of Pierce Enterprises, Inc. and that:

a) Pierce Enterprises, Inc. is duly organized and existing under the laws of the State of Louisiana; that all franchise and other taxes required to maintain its corporate existence have been paid when due and that no such taxes are delinquent; that no proceedings are pending for forfeiture of its Charter or for its dissolution, voluntarily or involuntarily; that it is duly qualified to do business in the State of Louisiana and is in good standing with such State; that there is no provision in the Articles of Incorporation or Bylaws of said corporation limiting the power of the Board of Directors to pass the resolutions set out above and that the same are in conformity with the provisions of said Articles of Incorporation and Bylaws; and

b) The above and foregoing constitutes a true and correct copy of resolutions duly adopted at a meeting of the Board of Directors of said corporation held on the _____ day of _____, 20____, at its office in Abbeville, Louisiana, which meeting a quorum was present and voted in favor of said resolutions, and said resolutions have never been modified or rescinded and are still in full force and effect.

Date: _____

Secretary

COB: 20004830; Page: 20; Filed: 5/11/2000 12:00:00AM [vermillion:]



Sellers & Associates, Inc.

ENGINEERS SURVEYORS PLANNERS

ELIZABETH S. GIROUARD, PRESIDENT
TODD A. VINCENT, VICE PRESIDENT

EUGENE M. SELLERS, PE., P.L.S.
WARREN P. BEEDLE, PE., P.L.S.
TODD A. VINCENT, PE., P.L.S.
ELIZABETH S. GIROUARD, C.E.
DANA L. MONTET, PE.
J. DAVID RANDOLPH, PE.
STEVE A. DRONET, E.I.
WILBERT J. GUIDRY, P.L.S.

May 4, 2000

Mr. Michael Bertrand
VERMILION PARISH POLICE JURY
100 N. State Street, Suite 200
Abbeville, Louisiana 70510

Re: Vermilion Parish Police Jury
Approved Subdivision Review
Bayou Marron Subdivision
Job No. 5871-08

Dear Mike:

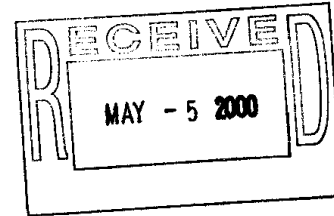
Attached please find a revision to sheet 6 of the Act of Dedication for the above referenced project for your review. If you are satisfied with it's wording, you may inform the Owner. Also, we have performed a final inspection of the street and drainage improvements with Mr. Marion Saunier and find them to be in conformance with the approved plan and the Subdivision Ordinance. At your discretion, the final plat and necessary attachments can be recorded with the Clerk of Court. Please send a recorded copy of the Act of Dedication to me so I can officially enter it into the parish 911 system. I will inform Gabe Matthews once I receive it.

If you have any questions, please do not hesitate to call.

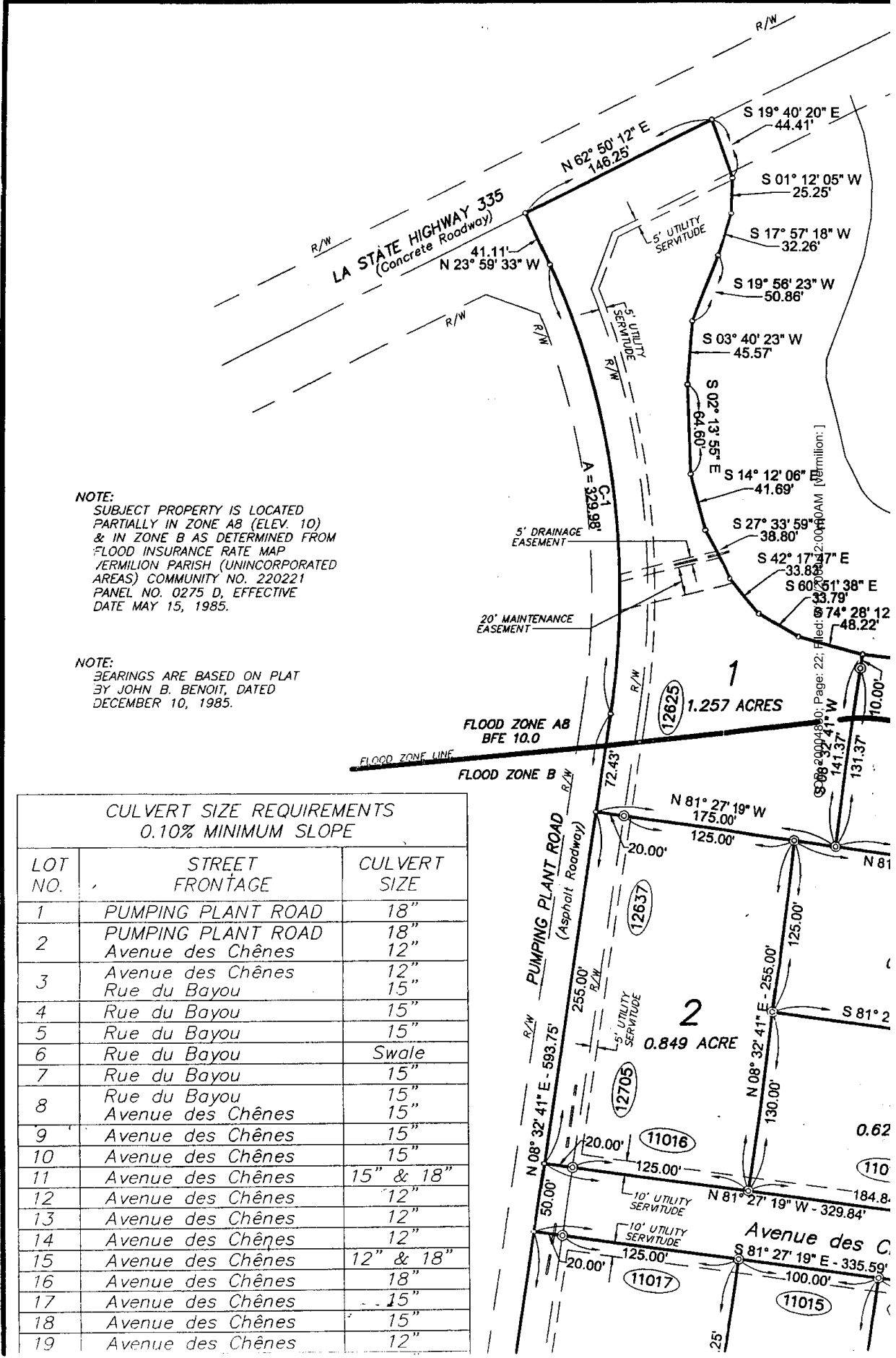
Sincerely,

Elizabeth S. Girouard
ELIZABETH S. GIROUARD

liz/corres/5871-08.6
Enclosures
cc: Mr. Elray Schexnaider



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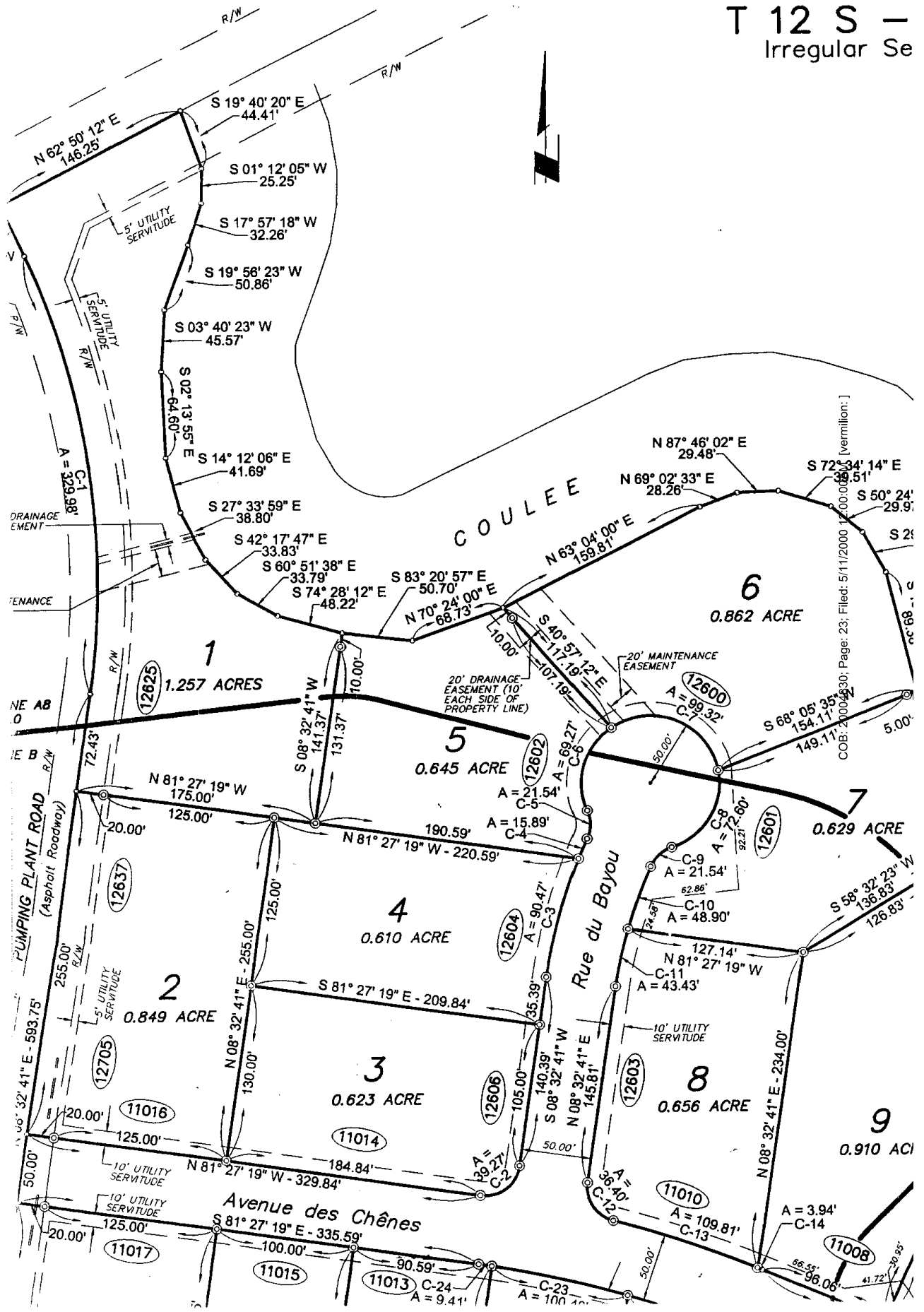


NOTE:
 SUBJECT PROPERTY IS LOCATED
 PARTIALLY IN ZONE A8 (ELEV. 10)
 & IN ZONE B AS DETERMINED FROM
 FLOOD INSURANCE RATE MAP
 (ERMILION PARISH (UNINCORPORATED
 AREAS) COMMUNITY NO. 220221
 PANEL NO. 0275 D, EFFECTIVE
 DATE MAY 15, 1985.

NOTE:
 BEARINGS ARE BASED ON PLAT
 BY JOHN B. BENOIT, DATED
 DECEMBER 10, 1985.

CULVERT SIZE REQUIREMENTS 0.10% MINIMUM SLOPE		
LOT NO.	STREET FRONTAGE	CULVERT SIZE
1	PUMPING PLANT ROAD	18"
2	PUMPING PLANT ROAD	18"
3	Avenue des Chênes	12"
4	Rue du Bayou	15"
5	Rue du Bayou	15"
6	Rue du Bayou	Swale
7	Rue du Bayou	15"
8	Rue du Bayou	15"
9	Avenue des Chênes	15"
10	Avenue des Chênes	15"
11	Avenue des Chênes	15" & 18"
12	Avenue des Chênes	12"
13	Avenue des Chênes	12"
14	Avenue des Chênes	12"
15	Avenue des Chênes	12" & 18"
16	Avenue des Chênes	18"
17	Avenue des Chênes	15"
18	Avenue des Chênes	15"
19	Avenue des Chênes	12"

T 12 S -
Irregular Se

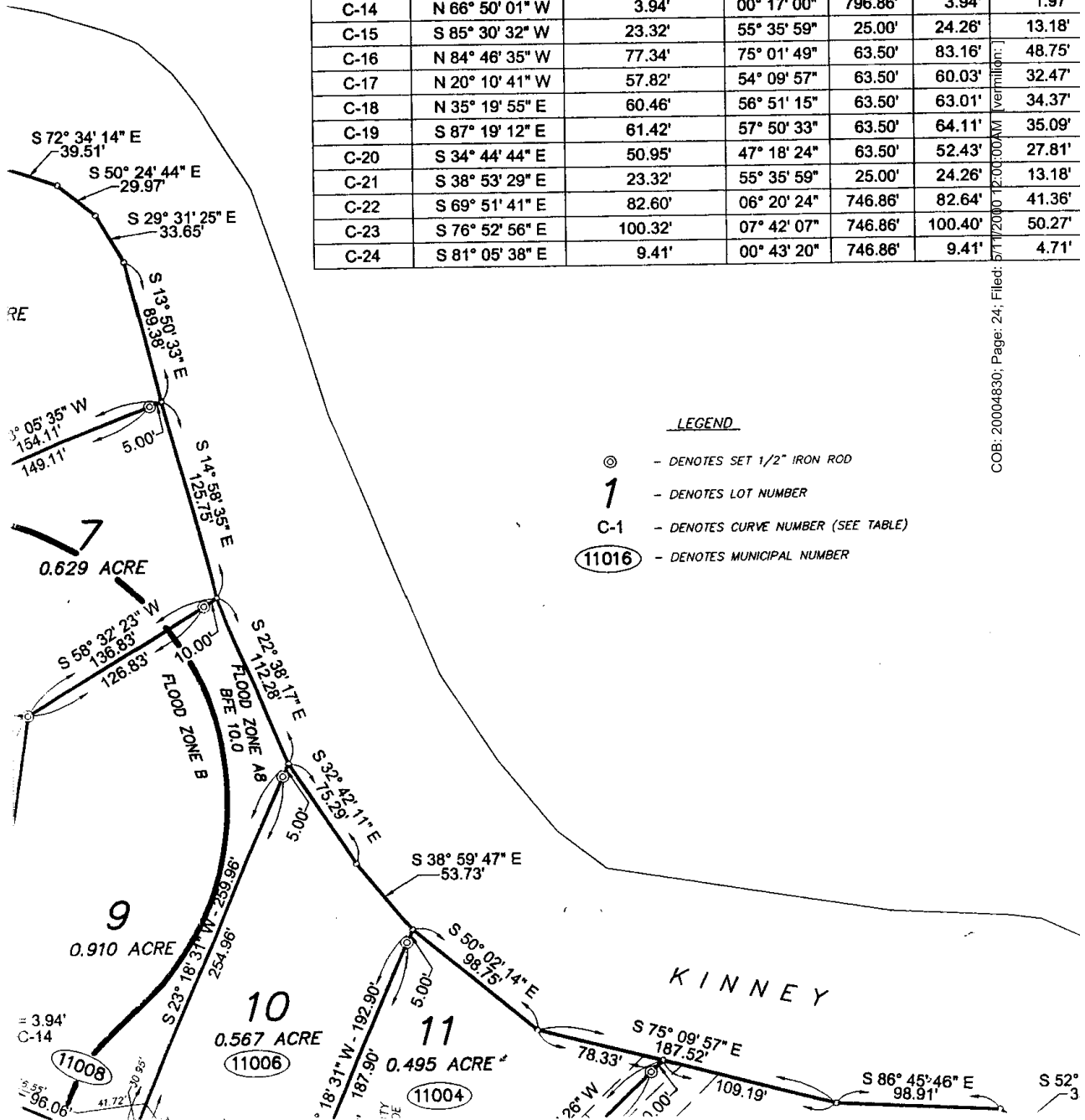


2 S - R 3 E

regular Section 52

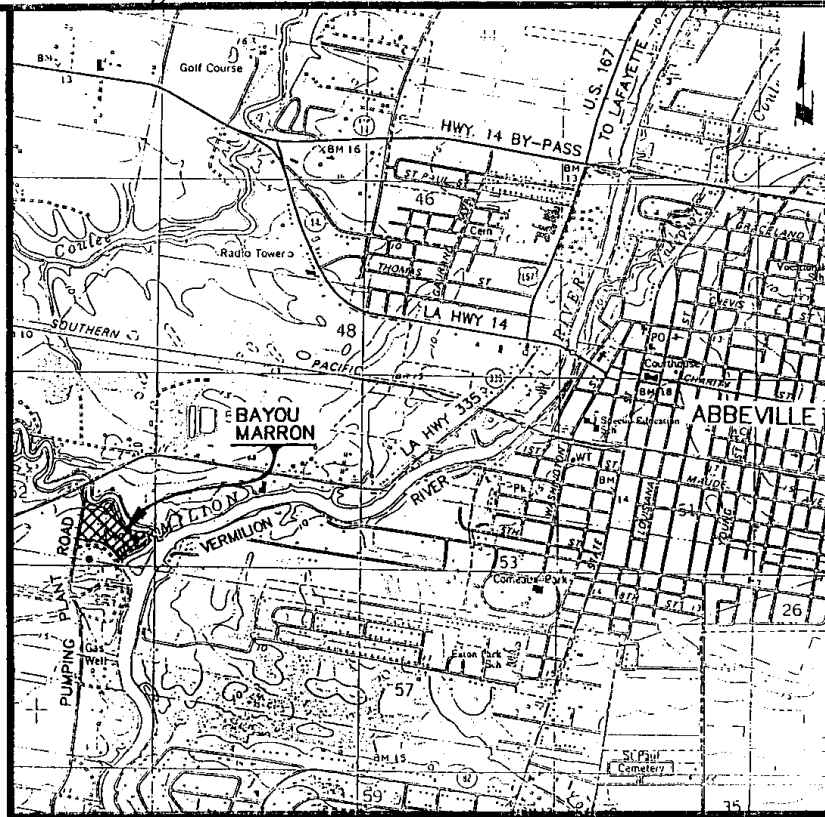
CURVE TABLE

CURVE NO.	CHORD BEARING	CHORD DISTANCE	DELTA	RADIUS	ARC	TANGENT
C-1	N 07° 43' 26" W	325.56'	32° 32' 11"	581.08'	329.98'	169.57'
C-2	S 53° 32' 41" W	35.36'	90° 00' 01"	25.00'	39.27'	25.00'
C-3	S 15° 23' 03" W	90.26'	13° 40' 44"	378.95'	90.47'	45.45'
C-4	S 23° 25' 30" W	15.89'	02° 24' 07"	378.95'	15.89'	7.95'
C-5	S 01° 06' 02" W	20.88'	49° 21' 37"	25.00'	21.54'	11.49'
C-6	S 16° 07' 19" W	63.86'	79° 22' 17"	50.00'	69.27'	41.49'
C-7	N 67° 17' 10" W	83.78'	113° 48' 46"	50.00'	99.32'	76.72'
C-8	N 31° 13' 04" E	66.39'	83° 11' 44"	50.00'	72.60'	44.39'
C-9	N 48° 09' 04" E	20.88'	49° 21' 36"	25.00'	21.54'	11.49'
C-10	N 20° 22' 01" E	48.85'	08° 31' 01"	328.95'	48.90'	24.49'
C-11	N 12° 19' 39" E	43.40'	07° 33' 51"	328.95'	43.43'	21.75'
C-12	N 33° 09' 45" W	33.27'	83° 24' 52"	25.00'	36.40'	22.28'
C-13	N 70° 55' 20" W	109.72'	07° 53' 43"	796.86'	109.81'	54.99'
C-14	N 66° 50' 01" W	3.94'	00° 17' 00"	796.86'	3.94'	1.97'
C-15	S 85° 30' 32" W	23.32'	55° 35' 59"	25.00'	24.26'	13.18'
C-16	N 84° 46' 35" W	77.34'	75° 01' 49"	63.50'	83.16'	48.75'
C-17	N 20° 10' 41" W	57.82'	54° 09' 57"	63.50'	60.03'	32.47'
C-18	N 35° 19' 55" E	60.46'	56° 51' 15"	63.50'	63.01'	34.37'
C-19	S 87° 19' 12" E	61.42'	57° 50' 33"	63.50'	64.11'	35.09'
C-20	S 34° 44' 44" E	50.95'	47° 18' 24"	63.50'	52.43'	27.81'
C-21	S 38° 53' 29" E	23.32'	55° 35' 59"	25.00'	24.26'	13.18'
C-22	S 69° 51' 41" E	82.60'	06° 20' 24"	746.86'	82.64'	41.36'
C-23	S 76° 52' 56" E	100.32'	07° 42' 07"	746.86'	100.40'	50.27'
C-24	S 81° 05' 38" E	9.41'	00° 43' 20"	746.86'	9.41'	4.71'



2000 4830

DIUS	ARC	TANGENT
.08'	329.98'	169.57'
.00'	39.27'	25.00'
.95'	90.47'	45.45'
.95'	15.89'	7.95'
.00'	21.54'	11.49'
.00'	69.27'	41.49'
.00'	99.32'	76.72'
.00'	72.60'	44.39'
.00'	21.54'	11.49'
8.95'	48.90'	24.49'
8.95'	43.43'	21.75'
.00'	36.40'	22.28'
.86'	109.81'	54.99'
.86'	3.94'	1.97'
.00'	24.26'	13.18'
.50'	83.16'	48.75'
.50'	60.03'	32.47'
.50'	63.01'	34.37'
.50'	64.11'	35.09'
.50'	52.43'	27.81'
.00'	24.26'	13.18'
.86'	82.64'	41.36'
.86'	100.40'	50.27'
.86'	9.41'	4.71'



VICINITY MAP
1" = 2000'

OWNER / DEVELOPER

PIERCE PROPERTIES, INC.
P. O. BOX 635
ABBEVILLE, LA 70511-0635

GENERAL NOTES

TOTAL ACREAGE - 16.049 ACRES
 TOTAL NO. OF LOTS - 21
 MINIMUM LOT SIZE - 0.455 ACRE (LOT 17)
 MINIMUM LOT FRONTAGE - A=60.03' (LOT 12)
 TOTAL AREA OF LOTS - 14.367 ACRES
 TOTAL AREA OF DEDICATED STREETS - 1.682 ACRES
 SETBACK LINE REQUIREMENTS :
 25' FRONT
 5' REAR
 5' SIDE

IMPROVEMENTS:

STREET - 20' WIDE ASPHALTIC CONCRETE SURFACE

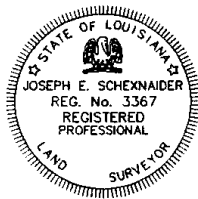
DRAINAGE - OPEN DITCH

- UTILITIES - (A) ELECTRICITY - ENERGY
 (B) WATER - SOUTHEAST WATER DISTRICT NO. 2
 (C) SEWERAGE - INDIVIDUAL TREATMENT UNITS
 AS APPROVED BY LOUISIANA
 STATE BOARD OF HEALTH
 (D) TELEPHONE - BELLSOUTH
 (E) CABLE TELEVISION - COX COMMUNICATIONS

AREAS) COMMUNITY NO. 220221
 PANEL NO. 0275 D, EFFECTIVE
 DATE MAY 15, 1985.

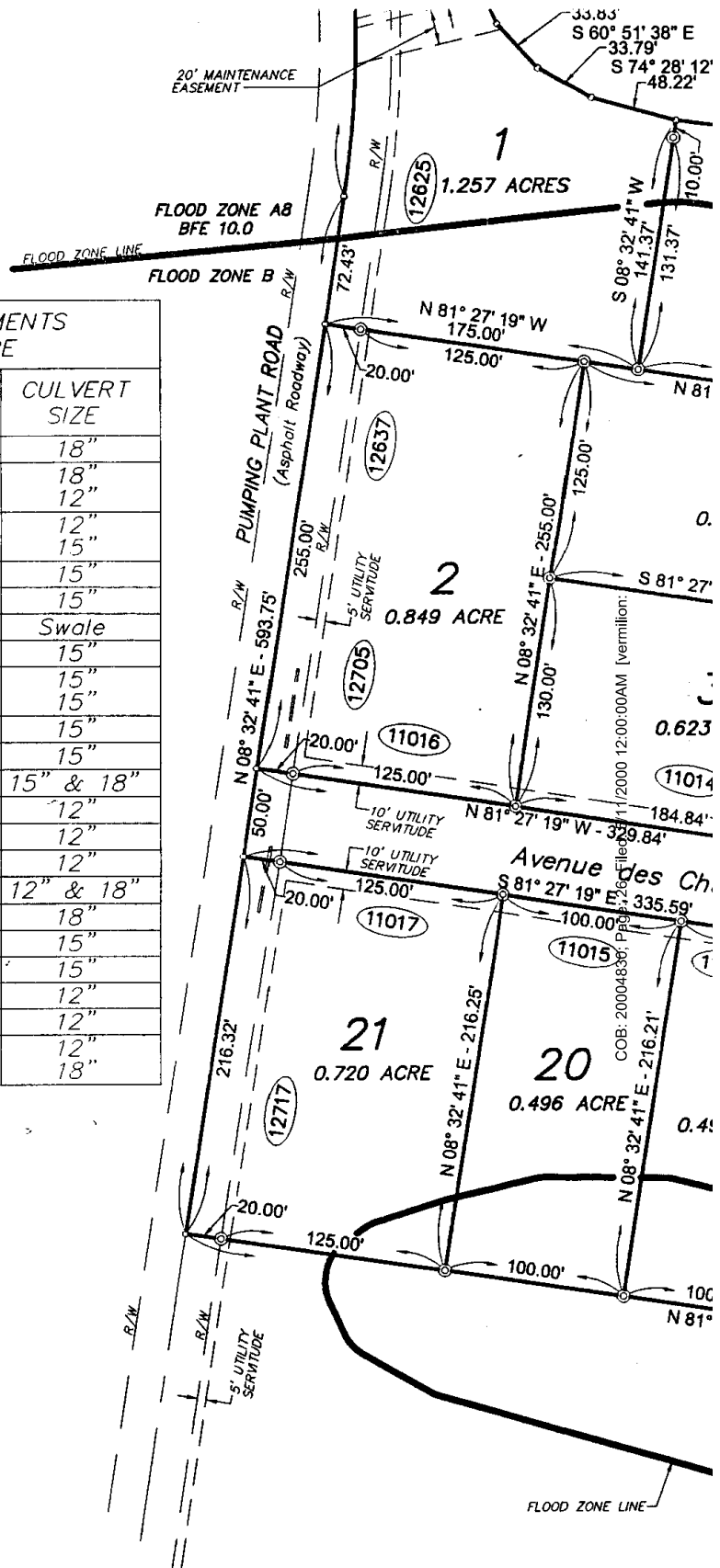
NOTE:
 BEARINGS ARE BASED ON PLAT
 BY JOHN B. BENOIT, DATED
 DECEMBER 10, 1985.

CULVERT SIZE REQUIREMENTS 0.10% MINIMUM SLOPE		
LOT NO.	STREET FRONTAGE	CULVERT SIZE
1	PUMPING PLANT ROAD	18"
2	PUMPING PLANT ROAD	18"
	Avenue des Chênes	12"
3	Avenue des Chênes	12"
	Rue du Bayou	15"
4	Rue du Bayou	15"
5	Rue du Bayou	15"
6	Rue du Bayou	Swale
7	Rue du Bayou	15"
8	Rue du Bayou	15"
	Avenue des Chênes	15"
9	Avenue des Chênes	15"
10	Avenue des Chênes	15"
11	Avenue des Chênes	15" & 18"
12	Avenue des Chênes	12"
13	Avenue des Chênes	12"
14	Avenue des Chênes	12"
15	Avenue des Chênes	12" & 18"
16	Avenue des Chênes	18"
17	Avenue des Chênes	15"
18	Avenue des Chênes	15"
19	Avenue des Chênes	12"
20	Avenue des Chênes	12"
21	Avenue des Chênes	12"
	PUMPING PLANT ROAD	18"



SURVEYORS CERTIFICATE:
 I, Joseph E. Schexnaider, a Registered Professional Land Surveyor, do hereby certify that this survey was performed in accordance with applicable standards of practice for the State of Louisiana and meets the minimum requirements for a Class "C" survey in accordance with the Louisiana Minimum Standards for Property Boundary Surveys.

Joseph E. Schexnaider
 Joseph E. Schexnaider
 Registered Professional
 Land Surveyor No. 3367

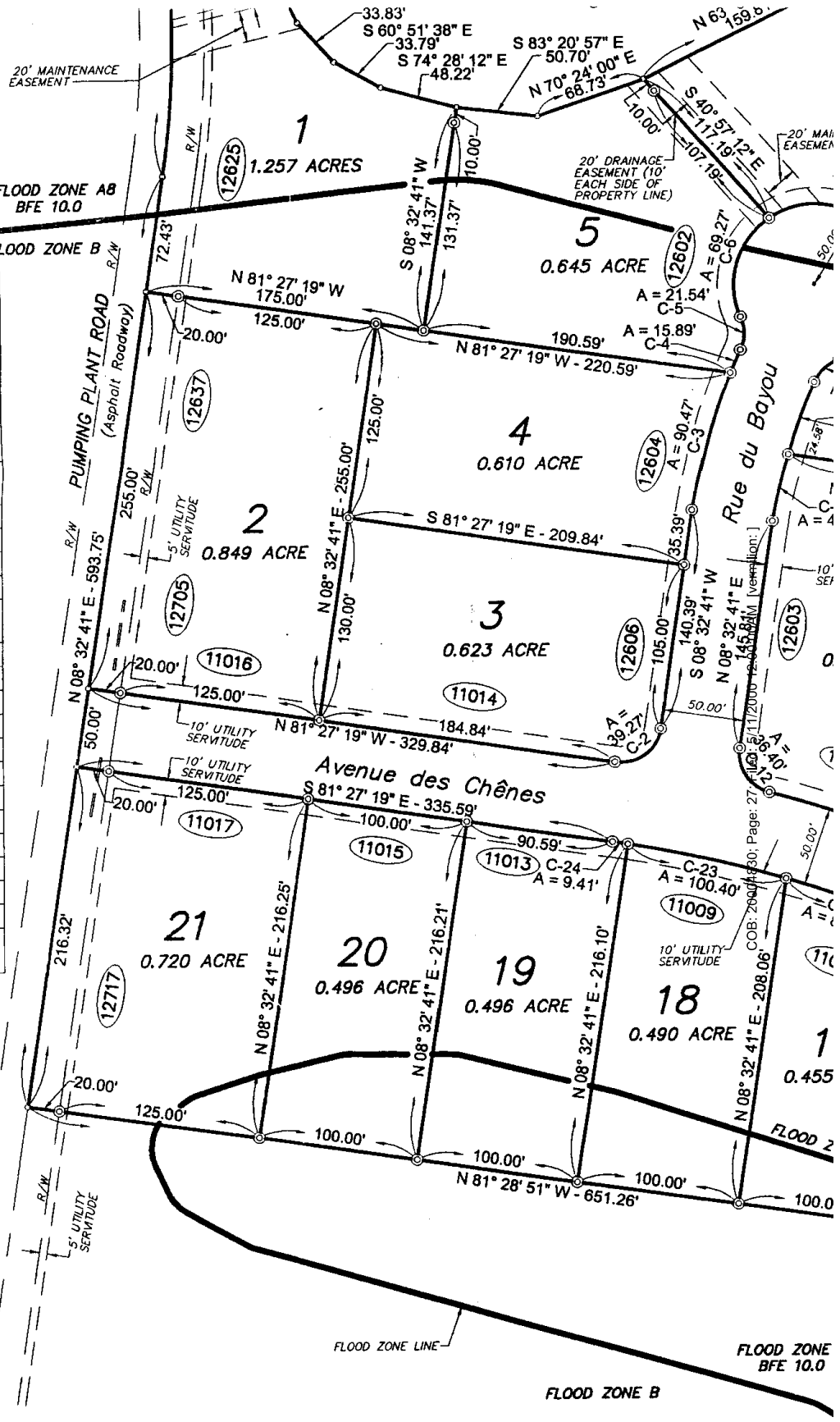


DATE: 02/21/15

PLAT

REQUIREMENTS FOR SLOPE

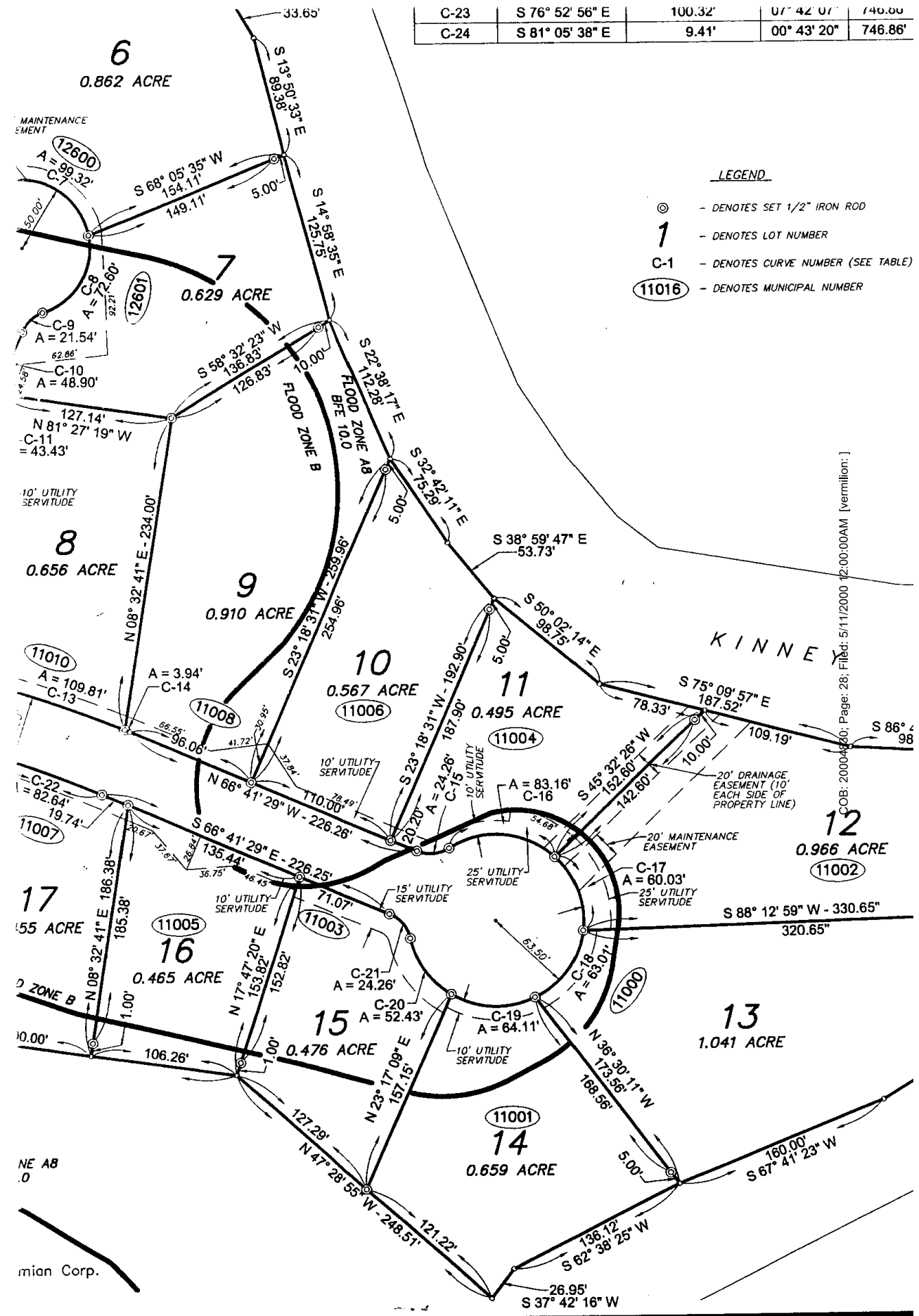
ROAD	CULVERT SIZE
ROAD	18"
ROAD	18"
es	12"
es	15"
	15"
	Swale
	15"
es	15"
es	15"
es	15"
es	15" & 18"
es	12"
es	12"
es	12"
es	12" & 18"
es	18"
es	15"
es	15"
es	12"
es	12"
ROAD	12"
ROAD	18"



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[Handwritten signature]

C-23	S 76° 52' 56" E	100.32'	07° 42' 07"	140.60
C-24	S 81° 05' 38" E	9.41'	00° 43' 20"	746.86'



LEGEND

- ⊙ - DENOTES SET 1/2" IRON ROD
- 1 - DENOTES LOT NUMBER
- C-1 - DENOTES CURVE NUMBER (SEE TABLE)
- (11016) - DENOTES MUNICIPAL NUMBER

COB: 20000480; Page: 28; Filed: 5/11/2000 12:00:00AM [vermilion:]

man Corp.

6.86'	100.40'	50.27'
6.86'	9.41'	4.71'

VICINITY MAP
1" = 2000'

OWNER / DEVELOPER

PIERCE PROPERTIES, INC.
P. O. BOX 635
ABBEVILLE, LA 70511-0635

GENERAL NOTES

(TABLE)

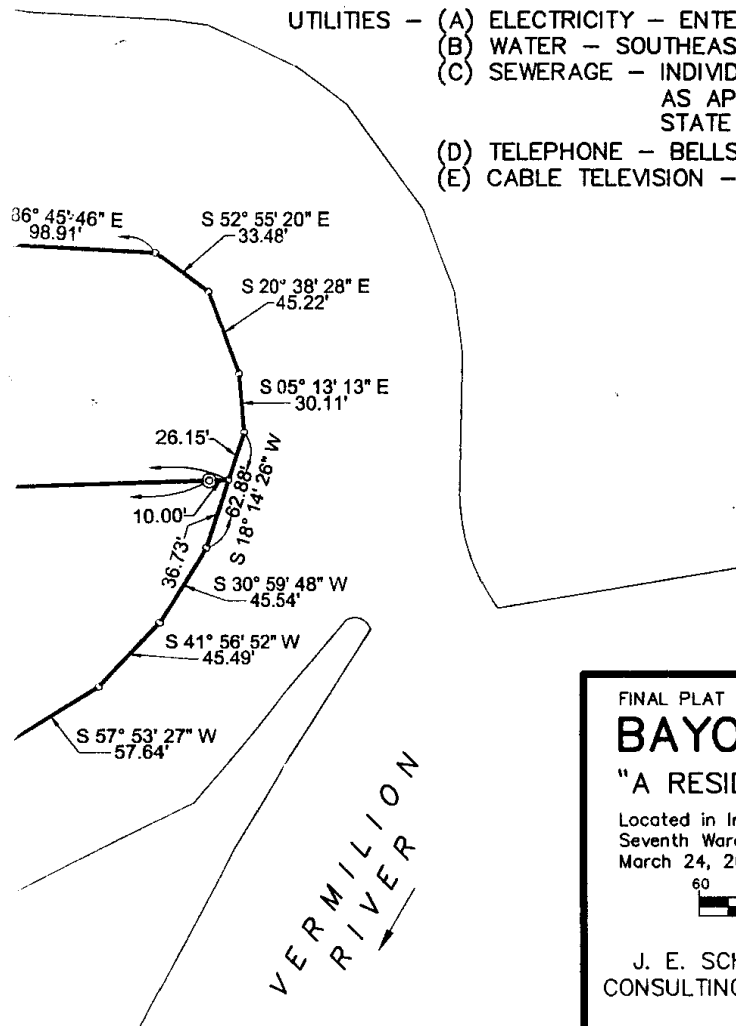
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FINAL PLAT OF
BAYOU MARRON
"A RESIDENTIAL SUBDIVISION"
Located in Irregular Section 52, T 12 S - R 3 E
Seventh Ward of Vermilion Parish, State of Louisiana
March 24, 2000 Scale: 1" = 60'
60 0 60 120
SCALE IN FEET
J. E. SCHEXNAIDER & ASSOCIATES, INC.
CONSULTING ENGINEERS - LAND SURVEYORS
ABBEVILLE, LA
JOB 98-30 BK. Y-150 PG. 50

COB: 20004830; Page: 29; Filed: 5/11/2000 12:00:00AM [vermilion:]

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