

## **COUNTRY CLUB ESTATES EXTENSION SUBDIVISION PROTECTIVE COVENANTS (Rev. 1985)**

Note: These Protective Covenants are recorded at the Saint Tammany Parish Courthouse, COB 1244, folio 479, dated January 23, 1986 and COB 1300, folio 667, dated April 28, 1987.

1. **LAND USE AND BUILDING TYPE.** No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single family dwelling not to exceed two and one-half stories in height and a private garage for not more than three cars.
2. **DWELLING COST, QUALITY AND SIZE** No dwelling shall be permitted on any lot at a cost of less than the minimum price hereinafter set forth based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenants to ensure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size as hereinafter set forth. The ground area of the main structure exclusive of one-story open porches and garages shall not be less than the minimum hereinafter set forth for a one-story dwelling or a dwelling of more than one story:
  - a) On all lots in blocks C, D, E, F, G and H, in accordance with the hereinabove described plan and survey, \$12,000 minimum price (1960 dollars) and 1,200 square feet of minimum ground area for a one-story dwelling and 1,000 square feet minimum ground area for a dwelling of more than one story.
  - b) On the remainder of all lots having a frontage of not more than 100 feet, in accordance with the hereinabove described plan and survey, \$16,500 minimum price (1960 dollars) and 1,500 square feet of minimum ground area for a one-story dwelling and 1,200 square feet minimum ground area for a dwelling of more than one story.
  - c) On all lots having a frontage of 150 feet or more, in accordance with the hereinabove described plan and survey, \$20,000 minimum price (1960 dollars) and 1,800 square feet of minimum ground area for a one-story dwelling and 1,500 square feet minimum ground area for a dwelling of more than one story.
  - d) Costs or values related herein are to be upgraded to current values using the Consumer Price Index as published by the U. S. Federal Government.
  - e) The CCCEOA Architectural Review Committee must approve all plans for new residence, additions and/or extensions to existing residences, and any accessory building; including, but not limited to garages, carports, garden sheds and greenhouses.
3. **BUILDING LOCATION** The open character of CCCE is of prime importance in locating all buildings. In this respect, no building shall be located on any lot nearer to the front line, nearer to the side street line, nearer to an interior lot line, or nearer to the rear line than the minimum set back line shown on the hereinabove described plan and survey, except that a garage, carport or allowed accessory building approved by CCCEOA Architectural Review Committee may be located fifteen (15) feet (twenty (20) feet normally) from the side property line. For the purpose of these covenants, eaves and steps shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building or a lot to encroach upon another lot. Requests for variances to these minimum set back distances must be made in writing to the CCCEOA Architectural Review Committee and approved by a majority of the constituted number of the Board of Directors.
4. **LOT AREA AND WIDTH** A lot is defined as a subdivision of blocks as delineated on the hereinabove described plan and survey and having the dimensions shown thereon, and no further subdivision of lots are permitted for the purpose of evading these restrictions and covenants.
5. **EASEMENTS** Easements for utilities, drainage, drainage facilities and access to the golf course are as indicated on the CCCE subdivision plat. No buildings shall be placed within easements; fences, plantings or other improvements made on easements are so placed at property owner's risk.

6. **NUISANCES** No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to neighborhood. Unsightliness of property which detracts from the character of the community shall also constitute a nuisance. In the event of a dispute, the majority of the Board of CCCEOA shall make the determination.
7. **SATELLITE ANTENNAS** These dish antennas, if erected, shall be landscaped so as to minimize visual Impact.
8. **DRAINAGE** Any activity which will affect and/or alter drainage (i.e. property fill, new construction, placing of culverts), must be approved by a majority of the Board of CCCEOA or their appointed representatives.
9. **TEMPORARY STRUCTURES** Nothing of a temporary character, i.e. trailer, basement, tent, shack, garage, barn, or other outbuildings shall be used on any lot at any time as a residence either temporarily or permanently.
10. **TERM** These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of ten (10) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of five (5) years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change sold covenants In whole or part.
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11. **ENFORCEMENT** Enforcement shall be by proceeding at law or inequity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.
12. **SEVERABILITY** Invalidation of any one of these covenants by Judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
13. **SIGNS** No sign of any kind shall be displayed to the public view on any to except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction o sales period.
14. **FENCES** Fences shall be attractive and enhance the character of the community. Fences should be installed around swimming pools for safety purposes. Erection of front yard fences requires prior written approval of CCCEOA Architectural Review Committee.
15. **LIVESTOCK, POULTRY AND PETS** No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose. Aggressive or potentially dangerous pets must be confined to owner's property.
16. **GARBAGE AND REFUSE DISPOSAL** No lot shall be used or maintained as a dumping ground for rubbish, trash, or garbage. Waste shall be kept in sanitary containers.
17. **WATER SUPPLY** No Individual water supply system shall be permitted on any lot.
18. **SEWAGE DISPOSAL** No Individual sewage disposal system shall be permitted on any lot.
19. **MEMBERSHIP IN CCCEOA** For the mutual protection of all property owners, the ownership of any lot in Covington Country Club Estates shall carry with it the privilege of membership In Covington Country Club Estates Owners Association with all the rights and responsibilities which accrue thereto.
20. There is excepted from the above restrictions and covenants, except for Articles 10, 11, 12, 14, 16, 17 and 18, the area of unlettered block bounded by the Highway 190 frontage road, Tchefonctue Drive and Azalea Drive, which is zoned for light commercial use, except that all buildings must be approved by the CCCEOA Architectural Revi ew Committee. If any part of the said area Is used for residential purposes, all the foregoing minimum restrictions and covenant's shall apply.