

ACT OF AMENDMENT

UNITED STATES OF AMERICA

OF

FILED FOR RECORD

STATE OF LOUISIANA

RESTRICTIONS

PARISH OF JEFFERSON

\*\*\*\*\*

JUL 3 1980

CITY OF KENNER

8:30 A. M.

CLERK OF COURT  
PARISH OF JEFFERSON, LABE IT KNOWN That on this 1st day of July, 1980,

BEFORE ME, ROBERT T. DeFRANCESCH, a Notary Public duly commissioned  
and qualified, in and for the Parish and State aforesaid;

PERSONALLY CAME AND APPEARED:

WOODLAKE CIVIC ASSOCIATION, INC., a non-profit corporation,  
organized and existing under the laws of the State of Louisiana,  
pursuant to the Articles of Incorporation recorded in Charter Book  
#35 Folio 704, Jefferson Parish, Louisiana, through its duly  
authorized President of said Corporation, Zigmund J. Sobolewski,

which said appearer did declare as follows:

WHEREAS, certain acts of restrictions have been promulgated and  
inacted by WOODLAKE DEVELOPMENT COMPANY, a partnership in commendam created  
by articles acknowledged before Mitchell W. Herzog, Notary Public, on  
March 27, 1973, recorded in Jefferson Parish, Louisiana M.O.B. 608, folio  
905 and C.O.B. 785, folio 672; which articles where amended by act passed  
before Mitchell W. Herzog, Notary Public, on January 14, 1974, recorded in  
Jefferson Parish, Louisiana, Partnership Book 3, folio 788 and C.O.B. 806,  
folio 947; which articles where amended by act passed before Claude J.  
Champagne, Notary Public, on May 1, 1974, recorded in Jefferson Parish,  
Louisiana C.O.B. 813 folio 154; which articles were amended by act passed  
before Radar Jackson, Notary Public on March 12, 1976 recorded in Jefferson  
Parish, Louisiana C.O.B. 856 folio 970; and

WHEREAS, the aforementioned acts of restrictions are recorded in  
the hereinafter enumerated Books and folios in the Parish of Jefferson,  
State of Louisiana, as follows, to-wit:

Act of Restrictions, passed before Robert P. Chatelain, N.P.,  
dated May 22, 1973, recorded in Jefferson Parish C.O.B. 790, folio 461;  
as amended by act before Rader Jackson, N.P. dated May 12, 1975, recorded  
in Jefferson Parish C.O.B. 835, folio 219; as amended by act before  
Rader Jackson, N.P., dated November 28, 1975, recorded in Jefferson  
Parish, Louisiana C.O.B. 850, folio 45; as amended by act before Rader  
Jackson, N.P. dated December 30, 1975, recorded in Jefferson Parish  
C.O.B. 852, folio 385;

as amended by act before Rader Jackson, N.P., dated March 12, 1976, recorded in Jefferson Parish C.O.B. 856, folio 970, and

WHEREAS, declarant has obtained the necessary consent and/or approval of (2/3) Two-Thirds of the owners of all the lots contained in the subdivision known as WOODLAKE ESTATES comprising 432 lots and as required by act of restriction, more specifically Paragraph H by Act before Rader Jackson, N.P. dated March 12, 1976 recorded in Jefferson Parish, Louisiana C.O.B. 856, folio 970, which was necessary to amend the existing acts of restrictions, declarant desires to amend the aforesaid restrictions as follows and in no further respect, to wit:

I.

Paragraph B of Clause III is hereby amended to read as follows:

B. Construction of new buildings only shall be permitted, it being the intent of this restriction to prohibit the moving of any existing building on a lot and remodelling or converting same into a dwelling unit in this subdivision. Exclusive of basements, porches, garages, patios, breezeways, or other open or semi-open or screened enclosures, no dwelling shall have a living area of less than 2,500 square feet; provided that this minimum square foot requirement shall be 2,200 square feet insofar as the following lots are concerned and no further: Lots 1, 19 through 33, inclusive, of Square P; Lots 1, 2 and 3 of Square D; Lots 1 and 20 of Square C; Lot 1 of Square B; Lots 1, 2 and 3 of Square R; and Lots 2 through 24, inclusive, of Square Q; further provided that this minimum square foot requirement shall be 1,700 square feet insofar as the following lots are concerned and no further: Lots 1, 25 through 44, inclusive, of Square Q and Lots 4 through 28, inclusive, of Square R. Outside wall dimensions shall be used for the purpose of measurement for compliance with this restriction. No residence of an appraised cost of less than Sixty thousand and no one-hundredths (\$60,000.00) Dollars (exclusive of the cost of the property) shall be erected or placed on the hereinabove described property. Should there be any question regarding the appraised cost, an appraisal shall be made by a generally recognized real estate appraiser and shall be at the

expense of the owner. No other buildings may be constructed on the lot other than a detached garage, cabana or greenhouse, and said buildings may not encroach upon the minimum front, rear and side yard restrictions hereinafter described. No garage, either attached or unattached to the single family dwelling shall exceed 800 square feet in size. No cabana or greenhouse shall exceed 300 square feet in size. No building shall exceed three stories in height. All single family dwellings must have a two car garage with a minimum of 400 square feet or a 400 square foot carport with enclosed storage, such carport being in the rear yard, and in any event must conform to the dignity of the main structure.

## II

Paragraph C of Clause III is hereby amended to read as follows:

C. No buildings shall be constructed on a lot of less than 9,500 square feet of land. There shall be a front, rear, and two side yards on each and every lot having the following minimums: No building or structure shall be erected on the hereinabove described property closer than 25 feet from and parallel to the front property line. The rear yard shall have a dept of not less than 25 feet, and there shall be two separate yards on each side of the residence having a width of not less than 10 feet each. Any detached garage, detached cabana, detached greenhouse, detached shed shall not encroach upon the minimum front and side restriction, with the exception that the said structures may be erected up to five (5) feet of the rear property line and up to five (5) feet of the rear side yard. Any attached garages must conform to City of Kenner Comprehensive Zoning Ordinance #2427 adopted December 4, 1978. For purposes of this restriction rear side yard shall mean that space which commences at the rear of the main structure to the back and/or rear property line and runs to the side yard property lines from the main structure. There shall be no exceptions or variations to the above minimums without the express written approval of the Deed Restriction Committee of the WOODLAKE CIVIC ASSOCIATION, INC. prior to commencement of the construction, and such exceptions shall only be granted on lots which are irregular in shape, and/or corner lots. No garage or carport shall be less than 15 feet from the side property line which is parallel and adjacent to the city street.

III

Paragraph D of Clause III is hereby amended to read as follows:

D. No construction on any building or structure shall be commenced on the hereinabove described property without the prior written approval by the Deed Restriction Committee of WOODLAKE CIVIC ASSOCIATION, INC. Boats may not be parked in the front or side yards of the lot at any time.

IV

Paragraph H of Clause III is hereby amended to read as follows:

H. These restrictions are to run with the land and any future changes or amendments to these restrictions shall be made only with the consent and approval of the WOODLAKE CIVIC ASSOCIATION, INC. in conjunction with the Charter and by-laws of said association, one (1) owner being considered for each lot and vote.

THUS DONE AND PASSED, in Jefferson Parish, Louisiana, on the day, month and year hereinabove first written in the presence of the two competent witnesses who hereunto sign their names with the said appearer and me, Notary, after reading of the whole.

WITNESS:

WOODLAKE CIVIC ASSOCIATION, INC.

Lucretia Lingle

Laila Blevin

By: Zigmund J. Sobolewski

Zigmund J. Sobolewski  
President

Robert T. DeFrancesch  
Robert T. DeFrancesch, Notary Public