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STATE OF LOUISIANA  
PARISH OF VERMILION

**ESTABLISHMENT OF RESTRICTIONS, COVENANTS,  
SERVITUDES AND OBLIGATIONS FOR  
LA PREMIERE SUBDIVISION - PHASE II**

BE IT KNOWN, that on this 2nd day of October, 2006,

BEFORE ME, the undersigned, a Notary Public, duly commissioned and qualified in and for the State and Parish aforesaid, therein residing, and in the presence of the undersigned competent witnesses:

PERSONALLY CAME AND APPEARED:

**LA PREMIERE DEVELOPMENT SERVICES, L.L.C.**, a Louisiana limited liability company, authorized to do and doing business in the State of Louisiana, appearing herein through its duly authorized **Architectural Control Committee**, by minutes of a special meeting, the original of which is attached hereto and made a part hereof, with its principal place of business being located at 10115 La. Hwy. 699, Maurice, Louisiana 70555;

who declared that by act passed before Gerdy S. Blanchard, Notary Public, under date of March 5, 2004, recorded March 5, 2004, under Entry Number 20403186 of the Official Records of Vermilion Parish, Louisiana, attached to a Certificate of Intent to Give Final Acceptance by the Vermilion Parish Police Jury (hereinafter referred to as the "**DEDICATION**"), **LA PREMIERE DEVELOPMENT SERVICES, LLC** dedicated to the public use, for public maintenance, certain streets and roadways, to the Parish of Vermilion, Louisiana, and established 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, of certain immovable property situated in Vermilion Parish, Louisiana, and being more particularly described as:

A 41.286 acre tract of land situated in the northeast quarter of Section 22, T 11S - R 3 E, Fourth Ward of Vermilion Parish, State of Louisiana and being more particularly described as follows:  
Commencing at the southeast corner of Lot 32 of La. Premiere Subdivision - Phase I, on the western right-of-way line of Belle Place Drive; thence proceeding on a bearing of S 89° 16' 49" E, for a distance of 416.46 feet to a point being the point of beginning; thence proceeding on a bearing of S 00° 02' 49" W, for a distance of 666.40 feet to a point; thence proceeding on a bearing of S 89° 59' 04" W, for a distance of 9.42 feet to a point; thence proceeding on a bearing of S 00° 02' 47" W, for a distance of 667.22 feet to a point; thence proceeding on a bearing of N 89° 27' 12" W, for a distance of 651.14 feet to a point; thence proceeding on a bearing of N 00° 02' 23" W, for a distance of 20.00 feet to a point; thence proceeding on a bearing of N 89° 27' 12" W, for a distance of 665.14 feet to a point; thence proceeding on a bearing of S 00° 02' 23" E, for a distance of 20.00 feet to a point; thence proceeding on a bearing of N 89° 27' 12"

VERMILION PARISH LA.  
RECORDED THIS DAY  
2006 OCT -5 P 2 34  
Clerk of Court  
Diane Newby Rowland

W, for a distance of 32.00 feet to a point; thence proceedings on a bearing of N 00° 02' 23" W, for a distance of 1337.85 feet to a point; thence proceeding on a bearing of S 89° 16' 49" E, for a distance of 1362.16 feet to a point being the point of beginning; being bounded on the North in part by Daniel P. Guidry and Irene Breaux, in part by La Premiere Subdivision – Phase I, and in part by Francis J. Baudoin and Lenora Bourque; on the South in part by Charles Sommer, in part by AVICO/HENUS Minerals, Inc., and in part by Carrol L. Duhon, Sr. Revocable Living Trust; on the East in part by Edmond J. Baudoin, in part by Robert Greco, in part by Annie S. Leach, et al, and in part by Francis Baudoin; and on the West in part by Harry Paul Benoit, Jr, and in part by Michelle H. Patin. All as per plat by Richard J. Primeaux, P.L.S., dated February 11, 2004, attached to and made a part of said **DEDICATION**.

That in said **DEDICATION**, Article 4-General Restrictions part 4.22 provides that:

**“The establishment of restrictions and obligations concerning the use and access of the lake bounded by Lots 47,51,52,53,57,58,63,64,69,70,75,76,81,82,87,88, and 89, by these lot owners and members of the Homeowner’s Association, will be controlled by the Architectural Control Committee”**

and that in compliance with Article 4.22, the Architectural Control Committee does hereby establish the following restrictions and obligations concerning the use and access of the lake bounded by Lots 47,51,52,53,57,58,63,64,69,70,75,76,81,82,87,88 and 89.

## **Article 1. LAKE RESTRICTIONS AND OBLIGATIONS**

### **1.1 Property Lines/ Court Yard Fences**

Property line fences must be constructed of materials that are see through, such as wrought iron or picket design, no taller than thirty-six (36”) inches in height and can not go beyond the top of the embankment that is the fence line cannot extend to the water line. Privacy fences can be no taller than seven (7’) feet and cannot extend past the left and right profile of the home, nor be within fifty (50’) feet of the lake embankment. A sketch of the proposed construction must be turned in and approved by the Architectural Control Committee prior to construction.

### **1.2 Buildings**

The set back line for homes and buildings shall be no at least thirty-five (35’) feet from the Static waterline of the lake. A sketch of the proposed construction must be turned in and approved by the Architectural Control Committee prior to construction.

### **1.3 Wharfs**

Wharfs may be built along the property line, but cannot extend past the property line bordering the lake. The Lot owner is responsible for locating the property line markers. Wharfs must be constructed of treated lumber, concrete, poly resin composite or an approved rot resistant material. No creosote material is allowed in the construction of a wharf. Wharfs may have rails along their sides, but roofs above the wharfs are prohibited. Rails shall be see-through in construction and thirty-six (36”) inches in height. The deck of the wharf shall not be elevated higher than the embankment elevation. A sketch of the proposed construction must be turned in and approved by the Architectural Control Committee prior to construction.

### **1.4 Bulkhead**

Bulkheads along the water’s edge shall be constructed of plastic, concrete, brick or other material approved by the Architectural Control Committee. Bulkheads shall be constructed along the property line and shall be at a maximum in height of twenty-four (24”) inches above the static waterline. The Lot owner is responsible for locating the property line markers. A sketch of the proposed construction must be turned in and approved by the Architectural Control Committee prior to construction.

**1.5 Embankments**

Lot owners are prohibited from changing the property grade so as to cause water drainage towards the lake and are further prohibited from changing the elevation of the lake embankment. The design has been engineered for water to flow to the roadways then back into the lake through a drainage system to prevent erosion and any act that defeats this design is strictly prohibited. Similarly, the design of the embankment has been designed to limit the amount of run off during rain and any act that defeats this design is strictly prohibited.

The Architectural Control Committee does hereby authorize and Clerk of Court and Ex-Officio Recorder for Vermilion Parish, Louisiana, to make mention of this Act in the margin of his records under Entry Number 20403186, to serve as occasion may require.

THUS DONE AND PASSED at Abbeville, Vermilion Parish, Louisiana on the date first above written, in the presence of the undersigned competent witnesses, who have signed these presents with said Appearers, and me, Notary, after reading of the whole.

**WITNESSES:**

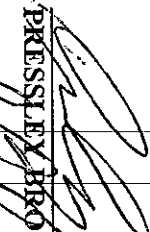
LA PREMIERE DEVELOPMENT  
SERVICES, LLC, ARCHITECTURAL  
CONTROL COMMITTEE, Through its duly  
authorized Members

  
\_\_\_\_\_

KIM TRAHAN

  
\_\_\_\_\_

KEVIN LEFUX

  
PRESSLEY BROUSSARD, JR.

JOHN DAYNES

  
KRISTY CONNORS

  
JAMEY MONCEAUX

  
NOTARY PUBLIC

ID # 33712

EXTRACT OF THE MINUTES OF A SPECIAL MEETING OF  
LA PREMIERE DEVELOPMENT SERVICES, L.L.C., Architectural Control Committee  
HELD AT ABBEVILLE, LOUISIANA ON THE 30<sup>TH</sup> DAY OF JANUARY, 2006

The members of LA PREMIERE DEVELOPMENT SERVICES, L.L.C.- Architectural  
Control Committee met this 2nd day of October, 2006 at 8:00 p.m.

PRESENT WERE:           KIM TRAHAN, KEVIN VELLEUX, PRESSLEY BROUSSARD,  
                                  JR., JOHN DAVRIES, CHRISTIE CONNORS AND  
                                  JAMEY MONCEAUX

ABSENT WERE:       None

A quorum was present.

BE IT RESOLVED, that the Members of the Architectural Control Committee are hereby authorized and empowered for and on behalf of the Architectural Control Committee to execute an Act of Establishment of Restrictions, Covenants, Servitudes and Obligations for La Premiere Subdivision – Phase II, Lake Lots.

BE IT RESOLVED, that said members are 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 in his sole judgment deems advisable.

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CERTIFICATE

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We certify that: The above and foregoing constitutes a true and correct copy of resolutions duly adopted at a meeting of the members of said limited liability company held on the 2nd day of October, 2006, at its office in Abbeville, Louisiana, at 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.

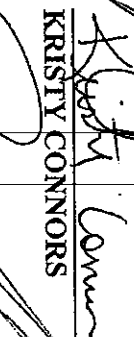
Date: October 2, 2006

  
\_\_\_\_\_  
KIM TRAHAN

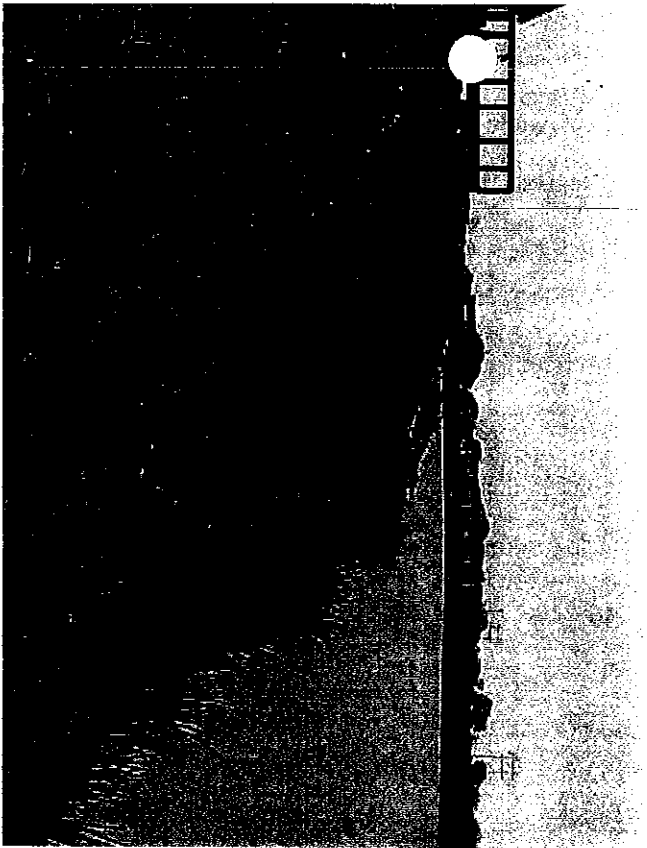
  
\_\_\_\_\_  
KEVIN VELLEUX

  
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PRESSLEY BROUSSARD, JR.

  
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JOHN DAVRIES

  
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KRISTY CONNORS

  
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JAMEY MONCEAUX



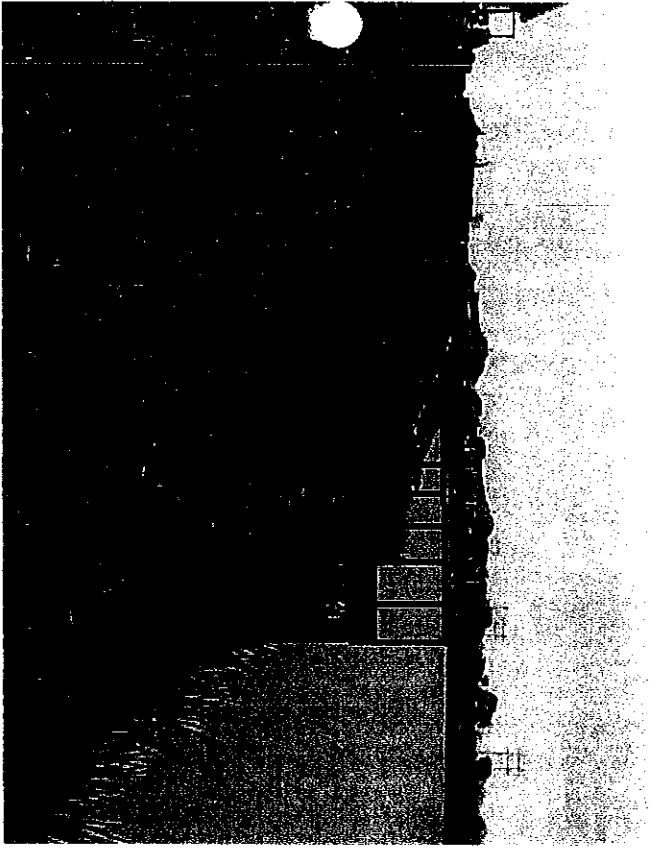
1- Warf built on home owners Property

**Pro**= Constructed on Home Owners Property.

**Con**= Not feasible.

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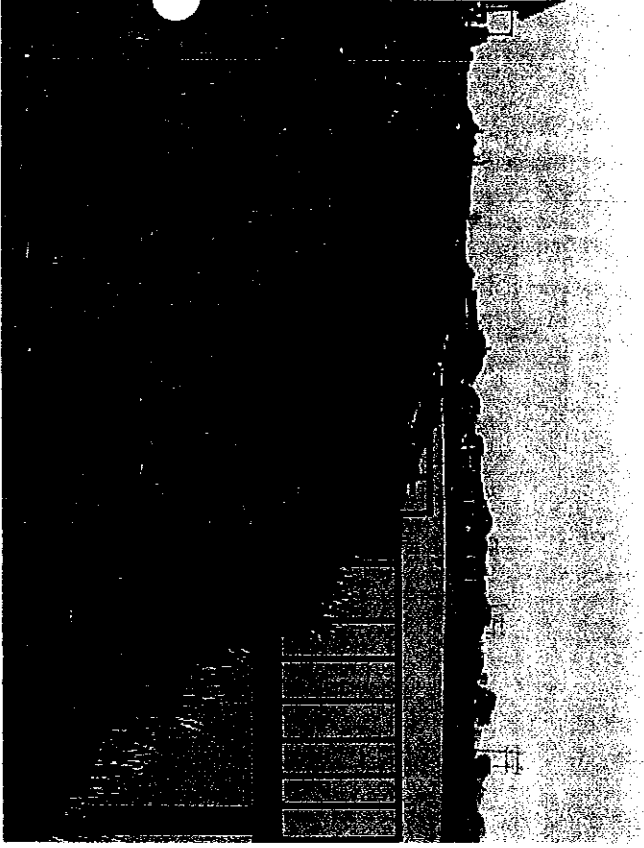
2- Warf built at Water Line.  
(ACC's Recommendation)

**Pro**= Looks better and is functional.

**Con**= Built on La Premiere's Homeowner Association property.

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3- Warf Built 10 to 12 feet into water way.

**Pro**= Nice place to sit and relax, and functional As far as fishing goes.

**Con**= Built on La Premiere's Homeowner Association property and Protrudes out into lake.



1.) - Embankment with no Bulkhead.  
( ACC's Recommendation)

(Con- will have to use a weed eater or plant flowers to maintain.

Pro- Will be uniform all the way around.

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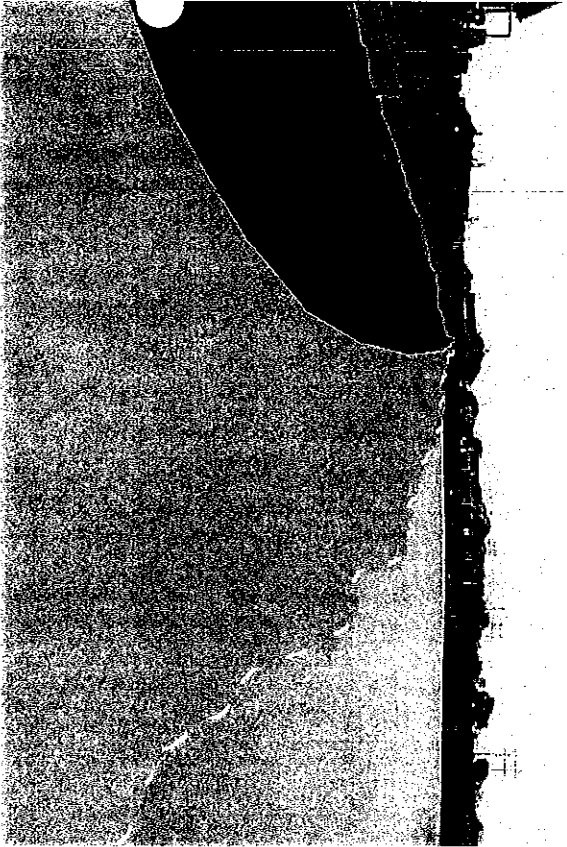
2.) - 2 to 3 foot tall Bulkhead constructed at Waterline, fill material added and sloped back.

(Con- 2 to 3 foot drop off and constructed on La Premiere Homeowner Associations property. May not be uniform thru-out. (Different Materials, Etc.) Less water retention.

Pro- Will be able to keep up with routine mowing.

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3.) - Bulkhead constructed at property line and the embankment is excavated back so waterline meets the wall.

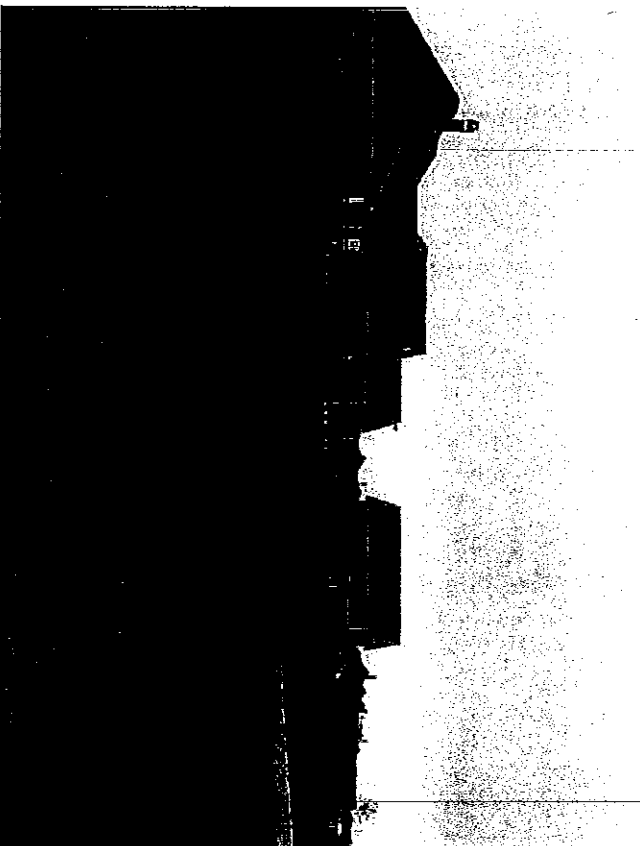
(Con- Deep drop off. May not be uniform thru-out.

Pro- More water retention and less upkeep.

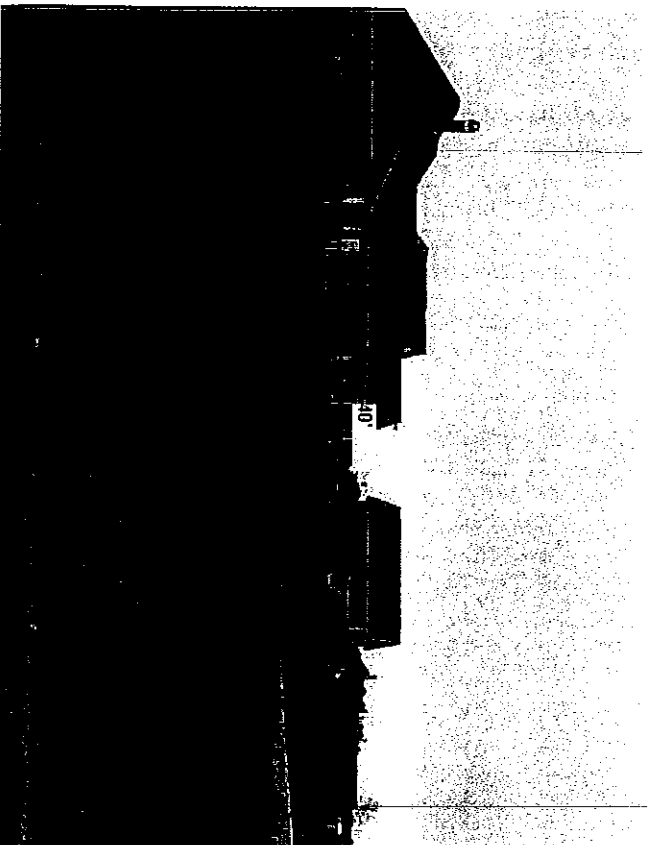
BACK YARD FENCES ON LAKE

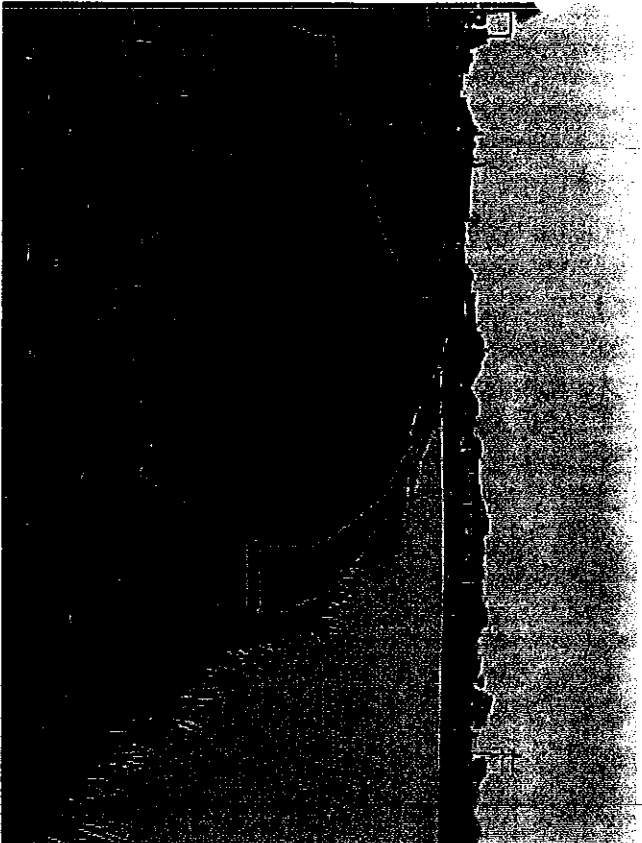
*See through Fencing*

- 1.) Seven foot tall fence up to back property line.



- 2.) Step Down fence, with a maximum Height of 36 inches, not less than 40 feet from back property line.





4.) 1 foot tall bulkhead backfilled  
and slope excavated.

Con= Cost

Pro= Walkway around lake for  
fishing or walking.

X= Excavated

X= Backfill



## Buildings

No less than 25 feet from the back property line.

