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NORTH SHORE BEACH SUBDIVISION, INC.

TO

BUILDING AND OWNERSHIP RESTRICTIONS

Building and Ownership Restrictions of North Shore Beach Subdivision. (North Shore Beach Subdivision, Inc.) The following restrictions are part of the consideration in the purchase of any lot or lots in which is described as; NORTH SHORE BEACH SUBDIVISION, owned by

North Shore Beach Subdivision, Incorporated, a Louisiana corporation domiciled in the Parish of St. Tammany, Louisiana and are made for the use and benefit of all property owners of property therein.

A certain subdivision in the Parish of St. Tammany, Louisiana, at the place known as North Shore, lying in a portion of sections 25 and 26, all of section 36 in T 9 S. R. 13 E. and portion of sections 30 and 31 in T. 9 S. R. 14 E. composed of Lots of ground (Lots 1 thru 168) together with a 65 foot road to be known as Carr Drive and a private canal to be known as Faciane Canal, all bounded by the Southern Railroad Right of Way, on the East, Lake Pontchartrain portions of sections 31 and 32, on the South, Bayou Dubuisson, on the West and a salt water marsh on the North, all more particularly shown on two plans of subdivision by F. C. Gandolfo, Jr., Surveyor, dated July 28, 1954.

Less and except ten certain lots of ground in said subdivision designated as Lots 57, 58, 59, 60, 80, 81, 115, 116, 130 and 151.

DEFINITIONS: MAP:

Whenever a reference is made to a "map" or "Map of North Shore Beach Subdivision" it refers to the plan of survey, described above.

MAIN BUILDING: The building that will be inhabited, containing rooms such as Living room, Kitchen, Dining room, Sitting room, Bed room, porch, etc.

ACCESSORY OR OUT BUILDING; A subordinate building, attached to or detached from the main building, the use of which is incidental to that of the main building and not used as a place of habitation or a living room, kitchen, dining room, parlor, sitting room, library, porches, etc. - - -

All lots in North Shore Beach Subdivision shall be devoted to single family dwellings. On these lots all the usual uses normally allowed to private homes, occupied by professional men who operate Dentists and Doctors offices, Nurseries, Clinics, etc., therein, will not be permitted.

All minerals and mineral rights in, on or under the property hereby subdivided, as well as those in, on or under the property on which servitudes or rights are granted or reserved shall be excepted from the sale of any property located in the subdivision and are hereby specifically reserved to North Shore Beach Subdivision, Incorporated.

No lot, vacant or improved, shall be used, leased, sold or otherwise employed for advertising signs or billboards, nor for business or commercial establishments of any kind or nature whatsoever, except those that are classified and marked as commercial on the map.

Upon the construction of any residence, the owner thereof, shall install a septic tank conforming to the requirements of the Louisiana Health Code, and shall cause all sewerage and waste to be disposed of therein, pursuant to the Code and any amendment thereto.

North Shore Beach Subdivision, Incorporated owns other lands in the vicinity of the land described herein and nothing herein shall be construed to obligate it to place restrictions, reservations or conditions on any of such other lands. Any of said restrictions or conditions governing the use or disposition of North Shore Beach Subdivision property may be modified upon the agreement of the owners of 75% of the land in the said subdivision. Those restrictions which changes made as provided herein, shall be binding on all land owners in North Shore Beach Subdivision for a period of twenty years from date of recordation of those restrictions. But no action which might offset the ownership of the mineral rights and servitudes, the private nature of the canals and roadways and the right to build boat houses and structures, shall ever be taken.

No Resort Hotels, Tourist Hotels or Camps or Motels, of any kind or character or any place where over night guests are housed for profit, nor any Boarding House or Restaurant shall be allowed in the area herein above described, except as shown on the map as commercial area.

No resident shall be built on less than one lot as shown on the map of "North Shore Beach Subdivision", except, however, that when any purchaser wishes to buy more than one site in order to erect a larger permitted residential building, this may be done, No lot may be renumbered or lose its identify. No lot shall be resubdivided for private sale or otherwise.

No garbage, trash or refuse of any kind is to be dumped in Faciane Canal or in Lake Pontchartrain. No garbage cans or trash piles are to be exposed on the lot, or right of way of Carr Drive in front of any residence. A receptacle may be installed either above or below the ground and shall be covered.

No solid board fences shall be erected across property lines or on the shore of Lake Pontchartrain.

Hedges and shrubbery may be grown along property lines, but shall be restricted to a height of 4 feet along property lines of Carr Drive and Lake Pontchartrain.

Trees planted in the required side yards of one lot may not project on the side yard of adjacent owners, except upon agreement between affected owners.

All trees, shrubbery, flowers, laws or other vegetation shall be kept in good order by the owners and it will be the responsibility of the owners of each lot to maintain it in a presentable condition.

No construction or improvement which shall extend in Lake Pontchartrain shall be permitted on any lot, provided however, the owners of an lot may construct a pier extending into the lake; said pier shall be constructed as nearly perpendicular to the shore line as possible, and said pier shall be of sound construction as approved in writing by the U.S. Engineers, the St. Tammany Parish Police Jury and the North Shore Beach Subdivision, Inc., Piers constructed and maintained along the lake front of said lots shall conform to the natural beauty of said subdivision and in no case shall any Pier structure be roofed. Nothing shall be done to change the natural shore line of Lake Pontchartrain and no commercial fishing boats will be permitted to tie up to any said piers.

The private canal show on the map of "Faciane Canal" is declared to be for the use and benefits of the lots in the said subdivision but neither said lots nor the owners thereof shall ever acquire any rights in the said canal, the title of which is, and shall remain, in the name of the North Shore Beach Subdivision, Incorporated and its assigns forever.

The owners of Lots in North Shore Beach Subdivision shall have the right to use a lot across Carr Drive on the berm of the canal. Said lot number shall correspond to the lot number owned, all as shown on the map. The owners may construct a pier and/or boat house on said canal lot, to extend not more than 15 feet into the canal as measured from the edge of the canal at Mean Gulf Level. This structure may not be over 15 feet high from the water as measured at Mean Gulf Level and the owner must first obtain written permission from the North Shore Beach Subdivision, Incorporated. There will be no piling driven for said structure closer to the road than the edge of the canal as measured at Mean Gulf Level. No commercial boats may tie up to any wharf, dock or boathouse, nor will any type of business be conducted on the said wharves, docks or boathouses. No piling shall be driven into the ground from the north edge of the right of way of Carr Drive to Faciane Canal. The south water edge of said canal will in no way be changed. This canal bank must remain as is for the protection of the road-bed.

No building on lots 7 through 79, both inclusive, shall be constructed closer than 170 feet from the south right of way line of Carr Drive toward Lake Pontchartrain and not closer than 30 feet to the said road right of way nor closer than 10 feet to the lot side property line on either side. No main house shall be constructed on these lots at a cost of less than \$8,000.00 (not including outbuildings) and shall be a minimum of 1250 square feet.

No building on Lots 82 through 168, both inclusive, shall be closer than 10 feet to the south right of way line of Carr Drive and not closer than 10 feet to the side lot of property line on either side. On these lots the minimum cost of construction shall be \$2500.00 (not including outbuildings) and shall be a minimum of 500 square feet.

No building on North Shore Beach Subdivision shall be lower than 5 feet from the floor line to Mean Gulf Level. All houses must be constructed on piling or equivalent that extend into the ground in minimum of 10 feet.

All well overflow water must be piped with suitable pipe to drain into Faciane Canal, said pipe to be driven under the road bed below grade and must extend to the edge of the canal as measured at Mean Gulf Level.

The grade level of lots 7 through 79, both inclusive shall not be changed. This grade level (measured by Mean Gulf Level) on the North property line is five feet with a slope to two and one half feet on the Lake Shore property line.

No structure of a temporary character, trailer, basement, tent, shack, garage barn or other outbuilding shall be used on any lot at any time, as a residence, either temporarily, or permanently.

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Whenever action may be taken upon a vote of the owners of property, such vote shall be counted by ownership and not a numerical majority of the owners of the property in the subdivision, and each lot shall be entitled to one vote.

Should any of these restrictions be declared invalid, by any judicial body, the remaining or other restrictions, or provisions, shall remain in full force and effect.

Filed for record Feb. 14th, 1955. Truly recorded Feb. 21st, 1955.

✓ Agnes McNeely

Dy. Clerk & Ex-Officio Recorder.