

ORIG# 260 BNDL# 13089
2/26/2021 2:00:55 PM

FILED AND RECORDED
EAST BATON ROUGE PARISH, LA
DOUG WELBORN
CLERK OF COURT AND RECORDER

AMENDMENT TO
EXHIBIT "A" TO
ACT OF RESTRICTIONS OF ARBOR GROVE SUBDIVISION

CUSTOMER PROVIDED COPY FOR
CERTIFIED TRUE COPY
[Signature]
DEPUTY CLERK AND RECORDER



ARBOR GROVE
DESIGN MANUAL
FOR ARCHITECTURAL AND CONSTRUCTION REQUIREMENTS

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

BE IT KNOWN that on this 24th day of February, 2021, before me, the undersigned authority, and in the presence of the undersigned witnesses, came and appeared:

ARBOR GROVE, LLC, a Louisiana limited liability company, represented by Casey R. Patterson and Jeff Couvillion, Managing Members, whose mailing address is 6199 Morgan Road, City of Central, Louisiana, LA 70739, (hereinafter "Appearer" or "Developer"), and

ARBOR GROVE HOMEOWNERS ASSOCIATION, INC. (hereinafter referred to as "the Association"), a Louisiana non-profit corporation, domiciled in East Baton Rouge Parish, Louisiana, represented herein by Casey R. Patterson, Jeff Couvillion, and Michael Johnson, its duly authorized agents, authorized by virtue of a resolution of said corporation, a copy of which is on file and of record in the office of the Clerk and Recorder for the Parish of East Baton Rouge, Louisiana, whose present mailing address is declared to be P.O. Box 193, Greenwell Springs, LA 70739.

Appearing herein desiring to amend the ARBOR GROVE DESIGN MANUAL FOR ARCHITECTURAL AND CONSTRUCTION REQUIREMENTS, recorded on June 18, 2019 at Original 273, Bundle 12964, in the office of the Clerk and Recorder for the Parish of East Baton Rouge, as follows:

1) To Amend paragraph 15.1 to read entirely as follows:

"15.1 All fence details must be submitted to the Committee for approval prior to construction. Gates are considered as part of the fence and must be submitted for approval. In no case should a gate be more than 4' wide and should match the fence in material and height. Perimeter wood fences must be 6' Shadow Box, Board on Board, Horizontal and Typical Vertical fencing with top rail and shall be constructed of natural cedar and are prohibited on Lake Lots. Stucco, ornamental iron, or brick fences are encouraged. The use of galvanized posts are prohibited. No fence shall exceed 6' in height (unless a variance has been submitted to and approved by committee). Fences shall not be constructed farther forward than the front elevation (and side elevation for a corner lot) of the residence without approval from the committee.

2) To Amend paragraph 16.2 to read entirely as follows:

"16.2 The minimum roof pitch shall be 7/12. However, the Committee may approve lower pitches on rear elevations if appropriate to the design of the home."

3) To Amend paragraph 19 to read entirely as follows:

"19. MAIL BOXES AND ADDRESSES. A cluster mailbox or mailboxes (Cluster Box Units) servicing all Owners of Lots will be provided at a location(s) to be specified by Developer. No other mailboxes shall be permitted. Developer to provide the frame for the mailbox cluster with each Lot Owner responsible for the cost of his/her individual mailbox. Each individual mailbox shall be purchased through Developer and/or Homeowners Association at a cost of \$450.00.

Mailboxes shall be ordered in the manner and format required by Developer or the Homeowners Association."

All other requirements contained in the ARBOR GROVE DESIGN MANUAL FOR ARCHITECTURAL AND CONSTRUCTION REQUIREMENTS AS SET FORTH IN EXHIBIT "A" TO ACT OF RESTRICTIONS OF ARBOR GROVE SUBDIVISION shall remain in effect. Said Exhibit "A" recorded on June 18, 2019 at Original 273, Bundle 12964 in the office of the Clerk and Recorder for the Parish of East Baton Rouge, Louisiana.

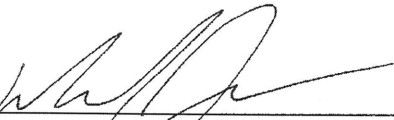
THIS DONE AND SIGNED by the Developer and Association, in Central, Louisiana, on the 24th day of February, 2021 in the presence of the undersigned competent witnesses and me, Notary, after a due reading of the whole.

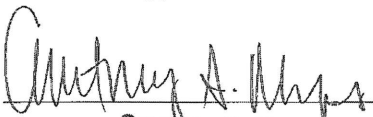
WITNESSES:

ARBOR GROVE, LLC



Kelly P. McKnight


BY: 

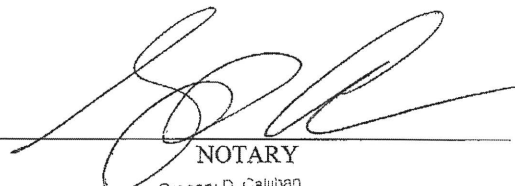


Courtney S. Myers

BY: 

ARBOR GROVE HOMEOWNERS ASSOCIATION, INC

BY: 



NOTARY

Gregory D. Callihan
Notary Public, Bar Roll #27984
East Baton Rouge Parish
State of Louisiana
My Commission is for Life