

**OLDE MILL SUBDIVISION
AMENDED RESTRICTIONS (August, 2009)
CONDENSED VERSION**

1. Prior to the beginning of the construction of any residence, garage, fence or other structure, the owner shall submit detailed plans and specifications of the proposed building or structure to the OLDE MILL LANE HOMEOWNERS' ASSOCIATION, for written approval, and no work shall be permitted on the building, garage, fence or other structure until such written approval is received. The approval of all structures by OLDE MILL LANE HOMEOWNERS' ASSOCIATION shall consider quality of workmanship and materials, harmony of external design with existing structures, location with respect to topography, finish grade elevation and general overall appearance and design. Roof pitch to be a minimum of 8/12 and architectural shingles must be used, metal roofs will not be allowed. Front and side walls must be brick or stucco. The approval or disapproval by OLDE MILL LANE HOMEOWNERS' ASSOCIATION shall be in writing, and shall be given within thirty (30) days after receipt of the construction plans and specifications and plot plans.
2. No dwelling shall be constructed on any lot having less than 1400 square feet of living area, exclusive of eaves, open porches, and must have an attached double carport or garage. All carports or garages facing the street shall have enclosed doors. If the side of a carport faces any street, it must be enclosed on that side which faces any street. The direction the residences face and location of the residences must be approved by OLDE MILL LANE HOMEOWNERS' ASSOCIATION prior to construction by following procedures referred to in Paragraph 1.
3. All residences in the subdivision must be set back a minimum of 25 feet from the front property line. Side set back to be approved by OLDE MILL LANE HOMEOWNERS' ASSOCIATION.
4. Fences must conform generally to design and architecture of the dwelling to be enclosed. Plans showing location and details of fence must be approved by OLDE MILL LANE HOMEOWNERS' ASSOCIATION prior to construction. Additionally, no chain link, barb wire, net wire or hazardous materials shall be used in fence construction; and no fences shall be constructed any closer to any street than the rear of the residence unless approved by OLDE MILL LANE HOMEOWNERS' ASSOCIATION.
5. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except dogs, cats or other household pets which may be kept provided that they are not kept, bred or maintained for commercial purpose.
6. No lot shall be subdivided. No lot shall be used except for residential purposes. No building shall be erected, placed, altered or permitted to remain on any lot other than on detached single family dwelling and a private garage for not more than three cars. The main building must be constructed prior to the construction of any accessory building. Nothing herein shall prevent one owner of more than one lot from combining the lots of two adjacent lot owners from dividing a lot between them. Buildings to house motor homes, boats, etc. must conform to the architecture of the main house and must be approved as set forth in Paragraph 1.
7. Any and all fire chimney exteriors extending from the roof of side of a structure shall be enclosed with materials approved by OLDE MILL LANE HOMEOWNERS' ASSOCIATION prior to construction.
8. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighbors.
9. No structure of a temporary character, trailer, basement, tent, shack, garage, bam or other outbuildings shall be used on any lot any time as a residence or for storage either temporary or permanent.
10. No sign of any kind shall be displayed to the public view on any lot except 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 construction and sales period.

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11. No lot shall be used or maintained as 'a dumping ground for rubbish, garbage, trash or other waste. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean sanitary condition.
12. All lots shall be maintained by the owner from the date purchased forward.
13. These covenants are to run with the land and shall be binding on all parties and all persons claiming under then for a period of 25 years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years unless amended as provided below.
14. Enforcement shall be by proceeding at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or recover damages.
15. Invalidation of anyone of these covenants by judgment of court order shall in no way affect any of the other provisions which shall remain in full force and effect.
16. All electrical service extended to each lot from the Entergy main electrical line shall be installed underground. No above ground electrical lines shall be run or utilized on any of the lots of this subdivision. A lighting fee will be added to all lot owner's energy bill.
17. All driveways in the subdivision must be constructed of either concrete or asphalt. No buildings may be used as dwelling or residence before the exterior wall and roof have been covered and finished with material generally accepted in this area as a finish material and as approved by OLDE MILL LANE HOMEOWNERS' ASSOCIATION.
18. The sewerage fee will be billed monthly by MODAD Utilities, LLC. You should contact MODAD at 1-800-711-6185 directly for the tap-in fee and services,
19. OLDE MILL LANE HOMEOWNERS' ASSOCIATION reserves the right to grant any variance to these restrictions.
20. All heavy equipment used in the construction of a home or used to maintain a lot, shall be unloaded and operated on the individual lot owned by the owner and not on the subdivision road.
21. All homes constructed must use two major sources of gas including, but not limited to, hot water heater, gas stove, gas oven, gas heat, etc. A gas fireplace is not considered a major source of gas.
22. Water is provided by the Tangipahoa Water District. You must contact the District for service and pay a tap-in fee.
23. For the purpose of managing and maintaining the subdivision entrance and other common facilities, each and every lot owner, by accepting a deed and purchasing a lot or entering into a contract with regard to any lot in Olde Mill Subdivision, does agree to and binds himself to be a member of and be subject to the obligations and rules of the Association.
24. The Association is authorized and empowered to assess individual lot owners, and to provide for the collection of said assessments. Annual and special assessments may be established or levied against each Lot and its owners for maintenance of common landscape areas, gardening, Subdivision fence, berms, drainage and entrance improvements, and for any other duties, powers and responsibilities of the Olde Mill Homeowners' Association. The annual assessment, together with any applicable interest and attorney fees, shall be the personal obligation of each owner of that Lot at the time of the assessment, jointly and severally, and shall also become a lien against that Lot upon filing of a notice thereof in the Recorder's Office of Tangipahoa Parish, LA. Any purchaser, lender or Title Company shall have the right to rely upon any statement or assurance by any officer of the Olde Mill Homeowners' Association, of the amount or payment status of any such lien. Any assessment which is not paid within fifteen (15) days after it is due, may be subjected to late charges assessed by the Board and the

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Association may bring an action at law against the member personally obligated to pay, which may include interest, penalties, costs and reasonable attorney fees.

25. No inoperable or disabled vehicle, RV, motor home, trailer, boat or commercial vehicle, other than vehicles used as a normal mode of conveyance such as vans, SUV's, pick-up trucks not exceeding 10,000 pounds, shall be parked on the property unless hidden from view from the front of the residence. This restriction shall not apply to vehicles which are necessary on a temporary, short term basis.

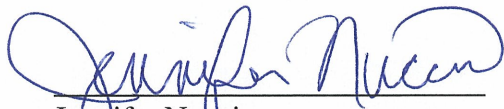
26. The parking of vehicles on the streets or street right-of-way is strictly prohibited except when necessary on a temporary, short term basis to accommodate visitors, provided that any such parked vehicles shall not obstruct the use of the street.

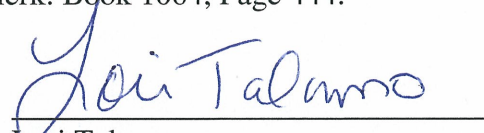
These restrictions shall run with the land and be binding on all persons claiming under them and shall be governed by the laws of the State of Louisiana.


These restrictions may be amended at any time by an instrument signed by the owners of 75% of the lots in the subdivision, properly executed and recorded in the Office of the Clerk and Registered of Conveyances for Tangipahoa Parish.

THUS AMENDED AND PASSED on the 19th day of August, 2009.

The above Olde Mill Subdivision Restrictions and Amendments have been recorded and are on file at the Tangipahoa Parish Office of the Clerk: Book 1064, Page 444.


Jennifer Nuccio
President (2009)


Lori Talamo
Vice-President (2009)


Notary Public
Thomas B. Delisa (La. Bar No. 26625)