

Tangipahoa Parish Recording Page

Julian E. Dufreche
Clerk of Court
P. O. Box 667
110 North Bay Street, Suite 100
Amite, LA 70422
(985) 748-4146

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I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for Tangipahoa Parish, Louisiana

/DARLA TRAVIS

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**FIRST AMENDMENT TO
AMENDED AND RESTATED
DECLARATION OF COVENANTS & RESTRICTIONS FOR
THE LANDINGS SUBDIVISION
TANGIPAHOA PARISH, LOUISIANA**

BE IT KNOWN, that on the date set forth below, before me the undersigned Notary Public and competent witnesses, personally came and appeared:

D.R. HORTON, INC. – GULF COAST, a Delaware corporation whose address is 4306 Miller Road, Suite A, Rowlett, TX 75088, appearing herein through its undersigned duly authorized representative (hereinafter referred to as “**Declarant**”),

who did declare as follows:

WHEREAS, **LOTS 1, 2, 3, 52 THROUGH 119, INCLUSIVE, 141 THROUGH 190, INCLUSIVE, AND 204 THROUGH 206, INCLUSIVE, THE LANDINGS SUBDIVISION, PHASE I**, located in Headright 43, T-7-S, R-9-E, Tangipahoa Parish, Louisiana, as shown on The Landings Final Subdivision Plan, Phase I, dated May 15, 2007, prepared by John E. Bonneau & Associates, Inc., recorded on May 22, 2007, at COB 1099, folio 515, Map book 75, page 700, Instrument No. 751700, records of Tangipahoa Parish, Louisiana (the “**Property**”) are subject to that certain Amended and Restated Declaration of Covenants and Restrictions for The Landings Subdivision Tangipahoa Parish, Louisiana, made by D.R. Horton, Inc. – Gulf Coast, recorded on April 26, 2013, at COB 1310 folio 186, Instrument No. 895991 in the records of Tangipahoa Parish, Louisiana (the “**Declaration**”); and

WHEREAS, pursuant to Article 15.5.6. of the Declaration, Declarant has the right, during the Development Period (as defined in the Declaration), to unilaterally amend the Declaration for any reason; and

WHEREAS, this First Amendment is being made during the Development Period and Declarant desires to hereby amend the Declaration as hereinafter provided.

NOW THEREFORE, Declarant does hereby amend the Declaration as follows:

1. Article 6 of the Declaration is hereby amended to include the following Section 6.15:

6.15 LOTS ON WETLAND AREAS, BODY OF WATER. No Lot shall be increased in size by filling in of any wetlands, body of water, creek or any waterway on which it may abut without appropriate governmental permits (if any are required) and prior written approval of the Architectural Control Committee.

2. Section B.7 of Exhibit B to the Declaration is hereby amended and restated in its entirety as follows:

B.7. FENCES.

(a) This Section B.7 is subject to the Architectural Reviewer's right to adopt additional or different specifications for construction or reconstruction of fences. The height of fences must be between 4 feet and 8 feet. Fences must be made of masonry, wood, or other Architectural Reviewer-approved material. Any portion of a fence that faces a street, alley, or Common Area must have a "finished side" appearance. Retaining walls must be constructed entirely with Architectural Reviewer-approved materials, however railroad ties may not be used for a retaining wall visible from a street. Fences may not be constructed between a dwelling's front building line and the street. Fences may not be constructed on any Common Area. The use of barbed wire and chain link fencing is prohibited. The use or application of a stain that cures in a solid color or paint is prohibited. Wood fences may be left in their natural state. No wood fence may be stained to alter the fence color from a natural wood color. Without prior approval of the Architectural Reviewer, clear sealants may be applied.

(b) Notwithstanding the above Section B.7(a), fences on Lots which are adjacent to any lakes, ponds, park areas, recreational fields, pathways or Common Area ("**Common Area Restricted Fence Lots**") shall be constructed in such a manner as to reasonably preserve the view of such lakes, ponds, park areas, recreational fields, pathways or Common Area to all other Owners. Fences along the rear property line of Common Area Restricted Fence Lots must be either a wrought iron fence or a see through wood picket type fence. The height of fences along the rear property line of Common Area Restricted Fence Lots shall not exceed 4 feet. The height of the first 20 feet of side fencing from the rear property line of Common Area Restricted Fence Lots shall not exceed 4 feet, and, after the first such 20 feet of side fencing, the side fencing may transition to a height not to exceed 6 feet on an angle not to exceed 45 degrees. Side fences on Common Area Restricted Fence Lots may contain privacy fencing. Fences on all Common Area Restricted Fence Lots shall remain subject to the Architectural Reviewer's review and approval.

(c) Notwithstanding the above Section B.7(a), fences along the rear property lines of Lots 72 through and including 86 ("**Highway 22 Restricted Fence Lots**") shall be constructed with 6 foot dog eared cedar pickets, 4 by 4 treated pine posts, and 2 by 4 treated pine rails. Fences along the rear property line of all Highway 22 Restricted Fence Lots shall remain subject to the Architectural Reviewer's review and approval.

3. The Declaration, as amended hereby, is hereby ratified and confirmed.

[SIGNATURE PAGE TO FOLLOW]

THUS DONE AND SIGNED by Declarant at Denham Springs, LA, on the 19th day of December, 2014, in the presence of the undersigned Notary Public and competent witnesses.

Declarant:

D. R. HORTON, INC. -- GULF COAST

By: [Signature]
Name: David L. Landry
Title: Assistant Vice President

WITNESSES:

[Signature]
Sign above and print name below:
Lisa Ripp

[Signature]
Sign above and print name below:
Naomi Thibodeaux

[Signature]
Notary Public
Printed Name: LISA MARTINEZ
LSBA or Notary No.: 133962

LISA MARTINEZ
ID 133962

