

DEED RESTRICTIONS

ROTOLO PLACE

LOTS 2 TO 13

NO ARCHITECTURAL CONTROL COMMITTEE

OWNERS SHELBY & CHARLES ROTOLO

Orig. 2d. 4419

FILED FOR RECORD

MAY 25 10 44 AM '59

RECORDED BY E. R. R.  
CON. BK. 1437 VOL 421  
MTC. BK. FOL  
*Orinena P. Pines*  
DEPUTY CLERK & RECORDER

STATE OF LOUISIANA  
PARISH OF EAST BATON ROUGE

BEFORE ME, the undersigned authority, personally came and appeared: SHELBY ROTOLO and CHARLES V. ROTOLO, who declared that they are the owners of ROTOLO PLACE, a subdivision of the Parish of East Baton Rouge, State of Louisiana, as shown filed in the office of the Clerk of Court & Recorder for East Baton Rouge, on a plat made by Sam G. Dupree, C.E., dated May 6, 1959, of record as Original # 1, Bundle # 4413 of Original Notarial Acts in said office, and that they do hereby declare that the hereinafter restrictions

shall affect the following described lots in said subdivision:

LOTS TWO (2) THROUGH THIRTEEN A (13-A) INCLUSIVE:

- 1437
1. No trailer, shack, tent, barn, garage or other outbuilding or any structure of a temporary character, shall at any time be used either temporarily or permanently as a residence.
  2. No structure shall be erected, altered, placed, or permitted to remain on any building site other than one detached single-family dwelling which may have a private garage and other appropriate outbuildings, except as hereinafter provided.
  3. No building on any site shall be located nearer to the front property line than forty (40) feet nor nearer to either side line than eight (8) feet, insofar as those lots facing on Shelby Drive. No building or any site shall be located nearer to the front property line than twenty (20) feet to the closest point of the front property line nor nearer than eight (8) feet from the side line of those lots facing Norma Court. However the north building line of Lot 5A shall be no closer than 15 feet to the north sideline and the building line of the south sideline of Lot 12 shall be no closer than 25 feet from the south sideline. No other building including garages shall be any closer than five feet from any sideline.
  4. On lots 6 through 11 inclusive, no dwelling or residence shall be erected having an area of less than 1250 square feet of living space on the first or ground floor, exclusive of porches, porte cocheres and garages. On lots 2, 3, 4, 4A, 5, 5A, 12, 13 and 13A, no dwelling or residence shall be erected thereon having an area of less than 1800 square feet of living space on the first or ground floor, exclusive of porches, porte cocheres and garages. No dwelling or residence containing less than 2 bedrooms shall be erected.
  5. No residence shall be occupied until fully completed, or until the exterior walls and roofs have been covered and finished with a material generally accepted in this area as a finish material, all buildings shall be of brick veneer construction, that is all outside walls shall be of brick excepting for decorative effect, which decorative effect may consist of wood, cement or stucco, which however shall not consist of more than 15% of the exterior of any dwelling. Wood when used as part of the exterior wall or roof shall not be considered a finish material until it is covered with two coats of paint or stain. Materials such as insulation felt or paper commonly used under exterior finish materials, shall not be used as a finish material, nor shall roll siding, roll roofing, imitation brick or imitation stone, matted asphalt composition roll or similar materials be used as finish materials. No metal or corrugated roofing shall be used on any dwelling or any lots

other than an aluminum finished roofing.

- 422  
1437
6. No building shall be used as a residence unless and until there has been constructed such sewerage disposal plant Board or septic tank as will meet the requirements of the Parish of Health or other Health and Sanitation authorities.
  7. No retail or wholesale shop or store shall be erected or any business, industry or trade carried on upon any of the lots herein described, the lots hereinabove described being strictly for residential purposes.
  8. Not more than one dwelling shall be erected on any lot, and no garage apartments or duplexes shall be built on any lot.
  9. No livestock will be allowed on any of these lots. Pets may be kept on these lots by the owners, however, provided the owners comply with the health and sanitary requirements of the Parish and State and provided that they do not constitute a public nuisance.
  10. All foundations for dwelling must be either concrete slab, brick piers or concrete block piers. Individual concrete piers which are generally precast and of pyramid shape are not permissible.
  11. No fence regardless of the type of construction shall be of a height of more than six feet and not closer than the front building line of any lot.
  12. Invalidity of any one of the covenants by a court or otherwise shall in no wise affect any of the other provisions, which shall remain in full effect.
  13. The right is hereby given to any owner of any said lots in said Subdivision to personally enforce by legal action or otherwise any violation of the restrictions set forth herein.
  14. The term building as used herein shall include residence, dwellings and any other structure.
  15. The covenants and restrictions provided for herein are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty (30) years from the date these covenants are recorded, after which the time said covenants shall be automatically extended for successive periods of ten (10) years unless instruments signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.
  16. It is specifically understood that Lots A, 1, 1A, B, 14, 14A and Tract C shown on the above mentioned map, are not included in the above restrictions.

*S. Shelby Roto*  
SHELBY ROTOLO

*Charles V. Roto*  
CHARLES V. ROTOLO

SWORN TO AND SUBSCRIBED BEFORE ME this 24th day of May,

1959.

*[Signature]*  
NOTARY PUBLIC