

BUILDING RESTRICTIONS

APPLYING TO

LAKESHORE SUBDIVISION

These restrictions apply to all Squares in "Lakeshore" Subdivision, which is Zone One of the Lakefront Development of The Board of Levee Commissioners of the Orleans Levee District, in the City of New Orleans, Louisiana. Said subdivision is bounded by Lake Pontchartrain on the north, Orleans Canal on the east, Robert E. Lee Boulevard on the south and New Basin Canal on the west.

SECTION I

DEFINITIONS

OFFICIAL MAP:

Where reference is made to the Official Map of "LAKESHORE", it refers to the Map entitled "LAKESHORE ON LAKE PONTCHARTRAIN, NEW ORLEANS, LOUISIANA, BOARD OF LEVEE COMMISSIONERS OF THE ORLEANS LEVEE DISTRICT", dated May 3, 1951, File No. L. D. 2932, signed by A. L. Willoz, C. E., Registration No. 73.

ORLEANS LEVEE BOARD:

Where the name "Orleans Levee Board" appears it shall mean "The Board of Levee Commissioners of the Orleans Levee District".

ACCESSORY 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, bedroom, library, etc.

BASEMENT:

A basement is that portion of a building below the first story of a residence or apartment and may be above or below grade and used for storage, garages for use of occupants of the building, or other utilities (exclusive of room of habitation or assembly) common for the rest of the building. A basement used for the above purposes shall not be counted as a story.

HEIGHT OF BUILDING:

The height of a building is the perpendicular distance measured in a straight line from the top of the highest point of the roof beams in the case of flat roofs, and from the average height of the gable in case of a roof having a pitch of more than twenty degrees with a horizontal plane, downward to the established grade in the center of the front of the building.

SECTION II

APPROVAL OF BUILDING PLANS:

Prior to beginning the construction of a residence, garage, fence, or other structure, the owner shall submit detailed plans and specifications of the proposed building or structure to the Orleans Levee Board for written approval and no work shall be permitted on the building until such written approval is received and building permit obtained from City of New Orleans.

The approval of all structures will be based on the requirements of these restrictions.

Owners are cautioned that all structures erected on any parcel of ground in Lakeshore must comply to the Zoning Ordinances of the City of New Orleans. There will be cases when the City Ordinances are more restrictive than these title restrictions, in which case the former will govern.

SECTION III

GENERAL USE

Square No. 1 is dedicated to commercial uses recited hereinafter; Square No. 2 is dedicated to apartment development as recited hereinafter; Square No. 3 is dedicated to schools and apartment development as recited hereinafter, and Square No. 4 is dedicated to hotel development and such incidental commercial usage in connection therewith as recited hereinafter; the remainder of the lots in the entire "Lakeshore Subdivision" or "Zone One" of the Lakefront Development, shall be devoted to single family dwellings, and further, all the usual uses normally allowed to private homes, such as by professional men who operate Dentists' and Doctors' offices, nurseries, clinics, etc., therein will not be permitted.

SQUARE No. 1

Square No. 1 is designated for commercial uses, including only the following: Banks; Medical Clinics; Offices; Public Halls; Picture Shows; Agencies; Shops for Beauticians and/or Barbers; Dressmaking and/or Tailoring; Florist Shops; Shops for groceries, fruits and vegetables, poultry, meat, fish and other seafood; Restaurants; Soft Drinks;

Spiritous Liquors; Delicatessen Shops; Confectionery Shops; Drugstores; Drygoods; Furniture; Millinery, and Notion or Gift Shops; Shoe Repair Shops; Hemstitching Parlors; Book Stores and/or Book Lending Libraries; Hardware Stores for light stock and with limited paint and inflammable storage; Post Office Sub-Station; Agencies for delivering and receiving packages for Laundry, Cleaning and Pressing Shops; Oil Stations; Car washing and greasing and general servicing and all other allied lines incidental thereto in a community center or such operation.

The stores in the commercial section of Square No. 1 shall not exceed three stories in height and may face any of the various streets along the perimeter of said square. The total height of the three stories shall not exceed forty-eight (48) feet.

Any penthouse or equipment over the main roof shall not be considered as a story and shall not be included in determining the story height.

PUBLIC PARKING ADJOINING SQUARE No. 1

All of the parking areas surrounding and adjoining Square No. 1 are designated for the specific use of the public for parking and of the owners of the commercial property known as Square No. 1. The areas referred to are that between Square No. 1 and Robert E. Lee Blvd., and the other between Sapphire Street and Opal Street. In consideration for this dedication, the owners of the Commercial property, known as Square No. 1, will keep the improvements in these parking areas in repair and this dedication shall run under covenant with the ownership title of Square No. 1.

SQUARES No. 2, No. 3, AND No. 4

Square No. 2

The maximum usage in Square No. 2 shall be limited to apartments and apartment hotels with a maximum story height of eight stories not to exceed 108 feet. In conjunction with the main usage of Square No. 2, a restaurant may be operated in connection therewith.

Square No. 3

The maximum usage in Square No. 3 shall be limited to apartments, apartment hotels, cabana apartments, hotels and schools with a maximum story height of twelve (12) stories not to exceed 156 feet. In conjunction with the main usage of Square No. 3, a restaurant may be operated in connection therewith.

Square No. 4

The maximum usage in Square No. 4 is to be limited to hotels, apartments, apartment hotels and cabana apartments. The maximum usage of said square shall be limited to twelve stories, and shall not exceed 156 feet in story height. In conjunction with the main usage of Square No. 4, such incidental businesses may be operated as drug stores, photo studios, flower, barber, beauty, gift, haberdashery and millinery establishments, including restaurants and cocktail lounges where spiritous liquors may be sold, and a hotel laundry.

With respect to buildings constructed on Squares No. 2, No. 3 and No. 4, penthouses, or equipment above main roof will not be considered as a story and shall not be included in determining story height.

Owners of Squares No. 2, No. 3 and No. 4 have the unrestricted right to subdivide each square, except that Square No. 4 will not have more than three (3) subdivisions, and said subdivisions of Square No. 4 must be approved by the Orleans Levee Board.

The provisions recited hereinafter in sections 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13, shall have application to residential structures and no application whatever to Squares No. 1, No. 2, No. 3 and No. 4, recited above.

SECTION IV

FRONTAGE:

No residence shall be built on less than one lot as shown on Official Map of "LAKESHORE"; 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 provided that said lots or fractional lots are treated as one and the restrictions applying to a single lot are adhered to and no resubdivision of lots shall be done which would leave remaining on the square a lot of an area or width below the average standard for said square as indicated on the Official Map of "LAKESHORE". No lot shall be shifted as to frontage. No lot shall be renumbered or lose its identity even when subdivided. No lot shall be re-subdivided for private sale or otherwise unless first approved by the Orleans Levee Board.

HEIGHT:

Residences where permitted shall not exceed thirty-five feet in height, except on lots facing Canal Boulevard and Lakeshore Park, where the permitted height shall not exceed forty-five feet. Residences shall not contain more than three stories irrespective of their height.

SECTION V

MINIMUM FRONT, SIDE AND REAR YARDS:

- (A) No part of any residence shall be built closer than 20 feet minimum distance from the front property line of the lot, nor closer to either side property line of the lot than six feet minimum distance, however, the combined width of both side yards shall be a minimum of twenty-four per cent (24%) of the width of the lot but need not exceed twenty-one (21) feet.
- (B) Bay or bow oriel, dormer and other projecting windows, stairways, landings or other structural parts shall not project beyond the front and side building lines.
- (C) Cornices, spouting, chimneys, brackets, pilasters, grill work, trellises, and other similar projections and any projections for purely ornamental purposes may project beyond the front and side building lines, however, not exceeding two feet.
- (D) Unenclosed, uncovered or covered porches, balconies, steps and porte-cocheres, shall not project beyond the front or side building lines.
- (E) The rear yard measured from the farthest back projection of the principal building to the rear property line shall be not less than sixteen per cent (16%) of the depth of the lot, except that in deep lots said yard need not exceed, at any point, a maximum of 20 feet and on shallow lots no rear yard shall be less at any one point than a minimum of 15 feet.

SECTION VI

LOT COVERAGE:

No residence shall cover more than thirty per cent (30%) of the total area of the building site. In computing the coverage, the ground floor area of a one-story garage, whether attached or detached from dwelling, may be deducted from the building area, but not to exceed two hundred (200) square feet.

SECTION VII

VEHICLES:

No trucks, trailers, automobiles or other commercial vehicles bearing advertisements are to be stored or parked on residential property or on streets, except when making deliveries. Passenger vehicles owned by a resident shall be stored on the resident's ground and not on the street.

SECTION VIII

GARBAGE RECEPTACLES:

Each residence of Lakeshore Subdivision shall be provided with a garbage receptacle in the front sidewalk by the owner of said residence. This receptacle shall be of sufficient capacity to take care of the garbage cans used by said residence and shall be of an approved design. The receptacle shall have a neat cover flush with the sidewalk. Details of garbage receptacle shall be made part of the plans and specifications of the residence to be submitted to The Board of Levee Commissioners of the Orleans Levee District for approval. No garbage cans are to be exposed on the street or sidewalk in front of a residence.

SECTION IX

SERVICES:

All services, such as gas, telephone, electric power, sewers, drains, and water pipes shall be placed underground from the property line to the building.

Relative to electric service, the owner shall lay or have laid a cable underground, from his meter to a Public Service manhole on a street adjoining his lot.

Relative to telephone service, the owner shall provide, at his own risk and expense, an open trench not less than fifteen inches (15") in depth from his house to a telephone hand hole on the street adjoining his property. Location of this trench to be designated by the Telephone Company. The Telephone Company will then lay the necessary cable in this trench and the owner, after the cable is laid, will then backfill this trench at his own expense.

SECTION X

PARKS:

Lakeshore Park is a public park, owned by the Orleans Levee Board, and is for the use of the General Public of the City of New Orleans. This Park will be maintained by the Orleans Levee Board.

Interior Parks are reserved for the common use of the property owners of Lakeshore and nothing shall be placed thereon, or no use shall be made thereof, to the detriment, inconvenience or annoyance of the resident, or owner of any part or portion of ground adjacent thereto. These parks are owned and are to be maintained by the Orleans Levee Board.

SECTION XI

FENCES:

Fences will be permitted as noted below:

Front yard fences, if and when erected, shall not exceed eighteen inches (18") in height and shall be of neat and substantial construction and shall extend across the front of the lot.

Side fences, when erected between the front building line and front property line, shall not exceed eighteen inches (18") in height and shall correspond in construction to the front fence.

Side yard fences, if and when erected, between front building line and rear property line, shall not exceed five (5) feet in height and must be of neat, substantial construction of either iron, wire, wood, brick or stone, or combination of any of these.

Rear yard fences, if and when erected, shall not exceed five (5) feet in height and must be of neat, substantial construction of either iron, wire, wood, brick or stone, or a combination of any of these.

Plans showing location and details of fences must be submitted for approval to the Orleans Levee Board before they are erected.

SECTION XII

PLANTING:

Hedges and shrubbery may be grown along fence lines, but shall be restricted to a height of eighteen inches (18") along the front yard property lines, and shall be restricted to a height of five feet (5') on side and rear property lines.

Trees planted in the required side yards of one lot may not project into the required side yard of adjacent owner except upon agreement between the affected owners that said projection is not objectionable.

All trees, shrubbery, flowers, lawns or other vegetation on private residential lots shall be kept in good order by the private owners or their tenants.

SECTION XIII

REQUIRED COSTS OF RESIDENCES:

Residences erected in the West Half of Lakeshore Subdivision shall have the following Minimum cost:

LAKESHORE SUBDIVISION—WEST HALF

Square No.	Lots	Minimum Cost
5	1 to 12, inclusive.....	\$ 30,000
5	13 to 25, inclusive.....	20,000
6	1 to 18, inclusive.....	20,000
11	13, 14 and 15.....	20,000
13	1 to 13, inclusive.....	20,000
15	1 to 10, inclusive, and 20.....	20,000
6	19 to 32, inclusive.....	15,000
7	1 to 32, inclusive.....	15,000
8	1 to 19, inclusive.....	15,000
11	16 to 26, inclusive.....	15,000
13	14 to 24, inclusive.....	15,000
14	1 to 10, inclusive.....	15,000
15	11 to 19, inclusive.....	15,000
	REMAINDER OF LOTS (WEST HALF).....	10,000

REQUIRED COSTS OF RESIDENCES:

LAKESHORE SUBDIVISION—EAST HALF

Minimum cost for the residences in the EAST HALF of the Lakeshore Subdivision to be designated at the time that lots in the East Half are developed.

[Handwritten Signature]

Dated: February 1, 1952

Purchaser

Adopted May 3, 1951.

BUILDING RESTRICTIONS

FOR

EAST HALF LAKESHORE SUBDIVISION

These restrictions apply to all Squares in "LAKESHORE SUBDIVISION (EAST HALF)", which is Zone One of the Lakefront Development of The Board of Levee Commissioners of the Orleans Levee District, in the City of New Orleans, Louisiana. Said subdivision is bounded by Lake Pontchartrain on the north, Orleans Canal on the east, Robert E. Lee Boulevard on the south and Canal Boulevard on the west.

SECTION I

DEFINITIONS

MAP:

Where reference is made to the Map of "LAKESHORE", it refers to the Map entitled, "LAKESHORE (EAST HALF) ON LAKE PONTCHARTRAIN, NEW ORLEANS, LOUISIANA, BOARD OF LEVEE COMMISSIONERS OF THE ORLEANS LEVEE DISTRICT," dated April 18, 1955, File No. L.D. 3054 signed by A. L. Willoz, C. E., Registration No. 73.

ORLEANS LEVEE BOARD:

Where the name "Orleans Levee Board" appears it shall mean "The Board of Levee Commissioners of the Orleans Levee District."

MAIN BUILDING:

The building that will be habitated, containing rooms, such as Living Room, Kitchen, Dining Room, Parlor, Bedroom, Library, etc.

ACCESSORY 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, bedroom, library, etc.

HEIGHT OF BUILDING:

The height of a building is the perpendicular distance measured in a straight line from the top of the highest point of the roof beams in the case of flat roofs, and from the average height of the gable in case of a roof having a pitch of more than twenty degrees with a horizontal plane, downward to the established grade in the center of the front of the building.

SECTION II

APPROVAL OF BUILDING PLANS:

Prior to beginning the construction of a residence, garage, swimming pool, fence, or other structure, the owner shall submit reproduced copies of detailed plans and specifications of the proposed building or structure to the Orleans Levee Board. With plans the owner shall have to furnish an affidavit, certifying that the value of the house shall be equal or above the minimum in Section XVI. No work shall be permitted on the building until such written approval is received and building permit obtained from the City of New Orleans.

The approval of all structures by the Orleans Levee Board will be based on the requirements of these restrictions and on appearance.

Owners are cautioned that all structures erected on any parcel of ground in Lakeshore must comply to Zoning Ordinances of the City of New Orleans. There may be cases where the City Ordinances are more restrictive than these title restrictions, in which case the former will govern.

SECTION III

GENERAL

All Lots in Squares Nos. 16-17-19-20-21-22-23-25-26-27-28-29-30 and 31 of Lakeshore Subdivision shall be devoted to single family dwellings. On these lots all the usual uses normally allowed to private homes, such as by professional men, who operate Dentists' and Doctors' Offices, Nurseries, Clinics, etc., therein will not be permitted.

In Square No. 24 a school site is reserved. No other use shall be made of this site. Should a school not be erected it shall then become park area.

Lot 12 in Square No. 21 is reserved for a Firehouse site. Should a Firehouse not be constructed, then the lot shall be converted to park area.

SECTION IV

FRONTAGE:

No residence shall be built on less than one lot as shown on Map of "LAKESHORE", 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 provided that said lots or fractional lots are treated as one and the restrictions applying to a single lot are adhered to and no resubdivision of lots shall be done which would leave remaining on the square a lot of an area or width below the average standard for said square, as indicated on the Map of "LAKESHORE". No lot shall be shifted as to frontage. No lot shall be renumbered or lose its identity even when subdivided. No lot shall be re-subdivided for private sale or otherwise unless first approved by the Orleans Levee Board.

HEIGHT:

Residences shall not exceed thirty-five (35) feet in height.

SECTION V

MINIMUM FRONT, SIDE AND REAR YARDS:

- (A) No part of the main building of a residence shall be built closer than 25 feet minimum distance from the front property line of the lot, nor closer to either side property line of the lot than 6 feet minimum distance, however, the combined width of both side yards shall be a minimum of twenty-five per cent (25%) of the width of the lot, but need not exceed twenty-one (21) feet. No detached garage shall be constructed closer than 60 feet from the front property line and when outside the required rear yard area shall not project into the side yards.

An attached or detached carport may be constructed in the side yard area, provided its columns or wall are not closer than six (6) feet from the side property line, the roof may project two (2) feet into six (6) foot areas. An attached or detached carport shall be considered a building for storing automobiles and having no more than one side enclosed. The other three sides must be completely open. Storage areas, utility rooms, tool rooms, etc., in such carports will not be permitted within the side yard area. Cooling towers and condensers must be erected in the rear of the main building and not project into side yard areas. Whenever lots run through the block and have frontage on two streets, no accessory buildings detached from the house will be permitted and no part of the main building or attached accessory buildings shall be closer than twenty-five (25) feet from either street property line. On corner lots no part of the main building or attached accessory building shall be closer than twenty-five (25) feet from either street property line and any detached accessory building shall be no closer than sixty (60) feet from either street property line. When an accessory building is outside the required rear yard area it shall not project into the side yards. Clothes lines shall be in the rear of main building and shall not project beyond the side building lines. In the case of through lots, clothes lines shall, in addition, not be closer than twenty-five (25) feet from the street property lines.

- (B) Bay or bow oriel, dormer and other projecting windows, stairways, landings or other structural parts shall not project beyond the front and side building lines.
- (C) Cornices, spouting, chimneys, brackets, pilasters, grill work, trellises, and other similar projections and any projections for purely ornamental purposes may project beyond the front and side building lines, however, not exceeding two (2) feet.
- (D) Unenclosed, uncovered or covered porches, balconies and steps, shall not project beyond the front or side building lines.
- (E) The rear yard measured from the farthest back projection of the principal building to the rear property line shall be not less than twenty per cent (20%) of the depth of the lot, except that in deep lots said yard need not exceed, at any point, a maximum of twenty-five (25) feet and on shallow lots no rear yard shall be less, at any one point, than a minimum of fifteen (15) feet.

SECTION VI

VEHICLES:

No trucks, trailers, automobiles or other commercial vehicles bearing advertisements are to be stored or parked on residential property or on streets, except when making deliveries. Passenger vehicles, owned by a resident, shall be stored on the resident's ground and not on the street.

SECTION VII

GARBAGE RECEPTACLES:

Each residence of Lakeshore Subdivision shall be required to install a garbage receptacle between the front sidewalk and curbing, by the owner of said residence. This receptacle shall be of sufficient capacity to take care of the garbage cans used by said residence and shall be of an approved design. The receptacle shall be installed underground and shall have a neat cover flush with the sidewalk surface. Details of garbage receptacle shall be made part of the plans and specifications of the residence to be submitted to The Board of Levee Commissioners of the Orleans Levee District for approval. No garbage cans are to be exposed on the street or sidewalk in front of a residence.

SECTION VIII

SERVICES:

All services, such as gas, telephone, electric power, sewers, drains and water pipes shall be placed underground from the property line to the building.

Relative to electric service, the owner shall lay, or have laid, a cable underground, from his meter to a New Orleans Public Service Inc's., manhole on a street adjoining his lot.

Relative to telephone service, the owner shall provide, at his own risk and expense, an open trench not less than fifteen (15) inches in depth from his house to a telephone terminal box on the street adjoining his property. Location of this trench is to be designated by the Telephone Company. The Southern Bell Telephone and Telegraph Company will then lay the necessary cable in this trench and the owner, after the cable is laid, will then backfill this trench at his own expense.

SECTION IX

TRANSFORMER VAULTS AND EASEMENTS:

To serve the sites in the East Half of Lakeshore Subdivision with an electrical underground system, Transformer Vaults will be erected in the interior of certain Squares, as indicated on the Map of Lakeshore (East Half), File No. LD 3054.

These vaults will be constructed of brick and concrete. All vaults will have a base measuring 16'-4" square and a height above the ground not exceeding 8'-0".

To provide access to these vaults for maintenance purposes, 12 foot driveways will be provided for the use of the New Orleans Public Service, Inc., as indicated on the Map of Lakeshore. The areas on which these driveways and transformer vaults rest will be owned by the Orleans Levee Board, except in Squares Nos. 16, 17, 19, 20, 22, 23, 26, 27, 28, 29 and 30, where public walks are provided to conform to the regulations of the City Planning and Zoning Commission in which case the walks will be widened to 12 feet to permit their use by the New Orleans Public Service Inc. In these cases, the driveways are public property and will be dedicated to the City of New Orleans.

All of these driveways will be paved with concrete and are not to be used by vehicles, except those of the New Orleans Public Service Inc. in their maintenance of the equipment in the transformer vaults.

On the lots listed below there are indicated on the plan of Lakeshore Subdivision four (4) foot easements, which are reserved for underground electric conduits and cables, to be installed and maintained by the New Orleans Public Service Inc. as part of the Electrical Distribution System serving the residences of Lakeshore Subdivision. The conduits will be enclosed

in concrete and will be at least three (3) feet below ground surface which will permit landscape plantings and erection of permissible structures under Section V.

Sq. 25 Lot 13
Sq. 30 Lot 13

Although the probability is remote, repairs to the conduits may become necessary, and in such event, the New Orleans Public Service Inc., has the right to enter these easements to make the necessary repairs.

When such repairs have been completed, the New Orleans Public Service Inc., will be responsible to restore the surfaces of the easements to their original condition upon completion of said work.

SECTION X

SWIMMING POOLS:

Swimming pools, if and when erected are to be approved, substantial and neat construction, and will only be permitted provided they are entirely surrounded by a fence not less than 36" in height and shall conform to all fence requirements recited in Section XII. No part of the completed installation shall be built closer than 10 feet to either side property line, closer than 30 feet to the front property line, or closer than 10 feet to the rear property line. The finished top-side or surface deck, shall not be constructed higher in elevation than two feet above the established site grade of the residence. Equipment such as diving boards, etc., shall not be higher than five feet above site grade of the residence.

SECTION XI

PARKS:

Lakeshore Park is a public park, owned by the Orleans Levee Board, and is for use of the General Public of the City of New Orleans. This Park will be maintained by the Orleans Levee Board.

Interior Parks are reserved for the common use of the property owners of Lakeshore and nothing shall be placed thereon, or no use shall be made thereof, to the detriment, inconvenience or annoyance of the resident, or owner of any part or portion of ground adjacent thereto. These parks are owned and are to be maintained by the Orleans Levee Board.

However, in Square No. 24, adjacent to the School site, is indicated on the Map of Lakeshore an unrestricted play area in which the School Board or New Orleans Recreation Department will be permitted to erect playground equipment, basketball courts, softball diamonds, etc. The remainder of the park shall have no such equipment therein.

SECTION XII

FENCES:

Fences will be permitted as noted below:

Front yard fences, if and when erected shall not exceed eighteen (18) inches in height and shall be of neat and substantial construction.

Side fences, when erected between the front building line and front property line, shall not exceed eighteen (18) inches in height.

Side and rear yard fences, if and when erected between front building line and rear property line, shall not exceed five (5) feet in height and must be of neat and substantial construction.

On corner lots and on through lots fences shall not be erected closer than twenty-five (25) feet from any street or park property line.

Plans showing location and details of fences must be submitted for approval to the Orleans Levee Board before they are erected.

SECTION XIII

GRADE OF SITE:

The established grade of lots is not to be raised by any individual owner so as to adversely affect an adjacent property owner or owners in the same square.

SECTION XIV

PLANTING:

Hedges and shrubbery may be grown along property lines, but shall be restricted to a height of two (2) feet along the front yard property line, and shall be restricted to a height of seven (7) feet on side and rear property lines.

Trees planted in the required side yards of one lot may not project into the required side yard of adjacent owners, except upon agreement between the affected owners that said projection is not objectionable.

All trees, shrubbery, flowers, lawns or other vegetation on private residential lots shall be kept in good order by the owners and/or their tenants.

SECTION XV

GRASS CUTTING ON VACANT SITES:

For the purpose of keeping the Subdivision in an orderly condition, the Orleans Levee Board reserves the right and assumes the responsibility to cut the grass on vacant building sites for the period of time commencing after the improvements are completed to December 31, 1957. In cutting the grass on vacant property the Orleans Levee Board is to be held harmless for any damage by the owners of such vacant property. Upon termination of this period it will be the responsibility of the owners of each lot to maintain the grass in a presentable condition.

SECTION XVI

REQUIRED COST OF RESIDENCES:

Residences erected in the Lakeshore Subdivision shall have the following Minimum Costs:

SQUARE No.	Lots	MINIMUM COST
16	1 and 20	\$ 25,000
16	2 to 9 inclusive	18,000
16	10 to 19 inclusive	20,000
17	1 and 11 to 24 inclusive	20,000
17	2 to 10 inclusive	18,000
19	1, 21, 22, 42, 43, and 44	20,000
19	2 to 20 inc. and 23 to 41 inc.	18,000
20	1, 18, 19, and 38.....	20,000
20	2 to 17 inclusive	16,000
20	20 to 37 inclusive	18,000
21	1 to 11 inclusive	20,000
22	1 to 15 inclusive and 27	20,000
22	16 to 26 inclusive	18,000
23	1, 12, 13, and 23	20,000
23	2 to 11 inclusive	18,000
23	14 to 22 inclusive	16,000
25	1, 7, 8, and 17	20,000
25	2 to 6 inc. and 9 to 16 inc.	18,000
26	1, 18, 19, and 38	20,000
26	2 to 17 inclusive	18,000
26	20 to 37 inclusive	16,000
27	1, 16, 17, and 34	20,000
27	2 to 15 inc. and 18 to 33 inc.	16,000
28	1 to 13 inclusive and 26.....	20,000
28	14 to 25 inclusive	16,000
29	1 and 8 to 16 inclusive	20,000
29	2 to 7 inclusive	25,000
30	1 to 7 inclusive	25,000
30	8 to 14 inclusive	20,000
31	1 to 9 inc. and 12 to 20 inc.	20,000
31	10 and 11	25,000

Margaret M. Seary

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