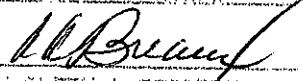


INSTRUMENT # 00596951  
FILED AND RECORDED  
ASCENSION CLERK OF COURT  
2005 JAN 28 10:56:00 AM  
COR. / MOE OTHER  
  
DEPUTY CLERK & RECORDER

**FIRST AMENDMENT TO  
DECLARATION OF COVENANTS AND RESTRICTIONS  
FOR  
LAKES AT ASCENSION CROSSING  
(THIRD FILING)**

CERTIFIED TRUE COPY BY

DEPUTY CLERK  
SLIPPR101

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

BE IT KNOWN, that on this 20<sup>th</sup> day of January, 2005, before me, the undersigned authority, and in the presence of the undersigned competent witnesses, personally came and appeared:

**LAKES OF ASCENSION, L.L.C.** (hereinafter referred to as the “Developer”), a Louisiana limited liability company domiciled in East Baton Rouge Parish, whose mailing address is 11745 Bricksome Avenue – Suite B-4, Baton Rouge, Louisiana 70816, represented herein by Bilwood Smith, Jr., its duly authorized Managing Member;

who did depose and say that the Developer established covenants and restrictions for the Third Filing of LAKES AT ASCENSION CROSSING in Ascension Parish, Louisiana (the “**Subdivision**”), by act entitled DECLARATION OF COVENANTS AND RESTRICTIONS FOR LAKES AT ASCENSION (THIRD FILING), recorded November 8, 2004, as Entry No. 591200, of the official records of the Clerk and Recorder for Ascension Parish, Louisiana (the “**Restrictions**”).

Sections 8.4 and 9.4 of the Restrictions allow the Developer to amend the Restrictions. The Developer desires to amend the Restrictions to revise certain provisions of the Restrictions.

**NOW, THEREFORE**, the Developer does hereby further amend the Restrictions in the following respects:

1. **Amendment to Section 6.13.** To remove the height limit on fences included in the Restriction and allow the Committee to regulate the height of fences, the Developer does hereby amend Section 6.13 of the Restrictions in its entirety to read as follows:

**6.13 Fences.** All fence heights, locations and details must be submitted to the Committee for approval prior to construction, including details of decorative fences and non-perimeter fences. No fence or wall shall be erected on any Lot nearer to any street than the furthest of (a) the building setback lines shown on the official final plat, or (b) the front of the residence on the Lot. All fencing material must be brick or wood unless otherwise approved by the Committee. Chain link or wire fences are prohibited. Wood fences shall be made of cedar, cypress, redwood, pressure treated pine or other natural material of similar appearance if approved by the Committee prior to commencement of construction. All fence posts (other than those constructed of brick) and all braces, support beams, and runners shall not be visible from any neighboring property or from any street.

2. **Amendment to Section 6.28.** To revise the requirements for the location of garages and carports on Lots, the Developer does hereby amend Section 6.28 of the Restrictions in its entirety to read as follows:

**6.28 Garages and Carports.** All residences shall have a garage or carport (a building or other structure for storage or parking of vehicles or boats whether or not attached to the main dwelling) which will accommodate not less than two (2) nor more than four (4) automobiles. No garage or carport may have an entrance that faces the street on which the residence fronts; provided, however, if approved by the Committee for a particular Lot, a garage or carport may be placed on that Lot behind

the residence with the entrance facing the street at an angle. Garages on Lots must be enclosed and equipped with garage doors and may be located in the front, on the side, or behind the residence. If allowed, carports must be located behind the residence and cannot be located on the side or in front of the residence (*i.e.*, a carport on a Lot that allows a carport must be located in the area between the residence and the rear property line).

Terms defined in the Restrictions shall have their defined meanings when used herein, except as otherwise provided for herein. Except as amended and modified herein, the Restrictions shall continue to be and shall remain in full force and effect in accordance with the terms of the Restrictions.

**THUS DONE AND SIGNED** in Baton Rouge, Louisiana, on the day, month and year first above written in the presence of the undersigned competent witnesses and me, Notary, after a due reading of the whole.

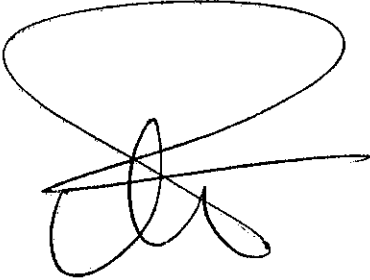
**WITNESSES:**

**LAKES OF ASCENSION, L.L.C.**

FRANK BENOIT  
Printed Name: Frank Benoit

By: Bilwood Smith Jr.  
Bilwood Smith Jr.,  
Managing Member

K. D. McGee  
Printed Name: Kevin D. McGee



**RALPH E. HOOD, NOTARY PUBLIC**  
Louisiana Bar Roll No. 06984

**George M. Pierson**  
LSBA Roll No. 10998