

Summary of Several Restrictions and Protective Covenants of Lake Sherwood Acres

(As this is only a summary, the exact language which governs is in the Covenants and Restrictions)

- 1.1 The Lake Sherwood Council is established to administer covenants for benefit of lot owners.
- 1.2 No residence, building, fence, wall or other structure may be commenced without approval of the Council. If no approval within 30 days of submission, approval is granted.
- 2.1 All lots are for single family residences, no more than 2 ½ stories high with carport and/or garages for 2-4 cars. A single residence may be built on two adjoining lots.
- 2.2 All residences, improvements, alterations, fences, buildings, etc. must be first approved by the Council before being constructed.
- 2.3 Lake lot residences must contain at least 2500 sq. ft., excluding carports, patios, etc. All other residences must include at least 2200 Sq. Ft.
- 2.4 Dwelling lot must cost at least \$25,000 to build on.
- 2.5 No imitation brick, imitation stone or asbestos exteriors.
- 2.6 No tall shrubs, fences, plantings at corners that obstruct views.
- 2.7 Only dogs, cats, and other household pets may be kept, provided they are not a nuisance or annoyance. No animals, livestock poultry may be raised, bred or kept.
- 2.8 No outside TV or radio antennas, unless approved by the Council.
- 2.9 No garage apartment may be erected. Garages may be used as living quarters only for domestic servants.
- 2.10 No commercial business, trade or noxious or other offensive activity may be conducted on any lots.
- 2.11 No signs may be publicly displayed on a lot, except for sales or rental. The sign may not exceed 5 square feet. No political signs.
- 2.12 No lot may be used for dumping. Lots must be kept clean and sanitary. Garden compost poles must be kept out of sight and free and clear of rodents, insects and odors.
- 2.13 Lots must be kept mowed. The Council may have a lot mowed and bill the lot owner.
- 2.14 Boats, buses, truck, trailers, campers and all other non-automobile vehicles shall not be kept, parked or stored nearer to the front property line than 35 feet or the building set-back line, whichever is further from the street and at least 5 feet from the side property line. They may not be kept on the street.
- 2.15 Building equipment may not be stored on a lot unless it is being used for construction on that lot. Vacant lots may not be used for commercial gardening.
- 2.16 No mechanical equipment may be located on the side or front yard.
- 2.17 The underground service is 120/240 volts.
- 2.18 All utilities and pipes are underground except for junction boxes.
- 2.19 Slabs must be at least one foot above curb grade and slab elevation must be at least 39 feet.
- 2.20 No pre-fabricated construction or mobile homes.
- 2.21 The LAKE: The lake shall be available for boating and fishing by members, subject to reasonable rules and regulations. No combustion engines are to be used on boats. No structure may be erected on or over the lake. The Association owns the lake. Residents must maintain their own shoreline.
- 3.2 No building shall be located on any lot nearer to the side property line than 10 ft. unless approved by the Council.

- 3.3 Rear set-back distances for all residences shall be at least 35 ft. from rear property line or 25 ft. for lake lots
- 3.5 No fence or wall may be constructed closer to the street than the front setback line unless approved by the Council.
- 4.2 There are two classes of Membership in the Sherwood Lake Association: Class A is a lake lot and entitled to 3 votes per lot owned. Class B is a non-lake lot and entitled to one vote per lot owned. Any member who is delinquent in any financial obligation to the Association is not entitled to vote.
- 4.3 A Board of Directors is elected each year at the annual meeting to manage the affairs of the Association.
- 4.4 The Annual Meeting is to be held in January.
- 4.5 Annual assessments and dues are payable by March 1 of every year. The Association fiscal year is January 1- December 31 and the membership year is March 1-February 28.
- 4.6 Special assessments for capital improvements may be levied.
- 4.7 The Lake Sherwood Club Association governs the use of the swimming pool, clubhouse rental, tennis courts and recreations areas around the Clubhouse. All lot owners are Class A members of the Club Association. Associate, non-voting, Class B membership is available to non-residents. Sherwood Lake Association approves the budget of the Lake Sherwood Club Association. A member of the Sherwood Lake Association is an ex-officio member of the Club Association.
- 4.8 A private security patrol maintains the security of Lake Sherwood Acres.
- 4.9 A detailed budget of the Annual Assessment, Club Association, Security and special improvements are voted upon at the Annual Meeting In January.
- 4.10 Any lot owner by having title to any lot, agrees to pay annual assessments whether or not such agreement is expressed in any documents whereby they became lot owners. All owners automatically waive the homestead exemption from seizure in so far as levies and assessments are concerned. All assessments or levies constitute a "continuing lien" and mortgage on each lot including interest, the costs of collection and reasonable attorney fees.
- 4.12 No lot may be sold or conveyed unless dues are paid and "certified in writing" by the Sherwood Lake Association. RESTRICTIONS AND COVENANTS of LAKE SHERWOOD ACRES must be provided to all buyers of lots in Lake Sherwood Acres.
- 4.13 Assessments are due and payable by March 1 of every year.
- 4.14 A quorum for the annual meeting shall consist of 30% of each class of membership by proxy or in person.
- 4.20 Articles of Incorporation may be amended and cannot impair or dilute any right of members, which are part of any property interests, created by the Covenants.
- 5.1 Covenants may be amended by 60% vote of the lot owners at a meeting with 30 days prior written notice of the purposes of the meeting.
- 5.2 Covenants run with the land and are binding on all lot owners for 25 years and are automatically extended for 10 years unless a majority of lot owners agree to any changes.

ADDENDUM: Baton Rouge City Ordinance #10669 (August 14, 1996) requires all sellers to furnish vendees a copy of all deed and building restrictions affecting said property.