

SUPPLEMENTARY DECLARATION
OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
THE PALMS OF CLIPPER ESTATES

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

BE IT KNOWN, that on this 27th day of February, 1998, before me, the undersigned Notary Public, personally came and appeared:

PALM LAND, L.L.C., a Limited Liability Company, organized and existing under the laws of the State of Louisiana, with its domicile in the Parish of Jefferson, in said State, whose mailing address is 104 Duplessis, Metairie, Louisiana 70005, herein appearing through Stanford H. Latter, its Initial Operating Manager, by virtue of authority from the Company, which is attached hereto as Exhibit "A," being hereinafter referred to as "Declarant";

who declared unto me, Notary, as follows:

WHEREAS, Declarant is the owner and developer of certain real property situated in the Parish of St. Tammany, State of Louisiana, known as The Palms of Clipper Estates which property is more particularly described on Exhibit "B", attached hereto and made a part hereof (hereinafter the "Property"); and

WHEREAS, Declarant intends to develop the property as The Palms of Clipper Estates, Phase 1, in accordance with the plan of J. V. Burkes & Assoc., Inc., dated November 10, 1997, Dwg. No. 972573, a copy of which is attached hereto with Exhibit "B" (hereinafter the "Subdivision"); and

WHEREAS, the Property described in Exhibit "B" is subject to the Declaration of Covenants, Conditions, and Restrictions, Clipper Estates Subdivision, St. Tammany Parish, Louisiana, dated January 12, 1995, and registered in Instrument No. 935464 (the Declaration");

NOW THEREFORE, Declarant hereby declares that all of the Property described on Exhibit "B" shall be held, conveyed, hypothecated, encumbered, sold, leased, rented, used, occupied and improved, subject to the covenants, conditions, -restrictions, servitudes and charges

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set forth in the Declaration and does hereby subject the Property described in Exhibit "B" to the Declaration.

NOW THEREFORE, Declarant hereby further declares that the Property described in Exhibit "B" shall be held, conveyed, hypothecated, encumbered, sold, leased, rented, used, occupied and improved subject to the following additional covenants, conditions, restrictions, servitudes and charges, which are for the purpose of protecting the value and desirability of the Property described in Exhibit "B" in aid of the General Plan of Development of the Subdivision approved by the St. Tammany Parish Police Jury, and shall be deemed to run with the land and bind the Property described in Exhibit "B" and enure to the benefit of and be enforceable by the Declarant, its successors, assigns and legal representatives, and be binding on all parties having any right, title or interest in the Property described in Exhibit "B," and their successors, assigns and legal representatives.

ARTICLE I

DEFINITIONS

For the purposes of this Supplementary Declaration the following explanations and definitions of words, terms, and phrases shall govern:

1.1 ARCHITECTURAL GUIDELINES shall mean the guidelines established by the Architectural Review Committee.

1.2 ARCHITECTURAL REVIEW COMMITTEE, also referred to as the ARC, shall mean the committee established pursuant to Article VII of the Declaration.

1.3 ASSOCIATION shall mean the Clipper Estates Master Homeowners' Association, Inc., a nonprofit Louisiana corporation, its successors, and assigns.

1.4 BOARD shall mean the Board of Directors of the Association.

1.5 CONSTRUCTION AND SALE PERIOD shall mean that period of time during which Declarant is developing the Property and selling Lots, Units and/or residential dwellings, which time period shall extend from the date hereof until such time as the Declarant transfers title to all of the Lots and/or Units subject to this Declaration.

1.6 DEVELOPMENT PLAN shall mean and refer to the land as illustrated in Exhibit "C" of the Declaration, as such may be amended from time to time subject to the

regulations set forth in Section 2.09 of the St. Tammany Parish Land Use Regulation Zoning Ordinance No. 523, revised, June, 1994.

1.7 **IMPROVEMENTS** shall mean all structures and appurtenances thereto of every type and kind, including but not limited to: buildings, outbuildings, garages, swimming pools, irrigation and drainage devices or systems, bulkheads, piers, docks, boathouses, landscaping, plantings, windbreaks, trees, shrubs, fences, screening walls, retaining walls, sidewalks, animal enclosures, flagpoles, works within Common Areas; light standards, recreational facilities and streets and parking areas.

1.8 **LOT** shall mean any plot of land shown upon any recorded Subdivision Map of the Properties, with the exception of Common Areas, and any unit that may be created under applicable state law, as such may be amended from time to time.

1.9 **OWNER** shall mean one or more persons or entities, who alone, collectively or cooperatively own a Lot and/or Unit, but excluding any person or entity who holds such interest merely as a security for the performance of an obligation, including a Mortgagee, unless and until such person has acquired title pursuant to foreclosure or any proceeding in lieu of foreclosure.

1.10 **PARCEL REPRESENTATIVE** shall mean the person initially appointed by the Declarant and thereafter elected by the Owners to represent the Owners before the Board of Directors.

1.11 **PROPERTY** shall mean all of the real property subject to this Supplementary Declaration.

1.12 **SUBDIVISION** shall mean and refer to the Subdivision hereinabove described, known as "The Palms of Clipper Estates," which has been divided into lots.

1.13 **UNIT** shall mean and refer to any structure or a portion of a structure situated upon the Property:

ARTICLE II

PRIVATE STREETS, SERVITUDE OF PASSAGE

All of the streets, drives, courts, and cul-de-sacs shown on the plan of Subdivision fronting Lots IA through 1E, inclusive, continuing through and inclusive of Lots 34A through 34E, inclusive, shall be private streets, drives, courts, and cul-de-sacs. The Parish of St. Tammany, the State of Louisiana and the public in general shall have no interest or rights therein.

Said streets, drives, courts and cul-de-sacs are not intended to be dedicated in any manner to the Parish of St. Tammany, the State of Louisiana, the public in general or to public use. Ownership and fee title to said streets, drives, courts, and cul-de-sacs shall remain in Clipper Estates Master Homeowners' Association, Inc., its successors, transferees or assigns and are reserved by and excluded by Clipper Estates Master Homeowners' Association, Inc. Said ownership and fee title to said streets, drives, courts and cul-de-sacs are not conveyed or transferred herein or hereby. Nothing in this Declaration or on said plans is intended to dedicate in any manner said streets, drives, courts, or cul-de-sacs fronting 1A through 1E, inclusive, continuing through and inclusive of Lots 34A through 34E, inclusive, to the Parish of St. Tammany, the State of Louisiana, the public in general or to public use. The filing of the Plan of Subdivision and/or the sale of property or Lots by Palm Land, L.L.C., its successors or assigns, by reference to or according thereto shall not in any manner dedicate said streets, drives, courts, or cul-de-sacs to the Parish of St. Tammany, the State of Louisiana, the public in general or to public use.

There is hereby granted and established by designation in favor of each and every Lot, each and every present and future Owner of a Lot in the Subdivision, and each and every present and future Owner of a Lot in Clipper Estates Subdivision, Phases 1A, 1B, 1C and 2A, 2B, 2C, ~~2D, 2E, 2F, 2G, 2H, 2I, 2J, 2K, 2L, 2M, 2N, 2O, 2P, 2Q, 2R, 2S, 2T, 2U, 2V, 2W, 2X, 2Y, 2Z~~ and all future phases and each and every present Owner and future owners of the property presently described as Moonraker Island Phases 2, 4 and 4-A and a part of Lot 17 of Pontlake Estates, which are designated in the development plan as the remaining Phases 2-8 of Clipper Estates Subdivision, and any additional properties acquired and included in the development, (hereinafter "Future Clipper Estates Phases") their heirs and assigns, a non-exclusive perpetual servitude of passage and of ingress and egress on, over and across all of the streets (including all drives and courts) and the street rights-of-way located in the Subdivision, as shown on the Plan of the Subdivision. The servitude in favor of each such Lot or grantee shall be a separate and distinct servitude. Said servitude in favor of each Lot or grantee shall be a predial servitude which shall be exercisable by the Owner of such Lot or grantee and his agents, employees, contractors, licensees, invitees, and guests. Each and every such servitude of passage and of ingress and egress shall permit and allow the grantee thereof (i.e., the Lot, the Owner of the Lot) and his agents, employees, contractors, licensees, invitees and guests, the non-exclusive use and right of passage, together with others, of said streets and sidewalks, if the latter are required,

within the said street rights-of way for access to and ingress to and egress from every Lot and/or Common Area, which said use shall be determined by law, these Subdivision restrictions, and rules and regulations as promulgated by the Association from time to time. In no event shall any such Lot or Owner of a Lot or grantee be deprived of egress from or ingress to his Lot over the said streets in the Subdivision. The aforesaid servitudes established in this section shall not be subject to termination or amendment by or upon any termination or amendment of this Declaration. The servitudes hereinabove established in this section shall encumber and include, without limitation, all of the following streets, drives, courts, and cul-de-sacs shown on the Plan of Subdivision, to wit: Royal Palms. Any person who shall cease to be a Lot Owner and Association member shall lose his servitude rights under this section.

It is expressly provided that Declarant, its successors or assigns, shall have the right to grant additional servitudes for passage, ingress, egress, utilities and/or other purposes in, on, over, under and across the said streets and street rights-of-way located in the Subdivision and/or shown on the Plan of Subdivision, to such entities, properties and/or persons as it shall determine, which such grantees shall have the right to use and enjoy the said street rights-of-way and streets in addition to and together with the grantees of the servitudes hereinabove established and without hindrance from said grantees, regardless of when their rights shall be recorded. In addition, Declarant reserves the right for itself, its successors and assigns, to use and enjoy the said streets and street rights-of-way in addition to and together with all of said grantees. It is understood that other servitudes, such as servitudes for utilities, have been granted which affect the said street rights-of-way. The grantees of the servitudes hereinabove established shall cooperate with such other servitude grantees in the use and enjoyment of the servitude areas, streets and street rights-of-way.

An Owner of a Lot in the Subdivision and his respective agents, employees, contractors, licensees, invitees and guests shall at no time obstruct or in any way interfere with free passage on, over or across the said streets and street rights-of-way and that portion of the rights-of-way on which sidewalks, bike, walking or jogging paths, if required, may have been constructed.

However, the Declarant, or its successors and assigns, the Association, or its successors and assigns, and/or any utility company, entity or governmental agency in carrying out its rights, duties or obligations to install, maintain, repair or replace the improved streets or any utility

within the Subdivision or streets, may reasonably temporarily obstruct or interfere with the said use of passage, and of ingress or egress, on, over or across said streets and street rights-of-way. The Association shall also have the right to protect and preserve the private nature of the said streets in the Subdivision by reasonable means, including without limitation, by reasonable rules and regulations, by gatehouses, security gates, check points, guard rails and similar devices located in the street right-of-way or otherwise.

ARTICLE III

SERVITUDE OF PASSAGE FOR WATERWAYS

The rear boundary line of 1A through 1E, inclusive, continuing through and inclusive of Lots 34A through 34E, inclusive, located in the Subdivision, is located adjacent to a private lake, canal and/or lagoon. A portion of the private lake, canal and/or lagoon is located on a portion of said lots themselves. That portion of each 1A through 1E, inclusive, continuing through and inclusive of Lots 34A through 34E, inclusive, which is located in the private lake, canal and/or lagoon right-of-way is hereby dedicated as a common right-of-way or servitude of passage for the mutual benefit and use as a right-of-way of passage of all Owners of property located in the subdivision and in Clipper Estates Subdivision, all Sections and Phases, (including all Future Clipper Estates Phases) which includes that property presently known as Moonraker Island Phases 2, 4 and 4-A and part of Lot 17 of Pontlake Estates and any additional properties acquired and included in the development, together with their successors and assigns, guests and invitees. All present and future Owners of these Lots located in this Subdivision whose property or portions thereof are subject to this servitude or right-of-way of passage for a private lake, canal and/or lagoon agree to utilize said private lake, canal and/or lagoon in such a manner as to refrain from interfering with the peaceful use of said private lake, canal and/or lagoon by other property Owners whose property also adjoins and connects to said private lake, canal and/or lagoon. All present and future Owners of these Lots located in this Subdivision whose property or portions thereof are subject to this servitude or right-of-way of passage for a private lake, canal and/or lagoon furthermore agree to erect no obstruction in said private lake, canal and/or lagoon, except as may be specifically allowed by these covenants, conditions and restrictions and to deposit no trash, debris, grass cutting and lawn debris, seafood debris such as crab shells, shrimp shells, crawfish heads/shells, or rubbish therein, and to cooperate as much as possible in keeping said

private lake, canal and/or lagoon in a clean and sanitary condition and to do nothing which would obstruct the free flow of boat traffic through said private lake, canal and/or lagoon.

ARTICLE IV

CONSTRUCTION STANDARDS AND REQUIREMENTS

4.1 Building Location. No building, structure, garage or carport shall be located nearer than twenty (20') feet to the front property line, as shown on the official plan of subdivision of The Palms of Clipper Estates Subdivision, Phase I filed on February 12, 1998, in Map File No. 1604 in the office of the Clerk of Court, St. Tammany Parish, Louisiana, or nearer than twenty (20') feet to the bulkhead line. The rear setback line is the bulkhead line, as shown on the official plan of subdivision of The Palms of Clipper Estates, Phase I, filed on February 12, 1998, in Map File No. 1604 in the office of the Clerk of Court, St. Tammany Parish, Louisiana. There shall be one side yard each on Lots A and E, respectively. The side yard shall be located on that portion of Lot A or E without a common wall (the exterior wall side.) The side yard shall have a minimum width of five (5') feet on each lot. For structures located on corner lots, there shall be a side yard set back from the side street of not less than ten (10') feet. The side yard setback on the Lot adjacent to another lot shall remain at five (5') feet. There shall be no side yard set back lines on Lots B, C, and D or on that side of a Lot with a common wall. For the purposes of this Declaration, eaves, steps and decks shall not be considered as part of a building; provided, however, that the foregoing shall not be constructed to permit any portion of a building on a Lot to encroach on another Lot. For the purposes of this Declaration, the front line of each Lot shall coincide with and be the property line having the smallest or shortest dimension abutting a street.

4.2 Construction. The improvements shall be constructed on 5 lots (A-E) with a common party wall between the structures (for a total of 4 party walls). The main building shall be constructed in accordance with the approved plans by the Architectural Review Committee. No other buildings are allowed. Roofs may overhang onto adjoining lots with common party walls by twenty (20") inches. There is hereby granted to each and every lot owner a servitude of use for the roof overlay.

A. The main building on any Lot in the Subdivision shall be constructed or assembled on the Lot and shall not be moved thereon from elsewhere.

B. The Owner shall commence construction on the Lot within one (1) month of the passage of the Act of Sale. The Board shall have the right to amend, vary, or waive this requirement for just cause. In the event construction does not commence within this one (1) month time period, then the Owner shall be assessed a special assessment by the Board for violating this provision, which assessment, if not paid by the Owner, shall become a lien in accordance with the terms and provisions of the Declaration, enforceable by the Association in accordance with the terms and provisions of the Declaration.

C. Construction must be completed within one (1) year from the date of the commencement of construction, unless said construction has been halted by an Act of God or force majeure such as a hurricane, tornado, or flood. Ordinary rainfall delays shall not be an exemption from this provision. If the Owner fails to complete construction within one (1) year from the date of commencement of construction, then the Owner shall be assessed a special assessment by the Board for violating this provision, which assessment, if not paid by the Owner, shall become a lien in accordance with the terms and provisions of the Declaration, enforceable by the Association in accordance with the terms and provisions of the Declaration.

D. No improvements shall be constructed within the last 15 feet of the bulkhead line. Only landscaping previously approved by the Architectural Review Committee shall be allowed in this area.

4.3 Residence Buildings.

A. No Lot and/or Unit in the Subdivision shall be used for any purpose other than residential. No building shall be erected, constructed, reconstructed, altered, placed or permitted to remain on any Lot other than one single family dwelling, excepting as hereinafter provided, not exceeding three (3) levels in cross section, and a private garage for a minimum of two (2) cars and other structurally connected or architecturally related accessory structures. Garages may be connected to a Unit by a roof that matches the Unit's roof in pitch and material. No Owner or other occupant shall use or occupy his Lot and/or Unit, or permit the same or any part thereof to be used or occupied, for any purpose other than as a private single family residence for the Owner or his tenant and their families. No Lot and/or Unit shall be used or occupied for any business, commercial, trade or professional purpose either apart from or in connection with the use thereof as a private residence, whether for profit or not.

B. No single family dwelling shall be permitted on any Lot at a total building cost of less than One Hundred Thousand (\$100,000) Dollars based upon cost levels prevailing on the date this Declaration is recorded, it being the intention and purpose of this Supplementary Declaration to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date this Supplementary Declaration is recorded as the minimum cost stated herein for the minimum permitted dwelling size.

C. The floor area of any single family residential dwelling, exclusive of eaves, steps, open porches and garage shall be not less than one thousand twelve hundred fifty square feet (1,250) on any Lot located in the Subdivision, provided, however that in no event shall any multi-story residential dwelling have a ground floor area of less than eight hundred (800) square feet.

D. It is expressly stipulated that the use of or for a public boarding house, lodging house, sanatorium, hospital, asylum or institution of any kindred nature, or anything which is or may become a nuisance to the neighborhood is hereby expressly excluded from the definition of "residential" as used herein, but "residential purposes" shall be deemed to indicate and include an appurtenant private garage building, servant's quarters or other appurtenant out-building or structures.

E. All residences erected, placed or altered shall be constructed exteriorly of stucco and the exterior, facia and soffets may be wood or vinyl or a similar building material approved by the Architectural Review Committee. All painted exteriors must have at least two (2) coats of paint.

4.4 Temporary and Other Structures. No structure of a temporary character, out-building, shed, shack, barn, tent, mobile, modular or prefabricated home, tent, or trailer or any other structure or building, other than the residence to be built thereon, an enclosed garage which may house a trailer, commercial vehicle, boat, camper, or motor home, and a white storage structure previously approved and selected by the Architectural Review Committee and located in the dock area of the Lot on a site approved by the ARC shall be placed or maintained on any Lot in the Subdivision either temporarily or permanently. If a trailer, commercial vehicle, boat, camper or motor home is stored in an enclosed garage, the Owner or Occupant is not allowed

to park motor vehicles in the parking areas of the lots in the subdivision in order to provide space for parking the above inside the enclosed garage. As further provided in Subsection 4.5, no permanent parking is allowed in the parking area of the Lots. No dwelling on any Lot in the Subdivision shall be occupied while in the course of construction nor until made to comply with all conditions set forth herein and all applicable statutes, laws, codes, regulations and ordinances, nor shall any trailer, commercial vehicle, boat, camper, or motor home be parked on any Lot except in the enclosed garage described above. Notwithstanding any provisions contained herein to the contrary, it shall be expressly permissible for Declarant to maintain, from time to time during the Construction and Sale Period, upon such portion of the Property as Declarant deems necessary, such facilities as in the sole opinion of the Declarant may be reasonably required, convenient or incidental to the development and/or construction of any Improvements and/or sale of the Lots, this shall include, but shall not be limited to, storage areas, construction yards, model homes and sales centers. Further, Declarant, in its sole discretion, may assign this right to any purchaser of a lot or lots, by a written assignment agreement.

4.5 Parking.

A. No vehicle of any kind shall be parked on any portion of any Lot. The Owners or Occupants may use the paved parking area for temporary parking by said Owner or Occupant and/or their guests or invitees. Temporary parking is for a period of less than one week. Any parking beyond this one week period will be cited by the Association as a violation of these restrictions, which said violation shall be enforceable in accordance with these restrictions. The utilization of any portion of any Lot and/or Unit for performing repair work on any vehicle is expressly prohibited. No open parking space, driveway, or street area shall be used for storage of boats, trailers, campers, unused or inoperable automobiles, vehicles or any other items. None of the aforementioned items shall be visible from the street. No trucks, trailers, automobiles or other commercial vehicles bearing advertisements shall be parked on the street or driveway except when making a delivery.

B. Each Owner shall comply with the provisions of Section 4.16 regarding driveways and parking areas and shall afford to all other Owners in the Subdivision, their guests, invitees, successors and assigns, the right to use the parking/driveway areas on the Owners' respective lot(s) in accordance with the servitude of passage and use established therein.

4.6 Signage. No signs or advertising device of any nature or kind, including political signs, shall be placed or kept on any Lot and/or Unit, except Lot identification signs which have been approved by the Architectural Review Committee. One (1) sign of not more than twelve (12') square feet advertising the Property for sale or rent, may be used by the Declarant to advertise the Property at any time. One (1) single-faced or double-faced sign of not more than five (5') square feet advertising the Property for sale or rent may be used by the Owner to sell or rent the owner's property. The Architectural Review Committee shall approve the design and content of the sign to be used by the Owner, including all names and information placed on the sign, and shall have the right to reject or remove signs on Lots not approved by the Architectural Review Committee.

4.7 Streetscape.

A. Address Numbers. An address may be placed above the garage or at the gate of each Unit at the front of the house. All address number designs and locations shall be approved by the Architectural Review Committee.

B. Flagpoles and Flags. Flagpoles and flags may not be displayed without first obtaining the approval of the Architectural Review Committee as to the flags and location of the flagpole

4.8 Lighting.

A. Yard and House Lighting. Each Lot and/or Unit shall have an electric Bollard lightfixture in the rear of the Lot, but said fixture shall not be located within the last 15' of the Lot from the bulkhead line or in the side yard setback area. The design, height and location of said fixture shall be subject to the approval of the ARC. Any other exterior fixtures may not be installed on the Lot and/or Unit without the prior approval of the ARC.

B. Exterior Site Lighting. Exterior pool, dock, pier, or landscape lighting must be approved by the ARC prior to installation.

C. Security Flood Lighting. Exposed Security Flood Lighting is prohibited.

4.9 Receiving Devices. No radio or television antennae, disc, satellite dish or other receiving device shall be placed, constructed, maintained or installed on any Lot and/or Unit or upon the improvements of any Lot and/or Unit. Notwithstanding the above, a small satellite dish up to a maximum of 24 inches in diameter and approved by the ARC shall be allowed on a Lot

and/or Unit, at a location approved by the ARC, once approval by the ARC is received by the Owner.

4.10 Aircraft. There shall be no landing nor taking off of any form of aircraft, including helicopters of any form, in the Subdivision.

4.11 Animals. No animals, livestock, insects, reptiles, rabbits or poultry of any kind shall be raised, bred or kept on any Lot and/or Unit, except that dogs, cats or other common household pets (not to exceed two (2) animals per Lot) may be kept, but they shall not be bred or kept for commercial purposes.

4.12 Removal of Dirt. Excepting for the purposes of actual construction upon any Lot, no sand, gravel or soil shall be dug or removed from any Lot in the Subdivision; provided, however, that the Declarant, its successors, assigns or legal representatives, in carrying out the improvement and development of the Property, shall have the right to remove or add to any soil on any Lot in the Subdivision, and shall have the right of ingress and egress upon all Lots for the purpose of grading and excavating thereon, or constructing and completing the street improvements, installing the public utilities, and to do any and all other things necessary to complete the Development Plan. Unless suitable retaining walls are constructed to support the earth, the natural angle of response of the ground shall not be altered by excavation within five (5') feet of any boundary line of any Lot in the Subdivision by other than a slope of four feet horizontal to one foot vertical; provided, however, that nothing in this Paragraph shall be construed to prevent any such alteration in any manner, with or without retaining walls, by the Declarant, its successors, assigns or legal representatives, in carrying out the development and improvement of the Property.

4.13 Sightlines. No fence, wall, hedge or shrub planting which obstructs sightlines at elevations between two (2') and six (6') feet above the roadways shall be placed or permitted to remain on any corner Lot within the triangular area formed by the street property lines and a line connecting them at points fifteen (15') feet from the intersection of the street lines, or in the case of a rounded property corner for the intersection of the street property lines extended. The same sightline limitations shall apply on any Lot within ten (10') feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be

and/or Unit, at a location approved by the ARC, once approval by the ARC is received by the Owner.

4.10 Aircraft. There shall be no landing nor taking off of any form of aircraft, including helicopters of any form, in the Subdivision.

4.11 Animals. No animals, livestock, insects, reptiles, rabbits or poultry of any kind shall be raised, bred or kept on any Lot and/or Unit, except that dogs, cats or other common household pets (not to exceed two (2) animals per Lot) may be kept, but they shall not be bred or kept for commercial purposes.

4.12 Removal of Dirt. Excepting for the purposes of actual construction upon any Lot, no sand, gravel or soil shall be dug or removed from any Lot in the Subdivision; provided, however, that the Declarant, its successors, assigns or legal representatives, in carrying out the improvement and development of the Property, shall have the right to remove or add to any soil on any Lot in the Subdivision, and shall have the right of ingress and egress upon all Lots for the purpose of grading and excavating thereon, or constructing and completing the street improvements, installing the public utilities, and to do any and all other things necessary to complete the Development Plan. Unless suitable retaining walls are constructed to support the earth, the natural angle of response of the ground shall not be altered by excavation within five (5') feet of any boundary line of any Lot in the Subdivision by other than a slope of four feet horizontal to one foot vertical; provided, however, that nothing in this Paragraph shall be construed to prevent any such alteration in any manner, with or without retaining walls, by the Declarant, its successors, assigns or legal representatives, in carrying out the development and improvement of the Property.

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permitted to remain within such distance of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sightlines.

4.14 Garbage and Refuse Disposal. All Lots and/or Units shall at all times be kept in a healthful, sanitary and attractive condition. No Lot shall be used or maintained as a dumping ground for garbage, trash, junk, debris, grass cutting and lawn debris, seafood debris such as crab shells, shrimp shells, crawfish heads/shells, or other waste matter. All garbage, trash, junk, debris, grass cutting and lawn debris, seafood debris such as crab shells, shrimp shells, crawfish heads/shells, or other waste matter shall be kept in adequate containers constructed of metal, plastic or masonry materials, with tightly-fitting lids, which shall be maintained in a clean and sanitary condition and screened from public view. No Lot or Unit shall be used for open storage of any materials whatsoever, except that new building materials used in the construction of Improvements erected on any Lot may be placed upon such Lot at the time construction is commenced and may be maintained thereon for a reasonable time, so long as the construction progresses without unreasonable delay, until completion of the Improvements, after which these materials shall either immediately be removed from the Lot and/or Unit, or stored in a suitable enclosure on the Lot and/or Unit. No garbage, trash, junk, debris, grass cutting and lawn debris, seafood debris such as crab shells, shrimp shells, crawfish heads/shells, or other waste matter of any kind shall be burned on any Lot.

4.15 Lot Maintenance. The Owners of all Lots and/or Units shall at all times keep all weeds, grass and shrubbery thereon cut in a sanitary, healthful and attractive manner and shall not allow weeds, grass or underbrush to grow up and remain on their Lots. In the event that the Owners fail to perform this obligation, then the Declarant, or the Board shall have the authority to have the Lots and/or Units properly cut or cleaned and shall be paid a reasonable charge for such services by the Owner of the Lot and/or Unit immediately upon the request therefor. In the event the Owner of the Lot and/or Unit fails to pay this charge, then the charge shall become a special assessment, which assessment, if not paid by the Owner, shall become a lien in accordance with the terms and provisions of the Declaration, enforceable by the Association in accordance with the terms and provisions of the Declaration.

4.16 Driveways, Walkways and Parking Areas, Common Easement for Use.

A. Each Lot and/or Unit must be accessible to an adjoining street by a driveway suitable for such purposes before the residential structure located on any such Lot may be occupied or used.

B. Location of the driveway on the Lot must not interfere with the location of electrical transformers within servitudes along the various property lines of the Lot. No driveway shall be constructed without the prior written approval of the ARC as to its location, which said location shall not be located nearer than three (3') feet to any side Lot line and ten (10') feet parallel to the front Lot line.

C. Driveways shall be connected to a street and shall be constructed at a minimum of concrete or material approved by the Architectural Review Committee. Concrete driveways shall have expansion joints not more than twenty (20') feet apart, with one joint at the back of the street curb. The driveway shall be at least four (4") inches thick and shall be poured against a horizontal form board at its end toward the street curb.

D. Walkways on the Lot going from the street curb to the single-family dwelling shall have a minimum width of three (3') feet and shall be constructed at a minimum of concrete or a material approved by the ARC. The Owner shall at all times maintain and keep said walkways in good condition and repair to the quality and type of the original construction and shall indemnify and hold harmless the Association for any causes of action, damages, claims, liability or monies spent, including attorney's fees, court costs and costs of defense, arising out of or in any way connected with the failure of Owner to maintain the said walkways in good condition and repair as required herein.

E. Common parking area - Cross Easement for Use. There is hereby granted and established by designation in favor of each and every Lot and each and every present and future Owner of a Lot in the Subdivision, their heirs and assigns, a non-exclusive easement and servitude across the portion of the Lots designated in the Subdivision as driveways and parking areas for ingress and egress and/or parking of motor vehicles for the comfort, convenience and use by the Owners' of the Lots containing said driveway and parking areas. No Owners may restrict or prohibit the access or parking areas on his or her Lot. The servitude in favor of each such Lot or grantee shall be a separate and distinct servitude. Said servitude in favor of each Lot or grantee shall be a predial servitude which shall be exercisable by the Owner of such Lot or

grantee and his agents, employees, contractors, licensees, invitees, and guests. Each and every such servitude of passage and of ingress and egress shall permit and allow the grantee thereof (i.e., the Lot, the Owner of the Lot) and his agents, employees, contractors, licensees, invitees and guests, the non-exclusive use and right of passage, together with others, of said driveways and parking areas for access to and ingress to and egress from every Lot and/or Common Area, which said use shall be determined by law, these Subdivision restrictions, and rules and regulations as promulgated by the Association from time to time. In no event shall any such Lot or Owner of a Lot or grantee be deprived of egress from or ingress to his Lot over the said driveways and parking areas in the Subdivision or the use of said driveways or parking areas as allowed by the subdivision restrictions, and the rules and regulations as promulgated by the Association from time to time. The aforesaid servitudes established in this section shall not be subject to termination or amendment by or upon any termination or amendment of this Declaration. The servitudes hereinabove established in this section shall encumber and include, without limitation, all of the Lots as shown on the Plan of Subdivision. Any person who shall cease to be a Lot Owner and Association member shall lose his servitude rights under this section.

It is expressly provided that Declarant, its successors or assigns, shall have the right to grant additional servitudes for passage, ingress, egress, use utilities and/or other purposes in, on, over, under and across the said driveways and parking areas located in the Subdivision and/or shown on the Plan of Subdivision, to such entities, properties and/or persons as it shall determine, which such grantees shall have the right to use and enjoy the said driveways and parking areas in addition to and together with the grantees of the servitudes hereinabove established and without hindrance from said grantees, regardless of when their rights shall be recorded. In addition, Declarant reserves the right for itself, its successors and assigns, to use and enjoy the said driveways and parking areas in addition to and together with all of said grantees. It is understood that other servitudes, such as servitudes for utilities, have been granted which affect the said driveways and parking areas. The grantees of the servitudes hereinabove established shall cooperate with such other servitude grantees in the use and enjoyment of the servitude areas, and driveways and parking areas.

An Owner of a Lot in the Subdivision and his respective agents, employees, contractors, licensees, invitees and guests shall at no time obstruct or in any way interfere with free passage on, over or across the said driveways and parking areas.

However, the Declarant, or its successors and assigns, the Association, or its successors and assigns, and/or any utility company, entity or governmental agency in carrying out its rights, duties or obligations to install, maintain, repair or replace the improved streets, driveways and parking areas, or any utility within the Subdivision or streets, may reasonably temporarily obstruct or interfere with the said use of passage, and of ingress or egress, or use, on, over or across said driveways and parking areas.

4.17 Mail Receptacles. Mail receptacles shall be the 5 receptacle box installed at the front of the Lot. Said receptacles are to be approved by the ARC prior to installation by the builder and/or Owner.

4.18 Fences. No fence or wall shall be constructed, placed, maintained or erected on any Lot and/or Unit without the prior written approval of the ARC as to its location, height, and type of material.

A. Only aluminum fences no taller than 4' high and approved by the ARC may be installed.

B. A privacy wall of stucco finish to coordinate with the residential structure may be installed, but not within the last 15' of the bulk head line.

C. The courtyard area between the garage and the Unit may be fenced by the Owner. The fencing must be approved by the ARC prior to installation.

4.19 Basketball Goals. No basketball goals shall be located behind the building setback line and behind the front facade. Basketball goals shall not be located at the end of driveways or in the street right-of-way.

4.20 Drainage.

A. No Owner shall in any way interfere with or alter the established drainage pattern of water over his Lot or interfere with drainage over and through any drainage servitude on his Lot. For purposes of these restrictions, the "established drainage pattern" is defined as the drainage pattern which is designed to occur at the time at the overall filling and grading of the Subdivision and the Lots in the Subdivision have been completed in accordance with the

requirements of these restrictions and in accordance with the Master Paving and Drainage Plan prepared by J.V. Burkes & Associates, Inc., and the Site Grading Plan prepared by J.V. Burkes & Associates, Inc., which plans have been submitted by Developer to the St. Tammany Parish Planning Commission. Copies of said plans are also filed in the Official Records of St. Tammany Parish, Louisiana and with the ARC.

B. In order to achieve the established drainage pattern, each Owner shall be responsible to grade, elevate and fill his Lot in accordance with and as required by these restrictions and the Site Grading Plan. Each Owner shall also be responsible to maintain the elevation of his Lot so that water shall drain over and through his Lot in accordance with the established drainage pattern for his Lot as provided herein and as shown on said Site Grading Plan. In no case shall an Owner maintain a slope that exceeds a 4:1 gradient. Steep side and rear yard slopes that project a "House on a Hill" look are prohibited.

4.21 Restrictions for Waterfront Lots. Any Lot which shall abut upon any lake, canal or other waterway (hereinafter collectively referred to as "Waterways") shall be subject to the following additional restrictions:

A. Bulkheads, piers or docks may not be built upon any Lot without the prior written approval of the plans and designs by the ARC. Such structures built by the Owner shall be maintained at his sole expense. No other structure or obstruction, including but not limited to a wharf, boathouse, or gazebo shall be built upon any Lot abutting a Waterway or into or upon any Waterway on the Lot. Notwithstanding any of the above contained herein to the contrary, no hanging of tires on any pier, bulkhead, or dock will be permitted.

B. The Lots abutting the Waterways shall maintain a marina atmosphere. Each Unit must maintain the bulkhead, pier and walkway behind the Unit. Docks may not be covered and may only be constructed perpendicular to the water. Parallel docks and any attachments to the bulkhead, including mooring of vessels is **strictly prohibited**.

C. No hoists, launching facilities or any similar type of structure(s) or equipment shall be installed without the prior written approval of the plans and designs by the ARC. The owner must submit to the ARC a plan stamped by a licensed engineer stating that said structures will not create a failure of the bulkhead or affect the property or any other property, constructed or maintained upon any Lot. Further, no boat trailer shall be stored on any

Lot except in a permanently enclosed structure as designated herein without the prior written approval of the Architectural Review Committee.

C. The perimeter fence paralleling the water's edge for waterfront lots shall be set back fifteen (15') feet from the bulkhead or water's edge and shall not exceed four (4) feet in height. The side yard fence perpendicular to the water's edge shall be a minimum of four (4) feet in height. The framework of the fence, including the posts, shall face the inside of the lot.

D. The Owner shall construct a bulkhead and boardwalk on his Lot in accordance with the specifications attached hereto as Exhibit "C" and made a part hereof. Construction of the bulkhead and boardwalk shall commence with construction of the house on the Lot or Unit.

E. Declarant, its successors or assigns shall not be responsible for the erosion of any Lots caused by the waters of any lake, waterways, canal or drainage servitude area.

4.22 Swimming Pools.

A. Swimming pools, patios and decks shall be located on the rear portion of the Lot and/or Unit and shall not be visible from any street within the Subdivision. Notwithstanding the provision of Article IV, Section 4.1, swimming pools, patios, gazebos and decks shall not be nearer than twenty (20') feet to the bulkhead line and five (5') feet from the side lot line.

B. Swimming pools, patios, gazebos and decks shall be constructed in the ground and shall be at normal ground level. No above-ground pools shall be allowed. All plans and specifications for swimming pools, patios, gazebos and decks shall be submitted to the ARC for review and approval prior to construction in accordance with the rules and regulations of the ARC, and construction shall not commence until said plans and specifications have been approved by the ARC.

C. A fence of a design approved by the ARC, and in compliance with St. Tammany Parish regulations, shall completely enclose any swimming pool.

ARTICLE V

WATERWAYS RESTRICTIONS

5.1 Use of Boats. Boats shall be permitted to use the Waterways within the Subdivision and the adjoining lake. No swimming shall be allowed on the Waterways of the

Subdivision. Owners, their guests and invitees shall obey the provisions of St. Tammany Parish Police Jury Ordinance No. 90-1289 making it unlawful to exceed a speed of five (5) miles per hour on the waters of the subdivision and to ski in the waters of the Subdivision. Neither the Declarant nor the Association shall be liable or responsible for any death, accident or injury occurring upon or within such Waterways. The user of such Waterways shall assume all risks in connection therewith.

5.2 Fishing and Swimming.

A. Fishing shall be permitted in the lake and canal located within and adjacent to the Subdivision. On the lake surrounded by Lots only, only the Owners of such abutting Lots shall be permitted to fish in said lakes. A listing of the lake where fishing is permitted is maintained by the Declarant and/or the Association and available to residents of the Subdivision.

B. Swimming and scuba-diving shall not be permitted in any Waterway in the Subdivision. Neither Declarant nor the Association shall be liable or responsible for any death, accident or injury as a result of violation of this restriction.

5.3 Other Prohibited Waterway Uses.

A. No dredging of the Waterways shall be conducted, allowed or permitted by the Owner, the Owner's guests or invitees.

B. No setting of traps, crab baskets, or other obstructions in the Waterways shall be conducted, allowed or permitted by the Owner, the Owner's guests or invitees unless licensed.

C. Garbage and refuse disposal, as described herein, shall be prohibited in the Waterways.

ARTICLE VI

**ADDITION OF EXISTING PROPERTY TO THIS SUPPLEMENTARY
DECLARATION**

Additional properties may be subjected to this Declaration in the following manner:

(6.1) Additions by the Declarant. In addition to the provisions contained in Article II of the Restated Declaration, the Declarant shall have the right to subject to this Supplementary Declaration any additional property which lies within the land area represented by the Development Plan, as it may be amended from time to time, subject to the regulations set forth

in Section 2.0905 of St. Tammany Parish Land Use Regulation Zoning Ordinance No. 523. Declarant does not warrant development of the land covered by the Development Plan, and Declarant is not required to subject any land, within the geographic boundaries of the Development Plan, to this Supplementary Declaration. Under no circumstances shall Declarant be obligated to subject any portion of the area covered by the Development Plan to this Supplementary Declaration or to develop such property, other than the property initially subjected to the Supplementary Declaration as of the date of recordation hereof. Declarant may, from time to time, subject all, or any part of, the land covered by the Development Plan to the provisions of this Supplementary Declaration. Upon request of the Federal Mortgage Agencies or the Association, the Declarant shall provide a statement that shall set forth an estimate of the net additional operating costs expected to result from the annexation and an estimate of the expected increase in user load, if any, upon existing developed recreation facilities. Said estimate shall not be binding upon Declarant. In any event, the Declarant shall provide to the Association written notice of such annexation when it occurs.

(6.2) Other Additions. Additional land, other than as provided above, may be annexed to the Properties, and become a part thereof, upon approval of the Board of Directors of the Association subject to the regulations set forth in Section 2.0905 of St. Tammany Parish Land Use Regulation Zoning Ordinance No. 523.

(6.3) The additions authorized under subsections (5.1) and (5.2) shall be made by complying with any requirements of the zoning ordinances of St. Tammany Parish, Louisiana, by filing of record one or more Supplementary Declarations with respect to the additional property and by filing with the Association the preliminary plat for such additions.

(6.4) The Declarant shall have the right to subject real property wholly owned by Declarant and presently subject to this Supplementary Declaration to a Supplemental Declaration which otherwise imposes covenants, conditions, and restrictions on said property subject to the regulations set forth in Section 2.0905 of St. Tammany Parish Land Use Regulation Zoning Ordinance No. 523.

(6.5) Deannexation. Declarant shall have the right to be exercised in its sole discretion at any time and from time to time to deannex any property owned by Declarant from the Association and the effects of this Supplementary Declaration by filing of record a Notice of

Deannexation and giving notice thereof to the Board subject to the regulations set forth in Section 2.0905 of St. Tammany Parish Land Use Regulation Zoning Ordinance No. 523.

ARTICLE VII

PARCEL REPRESENTATIVE

7.1 Parcel Representative. The Declarant shall initially appoint the Parcel Representative to the Board of Directors. Thereafter, the Parcel Representative shall be elected by a majority of the Owners subject to this Supplementary Declaration at the annual Homeowners meeting.

7.2 Powers and Duties.

A. The Parcel Representative shall be the representative of the Subdivision Owners before the Board. The Parcel Representative shall not be a Board member and shall not have any voting rights on the Board.

B. In the event the Declaration of Covenants, Conditions and Restrictions is to be amended, the Parcel Representative shall cast the vote of the Subdivision Owners after polling the Owners.

C. The Parcel Representative shall have such other rights and duties as may be established by the Board.

ARTICLE VIII

AMENDMENT OR TERMINATION OF DECLARATION

This Supplementary Declaration may be amended or terminated, in whole or in part, as to all or any portion of the Properties subject hereto, at any time, as follows:

(a) Any amendment or termination may be effective if at least fifty (50%) percent of the Owners in The Palms of Clipper Estates vote affirmatively therefore, along with the approval of the Board of Directors, together with evidence of the required Approvals which may be necessary under Article XIV of the Declaration, subject to the regulations set forth in Section 2.0905 of St. Tammany Parish Land Use Regulation Zoning Ordinance No. 523;

(b) Any provision which affects the rights or powers of the Declarant cannot be amended or terminated without the consent of Declarant;

(c) Any such amendment or termination shall be effective when executed by the President and Secretary of the Association who shall certify that the amendment or termination has been approved as hereinabove provided, and recorded in the conveyance records of St. Tammany Parish, Louisiana;

(d) Notwithstanding the above, the Declarant in its sole discretion, without the consent of the owners or the Board of Directors, may amend this Supplementary Declaration in any manner or for any other purpose, by recording the amendment in the conveyance records of St. Tammany Parish, Louisiana;

(e) Unless and to the extent amended or terminated as herein provided all of the provisions of this Declaration shall be automatically renewed and shall remain in full force and effect with the beginning of each successive ten (10) year term after the Anniversary Date of this Supplementary Declaration;

(f) Upon and after the effective date of any amendment, it shall be effective and binding upon all persons, firms, and corporations then owning an interest in any Lot in or of the Properties to the same extent and effect as if set forth in this Supplementary Declaration, and shall run with and be appurtenant to the land and bind all persons holding by, thorough, or under any one or more of them.

ARTICLE IX

SUPPLEMENTARY DECLARATION GOVERNED BY RESTATED DECLARATION

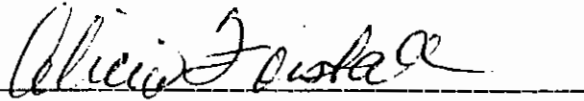
Declarant hereby declares that any and all provisions set forth in this Supplementary Declaration are supplemental to all terms and provisions of the Declaration, and shall be governed and bound by therefore, including without limitation the following Articles of the Declaration: Article I - Definitions, Article II - Property Subject to this Declaration, Article III - Development of the Properties by Third Parties, Article IV - The Association, Article IV - Right of Association Membership, Article VI - Covenant for Assessments, Article VII - Nonpayment of Assessments, Article VIII - Architectural Review Committee, Article IX - Repair and Maintenance, Article X - Of Common Areas, Article XI - Servitudes, Article XII - Use Restrictions and Owners' Obligations, Article XIII - Transfer of Real Property, Article XIV -

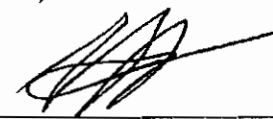
Rights of Institutional Lenders and Public Agencies, Article XV - General Provisions, WITH THE EXCEPTION THAT THIS SUPPLEMENTARY DECLARATION SHALL BE AMENDED IN ACCORDANCE WITH ARTICLE VIII HEREIN.

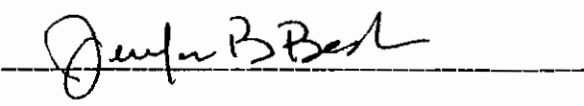
THUS DONE AND PASSED, in Slidell, Louisiana, on the day, month and year first above written, and in the presence of the undersigned good and competent witnesses, who hereunto sign their names with the Declarant and me, Notary Public, after reading of the whole.

WITNESSES:

PALM LAND, L.L.C.



By: 
Stanford H. Latter
Initial Operating Manager



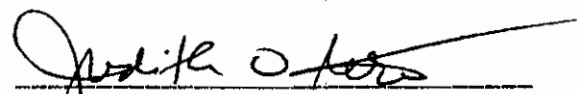

NOTARY PUBLIC

EXHIBIT "A"

Certificate of Authority

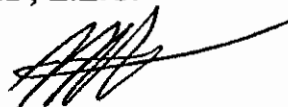
Pursuant to the Articles of Organization of Palm Land, L.L.C., registered in the Office of the Clerk of Court for the Parish of St. Tammany, State of Louisiana, and the Operating Agreement of Palm Land, L.L.C., (hereinafter the "Articles") Stanford H. Latter was named the Initial Operating Manager. That as the Initial Operating Manager, Stanford H. Latter is authorized to sell, exchange, lease, mortgage, pledge, alienate or encumber any immovable property owned by this limited liability company.

That by virtue of the Articles, Stanford H. Latter is hereby authorized to execute the Supplementary Declaration of Covenants, Conditions, and Restrictions for The Palms of Clipper Estates ("Supplementary Declaration") and record the same upon property owned by this limited liability company within the State of Louisiana. Said property is located in Section 32, T9S, R14E, Ward 9, St. Tammany Parish, Louisiana. Stanford H. Latter is authorized, empowered, and granted the authority by the Articles to determine all of the specific terms, stipulations, and conditions of the Supplementary Declaration. Stanford H. Latter is further authorized to enter into any other collateral agreements which are necessary in order to complete the Supplementary Declaration. Palm Land, L.L.C., does hereby bind itself for all of the acts of the Initial Operating Manager concerning the signing of the Supplementary Declaration.

This Certificate is made this 27th day of February, 1998, in accordance with the provisions of L.S.A.-R.S. 12:1317.

PALM LAND, L.L.C.

By: _____



Stanford H. Latter
Initial Operating Manager

EXHIBIT "B"

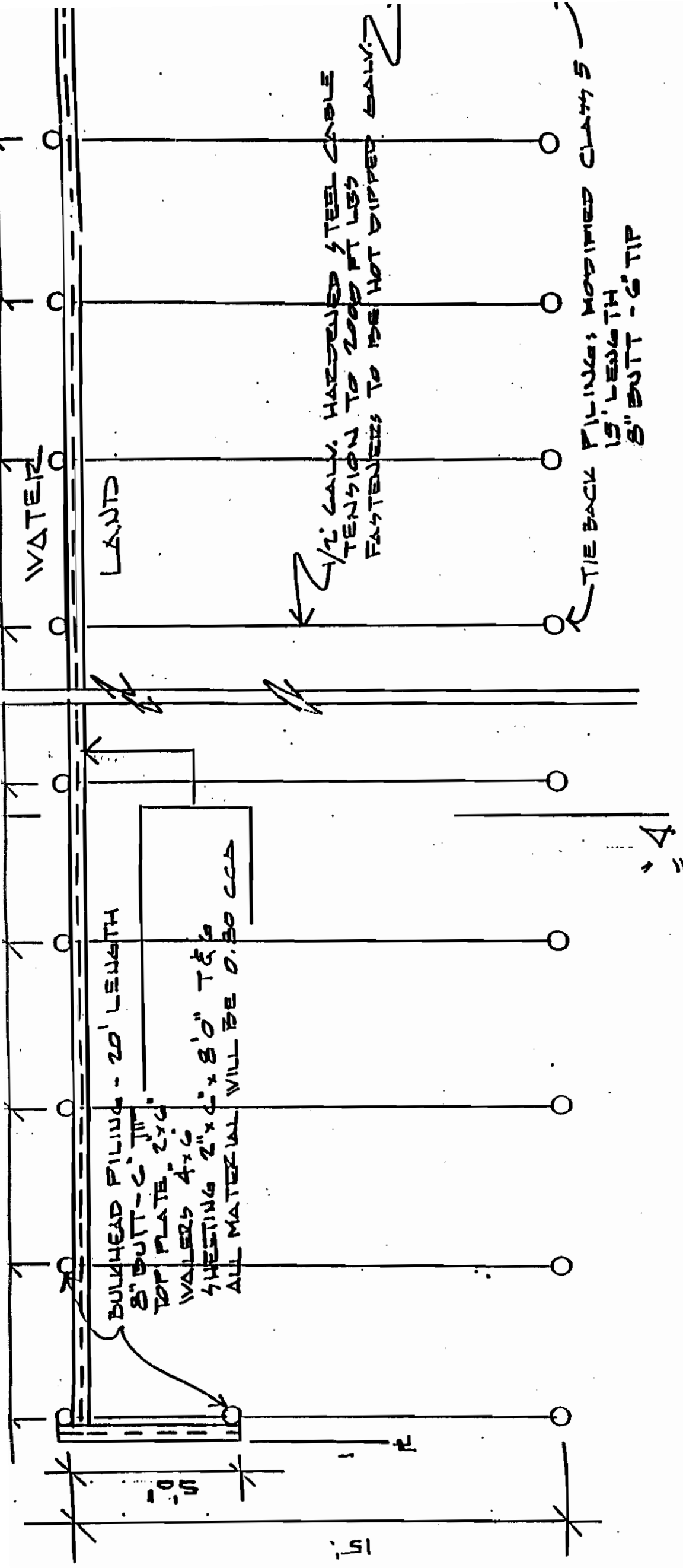
Legal Description

THE PALMS OF CLIPPER ESTATES

THOSE CERTAIN LOTS OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, in Section 32, Township 9 South, Range 14 East, in that part thereof known as THE PALMS OF CLIPPER ESTATES, PHASE 1, all as per plan of J. V. Burkes & Associates, Inc., DWG No. 972573, dated November 10, 1997, filed in the office of the Clerk of Court for the Parish of St. Tammany, State of Louisiana, on February 13, 1998, as Map File No. 1604, and more fully described as follows, to-wit:

LOTS 1 A-E, inclusive, Lots 2 A-E, inclusive, LOTS 33 A-E, inclusive and LOTS 34 A-E, inclusive, THE PALMS OF CLIPPER ESTATES, PHASE 1, ST. TAMMANY PARISH, LOUISIANA. All as more fully shown on the official plan of subdivision.

Being a portion of the same property acquired by vendor by act of sale dated May 15, 1997 and registered on May 21, 1997, in COB Instrument No. 1047419, and by act of sale dated May 15, 1997, and registered on May 21, 1997, in COB Instrument No. 1047425; and by act of sale dated May 15, 1997, and registered on May 21, 1997, in COB Instrument No. 1047433.



PLAN VIEW - BULKHEAD
1" = 4' 0"

EXHIBIT "C"

- TYPICAL BULKHEAD CLIPPED ESTIMATES

1/2 GALV. HARDENED STEEL CABLE TENSION TO 2000 FT LBS FASTENERS TO BE HOT DIPPED GALV. Z

TIE BACK PILING; MODIFIED CLASS 5 15' LENGTH 8" BUTT - 6" TIP

BULKHEAD PILING - 20' LENGTH 8" BUTT - 6" TIP TOP PLATE 2x6 WALKERS 4x6 SHEETING 2" x 4" x 8' 0" T & G ALL MATERIAL WILL BE 0.30 CCS

WATER

LAND

0'-0"

15'

4'