

Calcasieu Parish Recording Page

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Received From :
WESTLAKE, CITY OF (944)
P. O. DRAWER 700
WESTLAKE, LA 70669

First VENDOR
AUGUSTA VILLAGE

First VENDEE
-RE: RESTRICTIVE COVENANTS

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I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for Calcasieu Parish, Louisiana

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**DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
AUGUSTA VILLAGE
A
NEIGHBORHOOD DEVELOPMENT OF WEST TRACE DEVELOPMENT**

DESIGN GUIDELINES

These Design Guidelines shall apply to all Lots located within the Augusta Village Neighborhood Development of West Trace Development (the “**Neighborhood**”). Capitalized terms, not otherwise defined within this instrument, shall have the meaning ascribed to them in that certain Declaration of Covenants, Conditions, And Restrictions for West Trace, a Mixed Use Development (the “**Declaration**”), executed on the 2nd day of April, 2009, by **The Westlake Real Estate Board**, a political subdivision of the State of Louisiana (the “**Declarant**”). These Design Guidelines shall be in addition to the restrictions contained in the Declaration and in the event of a conflict between these Design Guidelines and the Declaration, these Design Guidelines shall govern.

- 1 Front Building Line for Lots shall be thirty (30’) feet from the front property line.
- 2 Side Building Line for all Lots shall be ten (10’) feet from the side property lines.
- 3 Improvement Configuration: All residences shall face the main street on which the Lot is located with the exception of Lots 77, 81, 39 and 43 which shall face the Cul-de-Sac.
- 4 Minimum Square Footage. Residences built in the Neighborhood shall contain minimum square footage of living space, exclusive of all porches, storerooms, and garages as follows:
 - (a) Lots 1-13, 16, 17, 30,31, 34, 35 and 36 shall have a minimum square footage of 2600 sq. feet;
 - (b) Lots 14, 15, 18, 19-29, 32, and 33 shall have a minimum square footage of 2400 sq. feet;
 - (c) The remaining Lots shall have a minimum square footage of 2200 sq. feet.
- 5 Development Setback Criteria. A Development Setback Criteria map is available for review at Westlake City Hall along with design submittal requirements/procedures for residential application to achieve approval from the Design Review Board.
- 6 Exterior Materials. Any residence erected, placed or altered on a Lot within the Neighborhood shall not have an exterior constructed of imitation brick or stone, or aluminum or vinyl siding, and not more than forty percent (40%) of the exterior may be wood, hardy board or similar building material. All painted exteriors must have at least two (2) coats of paint in a color approved by the Design Review Board. Outside wall materials shall be beveled wood or hardy board, stone, brick, old brick, stucco covered masonry, or any combination thereof.
- 7 Colors. A list of recommended colors for residences in the Neighborhood shall be made available to Owners, and shall be referred to as the “**Augusta Village Color Palette.**” Blocks of residences bearing the same color shall be prohibited, except for the color white, which shall be permitted irrespective of the color of adjacent residences. Subject to the Augusta Village Color Palette and the

approval requirements contained in the Declaration, use of a variety of coloring in trim, tiles and exterior surfaces and expressions on each individual residence is encouraged. The Design Review Board shall have the authority when appropriate to reject color schemes to prevent redundancy from one residence to the next.

8 Roofs.

8.1 Roofing colors shall be muted, and must be within the range of colors indicated on the Augusta Village Color Palette.

This the 2nd day of April, 2009, at Westlake, Louisiana.

WITNESSES:

Andrea Mahfouz
Name: ANDREA MAHFOUZ

Marcy Wade
Name: MARCY WADE

THE CITY OF WESTLAKE

By: Daniel W. Cupit
Name: DANIEL W. CUPIT
Title: MAYOR

WESTLAKE REAL ESTATE BOARD

BY: Gary "Stitch" Guillory
Name: Gary "Stitch" Guillory
Title: Chairman

[Signature]
JOHN L. VAN NORMAN, III
NOTARY PUBLIC
NOTARY ID NO./BAR ROLL NO. 13020
MY COMMISSION EXPIRES AT DEATH

WESTLAKE REAL ESTATE BOARD

RESOLUTION

A RESOLUTION AUTHORIZING GARY "STITCH" GUILLORY, PRESIDENT OF THE WESTLAKE REAL ESTATE BOARD, WESTLAKE, LOUISIANA TO APPROVE THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR AUGUSTA VILLAGE A NEIGHBORHOOD DEVELOPMENT OF WEST TRACE DEVELOPMENT, WESTLAKE, LOUISIANA AND TO EXECUTE ALL DOCUMENTS THEREWITH.

WHEREAS, the Westlake Real Estate Board, Westlake, Louisiana, does hereby approve and adopt the Declaration of Covenants, Conditions, and Restrictions for Augusta Village, a Neighborhood Development of West Trace Development, Westlake, Louisiana, and;

WHEREAS, said Declaration of Covenants, Conditions, and Restrictions for Augusta Village, a Neighborhood Development of West Trace Development, Westlake, Louisiana, shall be recorded in the Office of the Clerk of Court.

NOW THEREFORE, BE IT RESOLVED BY THE WESTLAKE CITY COUNCIL, WESTLAKE, LOUISIANA, convened in special session on the 2nd day of April, 2009, they do hereby approve and adopt the Declaration of Covenants, Conditions, and Restrictions for Augusta Village, a Neighborhood Development of West Trace Development, Westlake, Louisiana, and;

THEREFORE, said Declaration of Covenants, Conditions, and Restrictions for Augusta Village, a Neighborhood Development of West Trace Development, Westlake, Louisiana, shall be recorded in the Office of the Clerk of Court.


THIS RESOLUTION having been read section by section, and as a whole, and having been submitted to a vote, the vote thereon was as follows:

YEAS: Buckner, Hereford, Hess, Soileau.

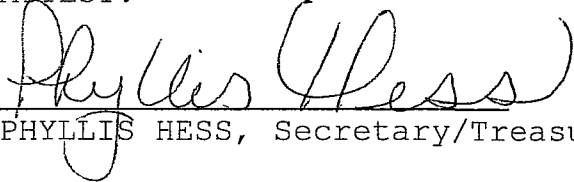
NAYS: None.

ABSENT: None.

THUS ADOPTED AND APPROVED at Westlake, Louisiana, on this 2nd day of April, 2009.


GARY "STITCH" GUILLORY, President

ATTEST:


PHYLLIS HESS, Secretary/Treasurer

RESOLUTION NO. 2896

A RESOLUTION AUTHORIZING DANIEL W. CUPIT, MAYOR OF THE CITY OF WESTLAKE, LOUISIANA TO APPROVE THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR AUGUSTA VILLAGE A NEIGHBORHOOD DEVELOPMENT OF WEST TRACE DEVELOPMENT, WESTLAKE, LOUISIANA AND TO EXECUTE ALL DOCUMENTS THEREWITH.

WHEREAS, the City of Westlake, a municipal corporation in Calcasieu Parish, Louisiana, does hereby approve and adopt the Declaration of Covenants, Conditions, and Restrictions for Augusta Village, a Neighborhood Development of West Trace Development, Westlake, Louisiana, and;

WHEREAS, said Declaration of Covenants, Conditions, and Restrictions for Augusta Village, a Neighborhood Development of West Trace Development, Westlake, Louisiana, shall be recorded in the Office of the Clerk of Court.

NOW THEREFORE, BE IT RESOLVED BY THE WESTLAKE CITY COUNCIL, WESTLAKE, LOUISIANA, convened in special session on the 2nd day of April, 2009, they do hereby approve and adopt the Declaration of Covenants, Conditions, and Restrictions for Augusta Village, a Neighborhood Development of West Trace Development, Westlake, Louisiana, and;

THEREFORE, said Declaration of Covenants, Conditions, and Restrictions for Augusta Village, a Neighborhood Development of West Trace Development, Westlake, Louisiana, shall be recorded in the Office of the Clerk of Court.

THIS RESOLUTION having been read section by section, and as a

whole, and having been submitted to a vote, the vote thereon was as follows:

YEAS: Cradure, Peterson, Racca, and Hardey.

NAYS: None.

ABSENT: Anderson.

THUS ADOPTED AND APPROVED at Westlake, Louisiana, on this 2nd day of April, 2009.

/s/ Daniel W. Cupit
DANIEL W. CUPIT, MAYOR

ATTEST:

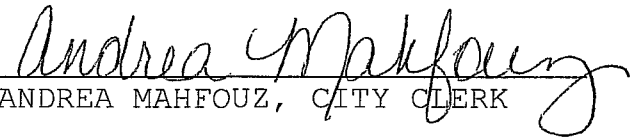
/s/ Andrea Mahfouz
ANDREA MAHFOUZ, CITY CLERK

STATE OF LOUISIANA
PARISH OF CALCASIEU

C E R T I F I C A T E

I, the undersigned Clerk of the City of Westlake, State of Louisiana, do hereby certify that the foregoing is a true and correct copy of Resolution No. 2896 which was adopted on April 2, 2009.

IN FAITH WHEREOF, witness my official signature and the impress of the official seal of said City of Westlake, on this, the 2nd day of April, 2009.


ANDREA MAHFOUZ, CITY CLERK

(Seal)