

FIRST AMENDMENT TO DECLARATION
OF SERVITUDES, EASEMENTS, AND
RESTRICTIVE COVENANTS FOR
RIVER CLUB SUBDIVISION

UNITED STATES OF AMERICA
STATE OF LOUISIANA
PARISH OF ST. TAMMANY

BY: RIVER CLUB DEVELOPMENT, LLC

BE IT KNOWN, that on this 10th day of April, 2016;

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified in and for the state and parish aforesaid, there in residing, and in the presence of the witnesses hereinafter named and undersigned:

PERSONALLY CAME AND APPEARED:

RIVER CLUB DEVELOPMENT, LLC, a limited liability company organized and existing under the laws of the State of Louisiana, domiciled and doing business in the Parish of St. Tammany, represented herein by A. Wayne Buras and Kelly J. McHugh, and its mailing address being 7037 Hwy 190, Covington, Louisiana 70433, hereinafter sometimes referred to as "Developer";

St. Tammany Parish 20
Instrmnt #: 2018857
Registry #: 2430551 PGL
04/18/2016 3:29:00 PM
MB CB X MI UCC

WHEREAS, Developer imposed a Dedication of Servitudes, Easements, and Restrictive Covenants for River Club Subdivision by instrument dated December 14, 2015, recorded as CIN 2005812 of the records of St. Tammany Parish, Louisiana ("Restrictive Covenants");

WHEREAS, pursuant to Article XIV, Section 14.1, of the Restrictive Covenants, the Developer has authority to amend the Restrictive Covenants pursuant to acts of amendment properly executed and recorded in the records of St. Tammany Parish, Louisiana;

WHEREAS, Developer desires to provide for amendments to the Restrictive Covenants in furtherance of the orderly administration of the property encumbered by the Restrictive Covenants.

NOW, THEREFORE, the Developer under authority of Article XIV, Section 14.1, of the Restrictive Covenants does hereby amend the Restrictive Covenants to read as follows:

1. By amending Article IX to add a new Section 9.2(B), to read as follows:

9.2 (B) Application Packet. The application for approval of a residential structure in the Subdivision shall include all items and material as requested by the ACC, including at a minimum, the following: (i) a copy of the Plans and Specifications for house construction on 11" x 17" size paper, if submitted by hard copy, or in the alternative, a copy of the Plans and Specifications in electronic format delivered to the ACC in a readable form and content; (ii) completion of the application form checklist provided by the ACC; (iii) plot plan with details of buildings, drives, sidewalks, fences, HVAC pad, and minimum landscaping to be placed upon the Lot, the details including Lot dimensions, improvement measurements and dimensions, all to scale and properly located on the plot plan; and (iv) a deposit check and/or review fee check made out to the River Club Owners Association, Inc. ("Application Packet"). The Application Packet shall be delivered to the review professional and/or the ACC as indicated on the application form checklist provided by the ACC. The ACC shall be entitled to impose additional administrative requirements and procedures in the orderly administration and flow of items necessary for the completion of the architectural review.

2. By amending Article IX, Section 9.4 entitled "Review Fee" to read as follows:

9.4 Review Fee. The ACC shall have the right to collect from each applicant requesting approval of plans and specifications for construction of a home in the

Subdivision to pay an architectural review fee in the sum of \$450.00 (“**Architectural Review Fee**”) representing the cost and expense of an architectural review by a professional residential designer selected by the Association performing such review for compliance with these Restrictive Covenants and to ensure the architectural appropriateness and compatibility of homes to be constructed in the Subdivision. The Architectural Review Fee shall represent the basic costs of architectural review and report to the applicant requesting changes or providing acceptance and approval of the plans as submitted. In the event the ACC architect is required to deliver more than two (2) mandates or directives for changes and subsequent review of the corrected items, in any manner not having been made, then the ACC shall be entitled to charge and collect additional sums of money from the applicant to pay the additional costs and expense of the architectural review.

3. By amending Article XI, Section 11.18 entitled “Raised Houses” to read as follows:

11.18 Raised Houses. Raised houses must have suitable material or landscaping around the entire raised portion of the house. Each raised house shall provide not less than eighteen inches (18”) clearance and not greater than thirty inches (“30”) clearance under the bottom of the first floor joists measured to the finished grade of the Lot. The elevation of a raised house must be approved by the ACC.

4. By amending Article XI, Section 11.22.2, Section 11.23.2, and Section 11.24.2 to read as follows:

11.22.2 The heated and cooled area of a Dwelling shall have a ceiling height of not less than ten (10’) feet on the first floor and a ceiling height of not less than nine (9’) feet on the second floor, if applicable; and

11.23.2 The heated and cooled area of a Dwelling shall have a ceiling height of not less than ten (10’) feet on the first floor and a ceiling height of not less than nine (9’) feet on the second floor, if applicable; and

11.24.2 The heated and cooled area of a Dwelling shall have a ceiling height of not less than ten (10’) feet on the first floor and a ceiling height of not less than nine (9’) feet on the second floor, if applicable; and

5. By amending Article XII, Section 12.1.1(i)(b), to read as follows:

b. Wood; Exterior Woodwork. Exterior architectural wood, including but not limited to siding, trim, columns, balustrades, porch decks, soffit decks, soffits, fascias, and shutters, must be capable of withstanding the elements and be resistant to rot. Examples include cedar, redwood, mahogany, fiberglass, composite, wood clapboard, or hardie board, all of which must be sealed with paint, stain, varnish, or clear cote. Horizontally applied boards (beveled or drop siding) are permitted. Plywood, vinyl, and diagonal siding are not permitted.

6. By amending Article XII, Section 12.1.1(ii)(a), to read as follows:

a. Chimneys shall be finished with stucco or brick to match or architecturally blend with the house siding material; no hardie board or wood material chimneys, or exposed chimney flues, are allowed.

7. By amending Article XII, Section 12.1.1(ii), to add a new subpart (h), to read as follows:

h. All exterior vinyl building elements are prohibited, including, without limitation, soffits, fascias, siding, shutters, and railings, except for vinyl windows, which are allowed.

8. By amending Article XII, Section 12.2.5, to read as follows:
- 12.2.5** The principal roof on all Dwellings shall be a symmetrical hip or gable with a slope of not less than 8:12 pitch. Lower pitches on incidental roof sections of a Dwelling, such as dormers, porches, and subordinate roof lines of the Dwelling, and sheds, cabanas, and garages (by way of example) may be allowed as required or approved by the ACC. Gabled hips, hipped gables, and flared hips are permitted. Where gables meet a Party Wall condition, gabled ends are permitted.
9. By amending Article XII, Section 12.3.2, to read as follows:
- 12.3.2** Shutters shall be wood, aluminum, or composite material; no vinyl shutters are allowed. Doors shall be wood or fiberglass. All of the above elements shall be painted or stained.
10. By amending Article XII, Section 12.3.5, to read as follows:
- 12.3.5** Front-load Garage doors shall be a maximum door opening height of nine (9') feet. The Garage door shall be clad with planks to resemble swinging doors or a comparable look approved by the ACC. A Garage door with glass must be first approved by the ACC.
11. By amending Article XII, Section 12.3, to add a new Section 12.3.8, to read as follows:
- 12.3.8** In the Application Packet that includes a roof structure with dormers, the applicant shall include complete detail of the dormer construction, including location, design, dimension, and cross-sections; where false dormers are used, interior framing must be painted black or provide permanent treatments approved by the ACC.
12. By amending Article XII, Section 12.7.4, to read as follows:
- 12.7.4** Driveways on all Lots shall comply with the following: **(i)** all Driveways shall have aprons constructed of stamped and dyed concrete constructed for a distance of fifteen feet (15') into the Lot measured from the Street fronting the Lot ("**Special Driveway Surface**"); **(ii)** all driveways shall be a minimum of twelve feet (12') in width and shall be constructed not closer than three feet (3') from the side Property line; **(iii)** the portion of the driveway connecting to the Special Driveway Surface to the Dwelling shall be constructed of concrete, pavestone pavers, a substitute paver approved by the ACC, or stamped and dyed concrete of a color, type, design, and quality approved by the ACC; **(iv)** the construction of the Special Driveway Surface shall conform to the construction standards and directives in the attached **Exhibit 12.7.4**; **(v)** the size, design, color, slope, and pattern of the Special Driveway Surface shall be subject to the approval of the ACC and shall be mandatory for each Driveway; and **(vi)** the turning radius in any Driveway shall be a minimum of twenty-one feet (21') to 0, where applicable.
13. By amending Article XII, Section 12.7.4, to substitute a **New Exhibit 12.7.4** in place of the Exhibit 12.7.4 attached to the Restrictive Covenants recorded at CIN 2005812; thereupon, the Exhibit 12.7.4 recorded at CIN 2005812 is deleted. The **New Exhibit 12.7.4** is attached hereto and made a part of the Restrictive Covenants, as amended.

In all other respects except as amended herein, the Restrictive Covenants shall remain the same.

[SIGNATURES ON THE FOLLOWING PAGE]

THUS DONE AND PASSED in Covington, St. Tammany Parish, Louisiana, on the day, month and year herein above first written, in the presence of undersigned competent witnesses, who hereunto subscribe their names with the said Notary, after due reading of the whole.

WITNESSES:

RIVER CLUB DEVELOPMENT, LLC

C Thompson
Print Name: Courtney Thompson

By: [Signature]
A. WAYNE BURAS, Member

Twila Simmons
Print Name: Twila Simmons

By: [Signature]
KELLY J. MCHUGH, Member

Paula L. Ryan
NOTARY PUBLIC

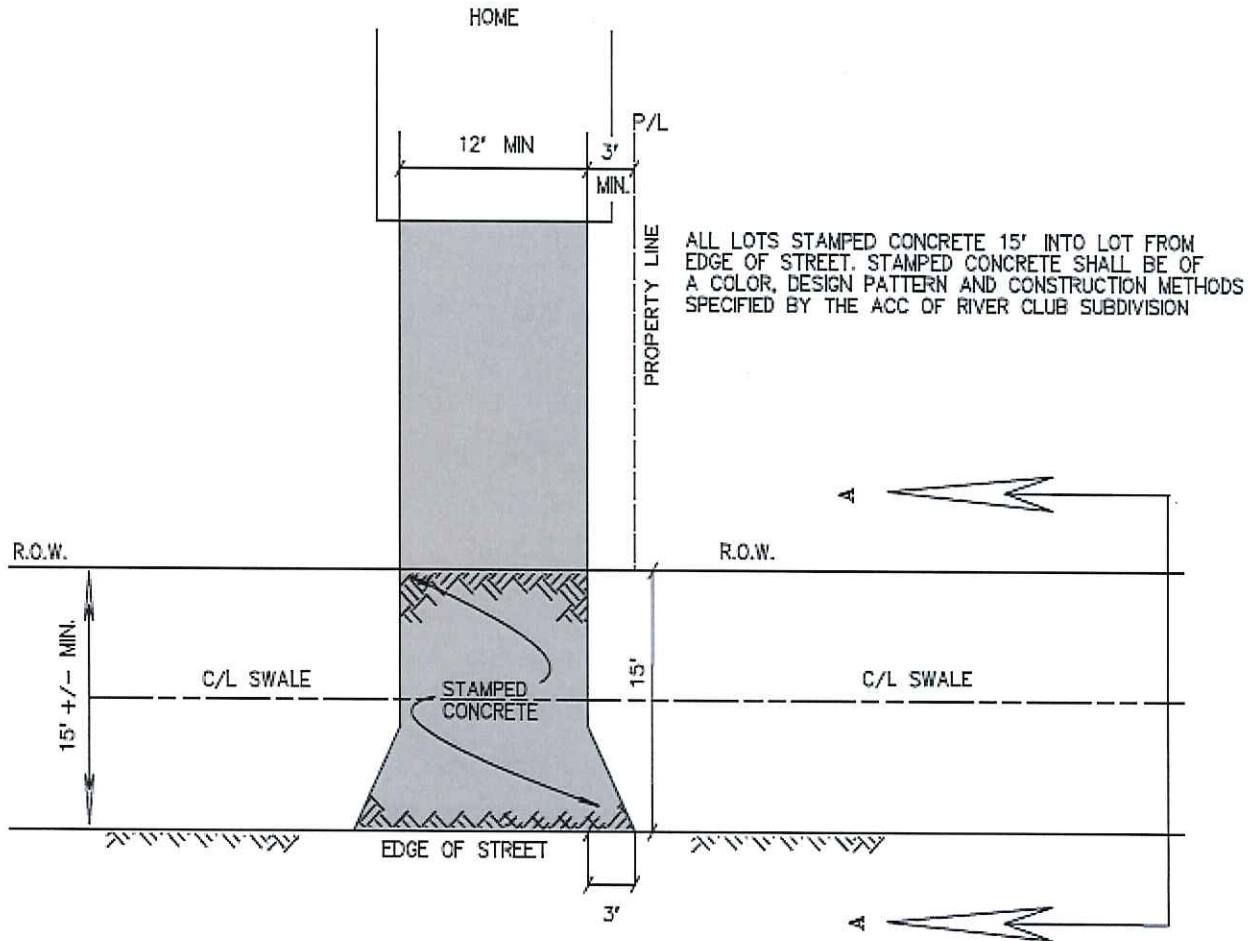
Print Name: Paula L. Ryan
LA Bar/Commission No: 68884
My Commission Expires: with life

EXHIBIT 12.7.4

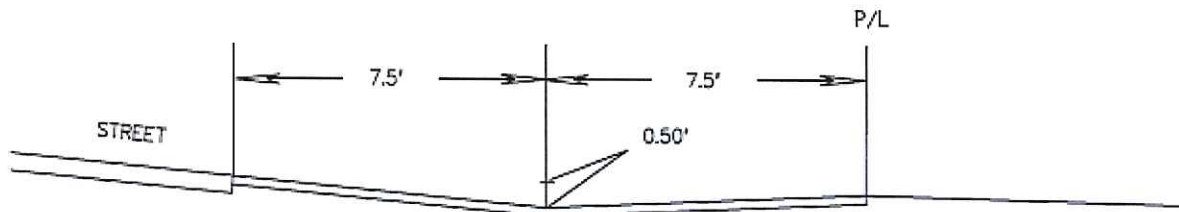
This is the substituted DRIVEWAY APRON DETAIL Exhibit attached to the First Amendment to the Restrictive Covenants for River Club Subdivision

(The Exhibit 12.7.4 recorded at CIN 2005812 is deleted)

DRIVEWAY APRON DETAIL



SECTION A-A



NOTE: 1) ALL DRIVEWAYS SHALL BE A MINIMUM OF TWELVE FEET (12') IN WIDTH AND SHALL BE CONSTRUCTED NOT CLOSER THAN THREE FEET (3') FROM THE SIDE PROPERTY LINE; 2) THE PORTION OF THE DRIVEWAY CONNECTING TO THE STREET AND EXTENDING 15' SHALL BE STAMPED CONCRETE OF A PATTERN, SIZE, DESIGN, SLOPE AND COLOR AS APPROVED BY THE ACC AND SHALL BE MANDATORY FOR EACH DRIVEWAY.