

St. Charles Parish Recording Page

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St. Charles Parish Courthouse
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Received From :
HEIGLE, KEVIN
SUITE 201
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First VENDOR

RIVERBEND ESTATE HOMEOWNERS ASSOCIATION, INC

First VENDEE

Index Type : Conveyance

Entry Number : 328327

Type of Document : Modification

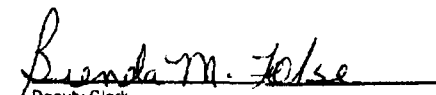
Book : 687

Page : 163

Recording Pages : 5

Recorded Information

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


Deputy Clerk

On (Recorded Date) : 02/26/2007

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FIRST AMENDMENT AND
MODIFICATION TO
THE DECLARATION OF
COVENANTS, RESTRICTIONS
AND SERVITUDES FOR
RIVERBEND ESTATES, PHASE I

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UNITED STATES OF AMERICA
STATE OF LOUISIANA
PARISH OF JEFFERSON

BY: RIVERBEND ESTATES
HOMEOWNERS ASSOCIATION, INC

BE IT KNOWN, that on this 30th day of January, 2007:

BEFORE ME, Kevin G. Heigle, a Notary Public, duly commissioned and qualified in and for the Parish and State aforesaid, therein residing, and in the presence of the witnesses hereinafter named and undersigned:

PERSONALLY CAME AND APPEARED:

RIVERBEND ESTATES HOMEOWNERS ASSOCIATION, INC.,
represented herein by its duly authorized President, Frank Mouton.

Who declared that it is Homeowners Association for the RIVERBEND ESTATES, PHASE I Subdivision, pursuant to a Declaration of Covenants, Restrictions and Servitudes dated May 5, 2003, which is filed in the conveyance records of St. Charles Parish in COB 618, folio 499; and

Who further declared that pursuant to Article 9.2 of the Declaration of Covenants, Restrictions and Servitudes for RIVERBEND ESTATES, the above named Homeowners Association desires to and does hereby amend Article 6.5 of the original Declaration of Covenant, Restrictions and Servitudes for RIVERBEND ESTATES dated May 5, 2003, which is filed of record in COB 618, folio 499, of the official records of St. Charles Parish, which reads as follows:

ARTICLE 6.5: No structure of any type, including but not limited to, fences, shall be placed in the front of any house. The front of the house shall be defined as the yard area from the front façade house to the street. No hedges or bushes used as fencing shall exceed a height of 3 feet.

To read as follows:


ARTICLE 6.5: No structure of any type, including but not limited to, fences, shall be placed in the front of any house. The front of the house shall be defined as the yard area from the front façade of the house to the street. No hedges or bushes used as fencing shall exceed a height of 3 feet. However, a decorative structure consisting of brick columns and wrought iron fencing or handrail may be

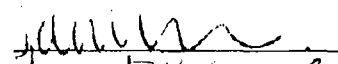
installed to accent each side of the driveway or front porch. The structure shall not exceed 5' (five feet) from the front of the house to the street and shall not exceed 5 feet in height. In addition, the structure must be approved by the Board of Directors of the Homeowners Association or by any Architectural Review Committee appointed by said Board.

The consent of at least eighty-five (85%) percent of the Lot Owners in Phase I of the Riverbend Estates to this Amendment is hereby evidenced by the attached Certificate signed by the Secretary, Ann Cardwell, of RIVERBEND ESTATES HOMEOWNERS ASSOCIATION, INC., which states that the original signed consents of Eighty (80) owners are held by said Corporation at its registered office.


THUS DONE AND PASSED, on the day, month and year herein first above written, in the presence of the undersigned witnesses and me, Notary, after reading of the whole.


WITNESSES:


HENRY WAGUESTACK


JANNA R. VICKNAIR

**RIVERBEND ESTATES
HOMEOWNERS ASSOCIATION, INC.**

BY: 
Frank Mouton
President


KEVIN G. HEIGLE
Bar No. 6753
Notary Public

CERTIFICATE

I, ANN CARDWELL, SECRETARY OF RIVERBEND ESTATES HOMEOWNERS ASSOCIATION, INC., do certify that I have in the possession of the official Records of this Association the original signed consents of the owners of eighty (80) lots in Riverbend Estates, Phase I to the proposed change to **ARTICLE 6.5** of the original **Declaration of Covenants, Restrictions and Servitudes for Riverbend Estates.**

Ann Blakeman Cardwell
Ann Cardwell
Secretary

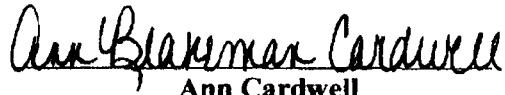
January 29, 2007
Date

**RESOLUTION OF THE
BOARD OF DIRECTORS OF
RIVERBEND ESTATES HOMEOWNERS ASSOCIATION, INC.**

A meeting of the Board of Directors of **RIVERBEND ESTATES HOMEOWNERS ASSOCIATION, INC.** was held on the 24th day of January, 2007, at the domicile of the corporation in the Parish of St. Charles, State of Louisiana, after due notice, with all members present and voting. The following resolution was adopted unanimously:

BE IT HEREBY RESOLVED THAT, FRANK MOUTON, its President, be and he is hereby authorized and empowered to sign and execute for and on behalf of this corporation an Amendment and Modification to the Declaration of Covenants, Restrictions and Servitudes for Riverbend Estates, Phase I and any and all related documentation deemed necessary for the purpose of amending Article 6.5 of the Declaration of Covenants, Restrictions and Servitudes.

I, the undersigned Secretary of **RIVERBEND ESTATES HOMEOWNERS ASSOCIATION, INC.** do hereby certify that the above and foregoing is a true and correct copy of any excerpt of the minutes of a meeting of the Board of Directors, held at the domicile of this corporation on January 24, 2007, with all members present and voting.


Ann Cardwell
Secretary