

**FIRST AMENDMENT TO  
ACT OF RESTRICTIONS FOR ASCOT SUBDIVISION**

**STATE OF LOUISIANA  
PARISH OF EAST BATON ROUGE**

BE IT KNOWN that on this 21<sup>st</sup> day of January, 1993, before me, the undersigned authority, and in the presence of the undersigned competent witnesses, personally came and appeared:

ASCOT DEVELOPMENT CORPORATION, a Louisiana corporation having its principal place of business at 5800 One Perkins Place, Suite 6A, Baton Rouge, LA, 70808, herein represented by E. HARDY SWYERS, its duly authorized President, by a resolution of the Board of Directors of said corporation, attached hereto (hereinafter referred to as the "Developer")

who did depose and say that Developer is the owner of the following real property to wit:

Fifty (50) lots or parcels of ground, together with all other buildings and improvements thereon, and all of the component parts thereof, situated in the Parish of East Baton Rouge, State of Louisiana, in that subdivision known as Ascot, First Filing and being more particularly designated according to the "Final Plat of Ascot First Filing, (being a subdivision of Tracts H and K of the Tessier and Cyrus H. Dehart property), located in Section 98, T-7-S, R-1-E and Section 50, T-7-S, R-2-E, East Baton Rouge Parish, Louisiana, for Ascot Development Corporation" made by Rodi and Songy, Inc., Consulting Engineers and Land Surveyors, dated August, 1992, which plat was filed of record on November 17, 1992, as Original 928, Bundle 10354 in the Official Records of the Clerk and Recorder for East Baton Rouge Parish, as Lot Number One (1) through Fifty (50) both inclusive, Ascot, First Filing, said Lots having the measurements and dimensions and being subject to those servitudes and building set back lines as shown on the above described subdivision map (the "Property").

WHEREAS, the Act of Restrictions for Ascot Subdivision were executed November 20, 1992 and filed of record with the Clerk of Court and Recorder for East Baton Rouge Parish on November 20, 1992 as Original 900, Bundle 10355 (the "Restrictions"); and

WHEREAS, Article 7.4 of the Restrictions provide that, prior to the formation of the Ascot Homeowners Association the Restrictions may be amended at any time and for any purpose solely by the Developer without any requirement of a vote or consent in any way from the owners of lots in Ascot Subdivision; and

WHEREAS, Ascot Homeowners Association has not yet been formed;

NOW, THEREFORE, the Act of Restrictions for Ascot Subdivision are hereby amended as follows:

1. Article 4.6 of the Restrictions is hereby amended in its entirety to read as follows:

**"4.6 Car Storage.** Each garage or carport shall accommodate not less than two or more than four cars. Garages or carports shall load from the side or rear, and the primary opening of such shall not face any street bordering the lot, except garages or carports constructed on corner lots which may face (open to) the street on the long side of the lot. If the car storage area is located on the front one half of a lot, it must be fully enclosed on any side visible from the street and it must have a closing garage door."

2. Article 3.9 ~~Landscaping~~ (in its entirety) is hereby deleted in its entirety from the Restrictions.
3. Except as amended in this document, the Act of Restrictions for Ascot Subdivision remain the same and in full force and effect.

THUS DONE AND SIGNED in Baton Rouge, LA on the date first above written, in the presence of the undersigned competent witnesses and me, notary public, after a due reading of the whole.

Witnesses:

Ascot Development Corporation

Anna R. Jackson  
Art. Mobley

By: E. Hardy Swyers  
E. Hardy Swyers, President

[Signature]  
Notary Public

ORIG 590 BNDL 10372

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BY [Signature]

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ACT OF RESTRICTIONS FOR  
ASCOT SUBDIVISION, SECOND FILING

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

BE IT KNOWN that on this 1st day of October, 1993, before me, the undersigned authority, and in the presence of the undersigned and competent witnesses, personally came and appeared:

ROYAL ASCOT, INC., a Louisiana corporation having its principal place of business at 460 Florida Street, Ste. 12, Baton Rouge, Louisiana 70801, herein represented by E. Hardy Swyers, its President, duly authorized by a resolution of the Board of Directors of said corporation, attached hereto (hereinafter referred to as "Developer")

who depose and say that:

Developer is the owner of the following real property, to-wit:

Sixty-six (66) lots or parcels of ground, together with all the buildings and improvements thereon, and all the component parts thereof, situated in the Parish of East Baton Rouge, State of Louisiana, in that subdivision known as ASCOT, SECOND FILING and being more particularly designated and described according to the "Final Plat of Ascot, Second Filing (Being a Subdivision of Tract K-1 of the Tessier and Cyrus H. DeHart Property) located in Section 98, T-7-S, R-1-E and Section 50, T7S, R2E, East Baton Rouge Parish, Louisiana, for Royal Ascot, Inc." made by Rodi and Songy, Inc., Consulting Engineers and Land Surveyors dated June, 1993 which plat was filed of record on September 30, 1993 as Original 796, Bundle 10442 in the official records of the Clerk and Recorder for the Parish of East Baton Rouge, State of Louisiana, being lots 51 through 116, both inclusive, Ascot, Second Filing, said lots having the measurements and dimensions and being subject to all servitudes and building setback lines as shown on the above described subdivision map (the "Property");

Developer declares that the Property is adjacent to and contiguous with the property previously developed by Ascot Development Corporation which is known as ASCOT, FIRST FILING. Ascot Development Corporation did prepare, file and record certain declarations, restrictions, covenants and conditions for the purpose of protecting the value and desirability of the lots comprising ASCOT, FIRST FILING. The "Act of Restrictions for Ascot Subdivision" are dated November 20, 1992 and were filed of record on November 20, 1992, as Original 900, Bundle 10355 of the

official records of the Clerk and Recorder for the Parish of East Baton Rouge, State of Louisiana, and were amended by First Amendment to Act of Restrictions for Ascot Subdivision dated January 21, 1993 and filed of record on January 22, 1993 as Original 590, Bundle 10372 of the records of the Clerk and Recorder for the Parish of East Baton Rouge, State of Louisiana (hereinafter referred to as the "Restrictions").

Developer desires to subject the Property to the very same declarations, restrictions, covenants and conditions which are contained in the Restrictions.

Therefore, the Developer hereby declares that the Property shall be held, sold and conveyed subject to the servitudes, restrictions, reservations, covenants, conditions, and declarations which are set forth in and are contained in the Restrictions.

Developer declares that it is hereby subjecting the Property to the servitudes, restrictions, reservations, covenants, conditions and declarations as set forth in the Restrictions, for the purpose of protecting and enhancing the value and desirability of the Property and that these covenants shall run with the Property and be binding on all parties having any right, title or interest in the Property or any part thereof, their heirs, successors and assigns and shall inure to the benefit of each subsequent owner thereof.

**NOW INTERVENES AND COMES:**

ASCOT DEVELOPMENT CORPORATION, a Louisiana corporation having its principal place of business at 5800 One Perkins Place, Suite 6A, Baton Rouge, Louisiana 70808, herein represented by E. HARDY SWYERS, its President, duly authorized by resolution of the Board of Directors of said corporation attached hereto,

who acknowledges that the Property described hereinabove is adjacent to and contiguous to ASCOT, FIRST FILING and is the same Property referred to in Paragraph 1.1 of the "Act of Restrictions for Ascot Subdivision" as ASCOT, SECOND FILING. Ascot Development Corporation does hereby consent to Developer's adoption of the Act of Restrictions for Ascot Subdivision and the imposition of

the servitudes, restrictions, reservations, covenants, conditions and declarations contained therein on the Property described hereinabove.

THUS DONE AND SIGNED at Baton Rouge, Louisiana, on the day, month and year first above written in the presence of the undersigned competent witnesses and me, Notary, after a due reading of the whole.

WITNESSES:

*Anna R. Baker*

*Ann S. Madley*

ROYAL ASCOT, INC.

BY: *E. Hardy Swyers*  
E. HARDY SWYERS

ASCOT DEVELOPMENT CORPORATION

BY: *E. Hardy Swyers*  
E. HARDY SWYERS

*John H. Fetzer, III*  
JOHN H. FETZER, III  
NOTARY PUBLIC

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BY *Doug Welborn*  
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