

Gary Loftin  
Caddo Parish Clerk of Court  
2079831  
02/07/2007 11:07 AM

First Amendment  
to the  
Declarations Covenants and Restrictions  
of the  
Twelve Oaks Homeowners Association, Inc.

Whereas it is the desire of the Homeowners of Twelve Oaks, Middleton Place in Twelve Oaks and Charleston Court in Twelve Oaks to maintain their properties and their adjoining lawns and landscaping in the best possible manner and in doing so contribute to the overall increase in home values in Twelve Oaks;

and

Whereas there has been a desire to better define a standard of maintenance for the exterior of any property in Twelve Oaks;

and

Whereas a petition has been circulated and bearing at least 90% of all the Owners in the Twelve Oaks Homeowners Association containing the desired amendment to the Covenants, the authenticity of such having been verified by the Associations Executive Board.

Be it resolved, that at a duly authorized meeting of the Owners held on December 7th, 2006, at which a quorum was present. The certified petition bearing the signatures of at least 90% of all Owners was presented, and the motion was made to amend the Declarations Covenants and Restrictions as follows:

Section 7:     Nuisances. No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. No unsightly condition shall be created on any Lot or permitted to remain thereon which specifically, without limitation by reference thereto, prohibits the storage and/or repair of a wrecked vehicle and/or vehicles on the premises.

Shall be modified to read as follows:

Section 7.     Nuisances. No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. No unsightly condition shall be created on any Lot or permitted to remain thereon. Lawns shall be mowed on a weekly basis and flowers beds cleaned on a monthly basis to maintain a well manicured appearance. Fertilizer shall be applied at least three times a year to insure adequate nitrogen and other minerals to all planting areas. The exterior of all homes shall be well maintained with no blistering paint or decaying wood showing or other exterior features in need of repair or maintenance.



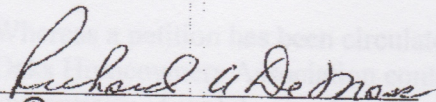
Section 7 shall also prohibit the storage and/or repair of a wrecked vehicle and/or vehicles on any lot, common area or public right of way.

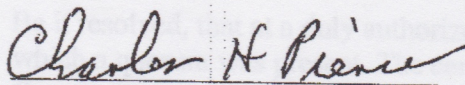
Should the Homeowners Association find or be notified of any violation of Section 7, the Homeowners Association shall promptly notify the Owner by certified mail and cite the specific violation. The Owner shall be given thirty days to correct the violation. After the 30 days correction period expires, and should the violation persist, the Homeowners Association shall file a lien against the property, which shall include the grievance fee as defined in Section 1 of the Declaration of Covenants Restrictions and Conditions of the Twelve Oaks Homeowners Association, L.L.C. No Property shall be cited more than once in any given fiscal year for a violation of Section 7.

This amendment shall become effective upon the full execution of this document and the filing of the original copy in the records of Caddo Parish Louisiana. Except to the extent specifically modified herein, the Restrictive Covenants including the First Amendment thereto, shall remain in full force and effect.

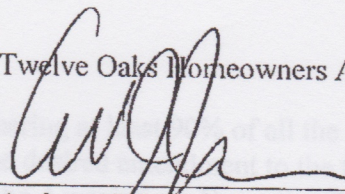
Thus done and passed on the 6th day of February 2007

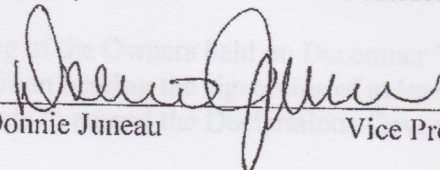
Witness

  
Richard A. Demoss

  
Charles H. Pierce

Twelve Oaks Homeowners Association, L.L.C.

  
Anthony J. Janca President

  
Donnie Juneau Vice President