

INSTRUMENT # 00934552
 FILED AND RECORDED
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 COB ☒ MOB ☐ OTHER ☐

**THIRD AMENDMENT TO
 DECLARATION OF COVENANTS & RESTRICTIONS FOR
 EAGLE'S LANDING SUBDIVISION
 ASCENSION PARISH, LOUISIANA**

Bl. y
 DEPUTY CLERK & RECORDER

BE IT KNOWN, that on the date set forth below, before me the undersigned Notary Public and

competent witnesses, personally came and appeared:

DEPUTY CLERK
 SLIPPRTO2

D.R. HORTON, INC. – GULF COAST, a Delaware corporation whose address is 4306 Miller Road, Suite A, Rowlett, TX 75088, appearing herein through its undersigned duly authorized representative (hereinafter referred to as “**Declarant**”),

ISC

who did declare as follows:

WHEREAS, (i) **LOTS 1 THROUGH 96 & TRACTS CA-1 THROUGH CA-6, EAGLES LANDING SUBDIVISION, FIRST FILING**, located in Sections 20 and 37, T8S-R3E, Southeastern Land District, East of the Mississippi River, Ascension Parish, Louisiana, as shown on “Final Plat of Eagles Landing Subdivision First Filing - Lots 1-96 & Tracts CA-1 thru CA-6” prepared by Baton Rouge Land Surveying dated April 3, 2013, recorded August 1, 2013 at Conveyance Instrument No. 00831674 and August 16, 2013, at Conveyance Instrument No. 00832829 in the records of Ascension Parish, Louisiana, and (ii) **LOTS 97 THROUGH 126, 153 THROUGH 174, 224 THROUGH 235 & TRACT CA-7, EAGLES LANDING SUBDIVISION, SECOND FILING-PHASE 2A AND THIRD FILING-PHASE 3A**, located in Sections 20 and 37, T8S-R3E, Southeastern Land District, East of the Mississippi River, Ascension Parish, Louisiana, as shown on “Final Plat of Eagles Landing Subdivision Second Filing-Phase 2A and Tract CA-7 & Third Filing-Phase 3A” prepared by Baton Rouge Land Surveying dated June 15, 2016, recorded July 14, 2016, at Conveyance Instrument #00902275, records of Ascension Parish, Louisiana are subject to that certain Declaration of Covenants & Restrictions for Eagle's Landing Subdivision Ascension Parish, Louisiana, made by D. R. Horton, Inc. – Gulf Coast, dated August 19, 2013 and recorded as Instrument No. 00833467 in the records of Ascension Parish, Louisiana, as amended by that certain First Amendment to Declaration of Covenants & Restrictions for Eagle's Landing Subdivision Ascension Parish, Louisiana, dated March 25, 2014 and recorded April 2, 2014 at Instrument No. 00847352 in the records of Ascension Parish, Louisiana and by that certain Second Amendment to Declaration of Covenants & Restrictions for Eagles's Landing Subdivision Ascension Parish, Louisiana, dated July 22, 2016 and recorded July 25, 2016 at Instrument No. 00903101 in the records of Ascension Parish, Louisiana (collectively, the “**Declaration**”); and

WHEREAS, pursuant to Article 15.5.6. of the Declaration, Declarant has the right, during the Development Period (as defined in the Declaration), to unilaterally amend the Declaration for any reason; and

WHEREAS, this Third Amendment is being made during the Development Period and Declarant desires to hereby amend the Declaration as hereinafter provided.

NOW THEREFORE, Declarant does hereby amend the Declaration as follows:

1. Section B.7 of Exhibit B to the Declaration is hereby amended and restated in its entirety as follows:

3

B.7. FENCES.

(a) This Section B.7 is subject to the Architectural Reviewer's right to adopt additional or different specifications for construction or reconstruction of fences. The height of fences must be between 4 feet and 8 feet. Fences must be made of masonry, wood, or other Architectural Reviewer-approved material. Any portion of a fence that faces a street, alley, or Common Area must have a "finished side" appearance. Retaining walls must be constructed entirely with Architectural Reviewer-approved materials, however railroad ties may not be used for a retaining wall visible from a street. Fences may not be constructed between a dwelling's front building line and the street. Fences may not be constructed on any Common Area. The use of barbed wire and chain link fencing is prohibited. The use or application of a stain that cures in a solid color or paint is prohibited. Wood fences may be left in their natural state. No wood fence may be stained to alter the fence color from a natural wood color. Without prior approval of the Architectural Reviewer, clear sealants may be applied.

(b) Except for fences built along the rear property line of the Tract CA-4 Lots (defined herein) and notwithstanding the above Section B.7(a), fences on Lots which are adjacent to any lakes, ponds, park areas, recreational fields, pathways or Common Area ("**Common Area Restricted Fence Lots**") shall be constructed in such a manner as to reasonably preserve the view of such lakes, ponds, park areas, recreational fields, pathways or Common Area to all other Owners. Except for fences built along the rear property line of the Tract CA-4 Lots, fences along the rear property line of Common Area Restricted Fence Lots must be either a wrought iron fence or a see through wood picket type fence. Except for fences built along the rear property line of the Tract CA-4 Lots, the height of fences along the rear property line of Common Area Restricted Fence Lots shall not exceed 4 feet. The height of the first 20 feet of side fencing from the rear property line of Common Area Restricted Fence Lots shall not exceed 4 feet, and, after the first such 20 feet of side fencing, the side fencing may transition to a height not to exceed 6 feet on an angle not to exceed 45 degrees. Side fences on Common Area Restricted Fence Lots may contain privacy fencing. Fences on all Common Area Restricted Fence Lots shall remain subject to the Architectural Reviewer's review and approval.

(c) Notwithstanding anything to the contrary in the above Sections B.7(a) and (b), fences built along the rear property line of Lots 32 through and including 39, 102, 105 through and including 112, and 228 through and including 230 in Eagles Landing Subdivision (the "**Tract CA-4 Lots**") may be privacy fences and shall not exceed 6 feet. For clarity's sake, fences on all Tract CA-4 Lots shall remain subject to the Architectural Reviewer's review and approval.

2. The Declaration, as amended hereby, is hereby ratified and confirmed.

[SIGNATURE PAGE TO FOLLOW]

COB: 934552; Page: 2; Filed: 10/12/2017 12:00:00AM [ascension:]

THUS DONE AND SIGNED by Declarant at Denham Springs, LA, on the 6th day
of October, 2017, in the presence of the undersigned Notary Public and competent witnesses.

Declarant:

D.R. HORTON, INC. – GULF COAST

By: [Signature]

Name: Adam Kurz

Title: Assistant Vice President

WITNESSES:

[Signature]

Sign above and print name below:

Nichole Guzza

[Signature]

Sign above and print name below:

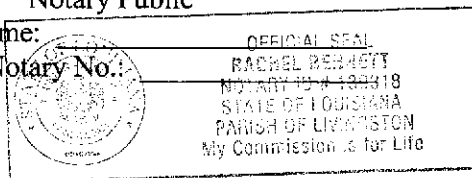
Jessica Wright

[Signature]

Notary Public

Printed Name:

LSBA or Notary No.:



END OF DOCUMENT-APCG

COB: 934552; Page: 3; Filed: 10/12/2017 12:00:00AM [ascension:]