

STATE OF LOUISIANA
PARISH OF WEST FELICIANA

RESTRICTIVE COVENANTS AND SERVITUDE

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified in and for the state and parish aforesaid, and in the presence of the good and competent witnesses,

PERSONALLY CAME AND APPEARED:

DAVID L. JEWELL (SS# *-**-4924) and LACEY WELCH JEWELL (SS# ***-**-7513)**, born Welch, husband and wife, living together, both residents of and domiciled in the Parish of West Feliciana, State of Louisiana, who declared their current mailing address to be P.O. Box 107, Weyanoke, LA 70787, hereinafter collectively referred to as "Developer"

who after being duly sworn, did depose and say:

Developer is the owner of the following described property:

1. A certain tract or parcel of ground with all improvements thereon situated in Section 40, T2S, R1W, designated as Tract 3-B 6.5 Ac. on "Map Showing Subdivision of Tract 3 of the Former Rue Lafayette Mortgage Corp. & Beech Grove, LLC Property into Tracts A, B, & C for David Jewell Sec.40 T2S R1W, GLD West Feliciana Parish, LA." dated January 28, 2021 by Charles R. St. Romain.
2. A certain tract or parcel of ground with all improvements thereon situated in Section 40, T2S, R1W, designated as Tract 3-C 48.5 Ac. on "Map Showing Subdivision of Tract 3 of the Former Rue Lafayette Mortgage Corp. & Beech Grove, LLC Property into Tracts A, B, & C for David Jewell Sec.40 T2S R1W, GLD West Feliciana Parish, LA." dated January 28, 2021 by Charles R. St. Romain.

Developer hereby dedicates a reciprocal predial servitude for construction, maintenance, and overflow of a lake on the above described property. Further, the predial servitude created herein shall be for use and enjoyment of the owners of each of the above described properties whereby the owners of each lot shall have the right to utilize the entire lake for recreational purposes subject to the restrictions established herein as follows:

1. No swimming or diving shall be permitted in the lake.
2. All local, state and federal guidelines regarding fishing and the like shall be adhered to by the lake user.
3. No dumping, burning or disposal of trash is allowed in the lake area.
4. A resident must accompany all guests to the lake, and remain with them during the time spent utilizing the lake area.
5. No children under the age of 10 shall be allowed to use the lake without adult accompaniment.
6. Only electric motorized boats shall be allowed on the lake

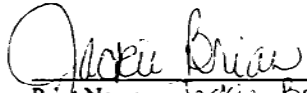
In consideration of the enjoyment of the entirety of the lake, each lot owner shall indemnify and hold each other lot owner harmless and assume all liability for accident or injury to persons or property resulting from their use of the lake pursuant to the servitude agreement set forth herein. Indemnity granted above shall include attorney's fees and other cost of defense.

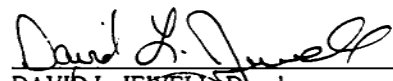
Maintenance of the lake shall be shared equally by the owners of the lots set forth above including labor and materials. However, any damage caused specifically by the owner of a particular lot shall be repaired by the party responsible for the damage. Maintenance shall only be conducted when a majority of the lot owners set forth above have approved the maintenance or repairs.

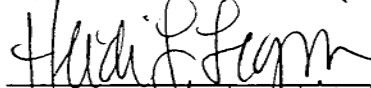
In the event it is necessary to enforce the provisions of the servitude and restrictions set forth herein through judicial proceedings, the prevailing party shall be entitled to attorney's fees and costs incurred to enforce the servitude and restrictions set forth herein.

THUS DONE AND PASSED at St. Francisville, Louisiana, on this 18th day of February, 2021, in the presence of the undersigned competent witnesses who hereunto sign their names with the said appearers and me, Notary, after a reading of the whole.


WITNESSES:


Print Name: Jackie Brian


DAVID L. JEWELL, Developer


Print Name: Heidi L. Ligon


LACEY WELCH JEWELL, Developer


Robert D. Ligon, NOTARY PUBLIC
BAR ROLL/NOTARY ID NO. 26072
My Commission Expires: at death