



Cornerstone

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Pages including cover : 3

Comments:

Ms. Marousek and Mr. Romano

In reference to the application for a Home Office at 205 Beau Place Drive , Beau Place Subdivision in Bayou Gauche by Jeffery Lemoine, Jr. please find attached a copy of Section 4.02 of the Beau Place Covenants, Conditions and Restrictions that pertain to the issue. No home office is allowed per these filed and recorded covenants if applicant is going to do business out of that office. All lots in Beau Place are purchased subject to the covenants and all lot owners have copies.

Call me with any questions.


Thank you

Huey J. Rivet, Developer
Beau Place Estates



ARTICLE IV Prohibited Uses

Section 4.01 Off-street Parking. No vehicle, recreational vehicle, boat or trailer may be parked on the street fronting any Lot on a regular basis or for a period longer than two (2) days. All boats, trailer and/or recreational vehicles shall be parked on each Lot behind a fence or in the garage so that they are not apparent from the Streets.



Section 4.02 Single Family Residential Purposes. All Improvements constructed on any of the Lots shall be used solely for single-family residential purposes. No Lot Owner or other occupant shall use or occupy his Lot, or permit the same or any part thereof to be used or occupied, for any purpose other than as a private single family residence for the Lot Owner or his tenant and their families. Garage apartments, or other income-providing apartment use is strictly prohibited. No Lot shall be used or occupied for any business, commercial, trade, or professional purpose either apart from or in connection with the use thereof as a private residence, whether for profit or not; provided, however, this prohibition shall not preclude a home office as long as no client meetings, advertising, warehousing, or similar public commercial activities are conducted on, at or in connection with said home office.

Section 4.03 No Temporary or Prefabricated Structures. No structure of a temporary character, nor any trailer, mobile, modular or prefabricated home, garage, barn, or other structure or building, whether constructed of metal, wood, plastic or fiberglass, shall be placed or permitted on any Lot, and no house, garage or other structure appurtenant thereto shall be moved upon any Lot from another location. However, for a period of two years after the effective date hereof, Declarant reserves the right to have a temporary structure to assist in the construction of the Streets and related improvements and in Lot sales.

Section 4.04 Nuisance. No Noxious or offensive activity shall be carried on or permitted upon any Lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood or to other Lot Owners.

Section 4.05 Signs. No sign of any kind shall be displayed to the public view on any Lot, except:

1. Such signs as the Declarant may deem necessary to promote Lot sales;
2. Any Lot owner may display one (1) sign of not more than eight (8) square feet on a Lot to advertise the Lot or any residence is for sale or rent;
3. Signs by the architect, engineer, contractor or the financial institution who are designing, constructing or financing the construction of the subdivision or of a single family residence of not more than either (8) square feet during the construction of such residence.

Section 4.06 Animals. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any Lot, except that dogs, cats, or other common household pets (not to exceed three (3) adult animals) may be kept, but they shall not be bred or kept for commercial purposes.

Section 4.07 Removal of Dirt and Fill. The removal of any dirt or fill from any Lot is prohibited without the prior written consent of the Home Owners Association except for the purpose of swimming pool construction.