

St. Martin Parish Recording Page

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First VENDOR

LAKES PROPERTIES LLC

First VENDEE

LAKES PROPERTIES LLC

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At (Recorded Time) : 2:45:09PM



Candace Wilton
Deputy Clerk



Doc ID - 006062800007

SUPPLEMENTAL DECLARATION TO THE AMENDED
AND RESTATED DECLARATION OF PROTECTIVE COVENANTS,
CONDITIONS AND RESTRICTIONS FOR LE TRIOMPHE AND
DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS
AND RESTRICTIONS FOR THE LAKE @ LE TRIOMPHE

STATE OF LOUISIANA

PARISH OF LAFAYETTE

On the 4th day of December, 2014, before me, the undersigned Notary Public, and in the presence of the undersigned competent witnesses, personally came and appeared:

THE LAKES PROPERTIES, L.L.C., a Louisiana limited liability company principally situated in Lafayette Parish, Louisiana with an address of 1019 Albertson Parkway, Broussard, Louisiana 70518, represented by its manager, Jeffery C. Delahoussaye, pursuant to Unanimous Consent recorded March 20, 2013 in COB 1643, page 103, Instrument No. 464877 of the public records of St. Martin Parish, Louisiana (the "Declarant"),

who did declare and acknowledge as follows:

The Lakes Properties, L.L.C. is the owner of and is developing The Lake @ Le Triomphe, consisting of private street system, other common areas and amenities, having the dimensions, measurements, boundaries, location and configuration as shown as Lots 1 through 45, together with The Lake Drive, proposed walkway and two lake areas all situated northerly of Le Triomphe Parkway as depicted on plat of survey prepared by Mohammad S. Borazjani, L.S. dated September 20, 2013 and attached hereto (the "Lake Property");

For the purpose of enhancing, protecting the value, desirability and attractiveness of The Lake @ Le Triomphe and in conformity with the "Development of the Property" clause set forth in act of cash sale dated December 20, 2006 and recorded December 21, 2006 in COB 1459, page 555, Instrument No. 395478 of the public records of St. Martin Parish, Louisiana; The Lakes Properties, L.L.C. desiring for The Lake @ Le Triomphe to be a part of Le Triomphe - A Master-Planned Residential Community, establishes and adopts the Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions for Le Triomphe dated August 22, 2012 and recorded October 18, 2012 in COB 1632, Page 215, Instrument No. 460749 of the public records of St. Martin Parish, Louisiana (the "Original Declaration") with the following revisions and modifications which shall be applicable to the Lake Property only.

facilities and amenities related thereto shown and designated on the plat of survey prepared by Mohammad S. Borazjani, L.S. dated September 20, 2013 and attached hereto;

2.16 Private Ways. For purposes of the Declaration, the term "Private Ways" shall mean the private streets and proposed walkways shown and designated on the noted plat of survey; including but not limited to, THE LAKE DRIVE and PROPOSED WALKWAY, together with all walkways constructed by Declarant or the Association within said street right of way and all sidewalks constructed by Owners pursuant to Section 3.19 hereof. The Declarant and each Owner in Le Triomphe are hereby granted a non-exclusive easement to use the Private Ways located within Le Triomphe for the purpose of walking thereon or traveling by appropriate means, and the Declarant and each Owner may permit their guests and invitees to use the Private Ways for such purposes. The rights and easements herein granted shall be appurtenant to and assignable with the Lot with respect to which it is granted, except for the rights herein granted to the Declarant, but shall not otherwise be assignable. Use of Private Ways shall be subject to the rules and regulations adopted by the Association. The Association may grant access on Private Ways to police, fire, and other public officials or employees of utility companies serving Le Triomphe, to the members of the Gulf Club and to such persons to whom the Declarant or the Association believes access should be given. The Declarant and Association may use the Private Ways for their own purposes and for the purpose of constructing and maintaining utilities in, over, upon, along and/or under such Private Ways, and the Declarant and the Association are each hereby authorized and empowered to grant easements for the construction and maintenance of such utilities. THE RIGHTS HEREBY GRANTED SHALL NOT BE TAKEN OR INTENDED TO DEDICATE THE FOREGOING PRIVATE WAYS TO THE PUBLIC, AND THE PRIVATE CHARACTER OF SUCH PRIVATE WAYS SHALL BE MAINTAINED.

B. ARTICLE III OF THE ORIGINAL DECLARATION IS HEREBY SUPPLEMENTED AS FOLLOWS:

ARTICLE III

RESIDENTIAL DESIGN GUIDELINES

3.07.1 Finished Floor Height of The Lake @ Le Triomphe. The minimum height of the finished floor of the heated/air conditioned areas of a dwelling must be eighteen (18") inches above the top of the curb measured from the lowest point along the curb line adjacent to the Lot frontage.

3.17.1 Setbacks and Minimum Heated/AC Square Footage for Single Family Dwellings of The Lake @ Le Triomphe:

LOTS NOT ON GOLF COURSE:

<u>Front</u>	<u>Rear</u>	<u>Side</u>	<u>Minimum Square Footage</u>
25'	10'	7.5'	2,000

LOTS ON GOLF COURSE:

<u>Front</u>	<u>Rear</u>	<u>Side</u>	<u>Minimum Square Footage</u>
30'	50'	7.5'	2,500

Corner Lots. All dwelling units situated on a corner Lot shall maintain a minimum side yard setback of not less than fifteen (15') feet. The Architectural Control Committee shall determine, in its discretion, the facing direction of all such structures, including garages and accessory buildings.

Lots Adjacent to any Lake in The Lake @ Le Triomphe. All lots adjacent to any lake within The Lake @ Le Triomphe shall be subject to a fifteen (15') foot wide easement measured from the top edge of the Lake inward and running the entire length of the lot for maintenance of the Lake.

B. Measurements for setbacks shall be taken from the outer extremities of the buildings (the roof overhang being considered an outer extremity of the building) to the appropriate property lines. Thus, all measurements are to be made from the closest points on any buildings or structures to the property lines, including overhangs, gables, chimneys, garden windows, porches, etc.

C. "Minimum Square Footage:" is herein defined as the total enclosed heated/air-conditioned habitable area of a dwelling unit, exclusive of open porches, balconies, garages, carports, basements, unfinished attics, open walk ways, and atriums. The enclosed heated/air-conditioned square footage must be certified on the Plans and Specifications submitted to the Architectural Control Committee for approval.

D. The Architectural Control Committee has the authority to alter building setback lines as it deems necessary to achieve the objectives of this Declaration, as well as to approve of plans for residences containing two thousand (2,000) square feet, exclusive of porches, breeze ways, garages and carports.

C. DECLARANT'S REPRESENTATION AND WARRANTIES; TRANSFER OF WARRANTIES

Declarant hereby represents and warrants in favor of the Association that from and after the date of this Supplemental Declaration, it shall keep and maintain all property it owns

Association, in its reasonable discretion, for a minimum period of three (3) years from and after the date of this Supplemental Declaration and further that any and all work done by Declarant shall be done in a good and workmanlike manner and The Lake @ Le Triomphe is and shall be free and clear of any and all liens or encumbrances.

D. EXCEPT AS SUPPLEMENTED AND AMENDED HEREBY, THE ORIGINAL DECLARATION REMAINS IN FULL FORCE AND EFFECT.

In consideration of the Association accepting The Lake @ Le Triomphe as part of the Le Triomphe Subdivision, Declarant hereby transfers, assigns and conveys to the Association any and all warranties that may still be in effect with respect to any water wells and lake aeration systems installed on or within The Lake @ Le Triomphe to the extent such warranties extend beyond the three (3) year period during which time Lakes Properties warranties the lakes meet the requirements of this Agreement, with such transfer, assignment and conveyance to automatically become effective without any further action on the part of any party hereto as of first day after the expiration of the three (3) year period during which Lakes Properties warranties to Le Triomphe Subdivision that the lakes meet the requirements of this Agreement.

THUS DONE AND SIGNED in Lafayette Parish, Louisiana on the above date in the presence of the undersigned competent witnesses, who hereunto sign their names with the appearer and Notary Public after reading of the whole.

WITNESSES:

THE LAKES PROPERTIES, L.L.C.

AS Means
Signature

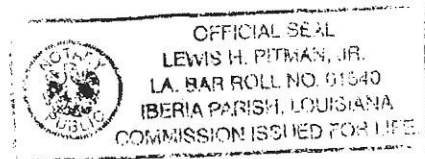
By: [Signature]
JEFFERY C. DELAHOUSSEY

Amie S Means
Printed name

[Signature]
Signature

Lewis H Pitman, Jr.
NOTARY PUBLIC

John D. Angelle
Printed name



STATE OF LOUISIANA

PARISH OF LAFAYETTE

BEFORE me, the undersigned Notary Public and in the presence of the undersigned competent witnesses, personally came and

Association and authorizes The Lakes Properties, L.L.C. to record same in the public records of St. Martin Parish, Louisiana.

THUS DONE AND SIGNED in Broussard, Lafayette Parish, Louisiana on December 4, 2014.

WITNESSES:

LE TRIOMPHE OWNERS' ASSOCIATION

AS Meaux
Signature

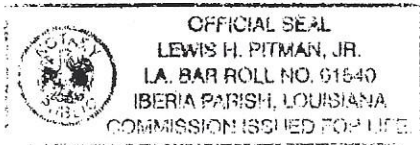
By: Ray C Adams
RAY ADAMS

Anne S Meaux
Printed name

[Signature]
Signature

John D. Angelle
Printed name

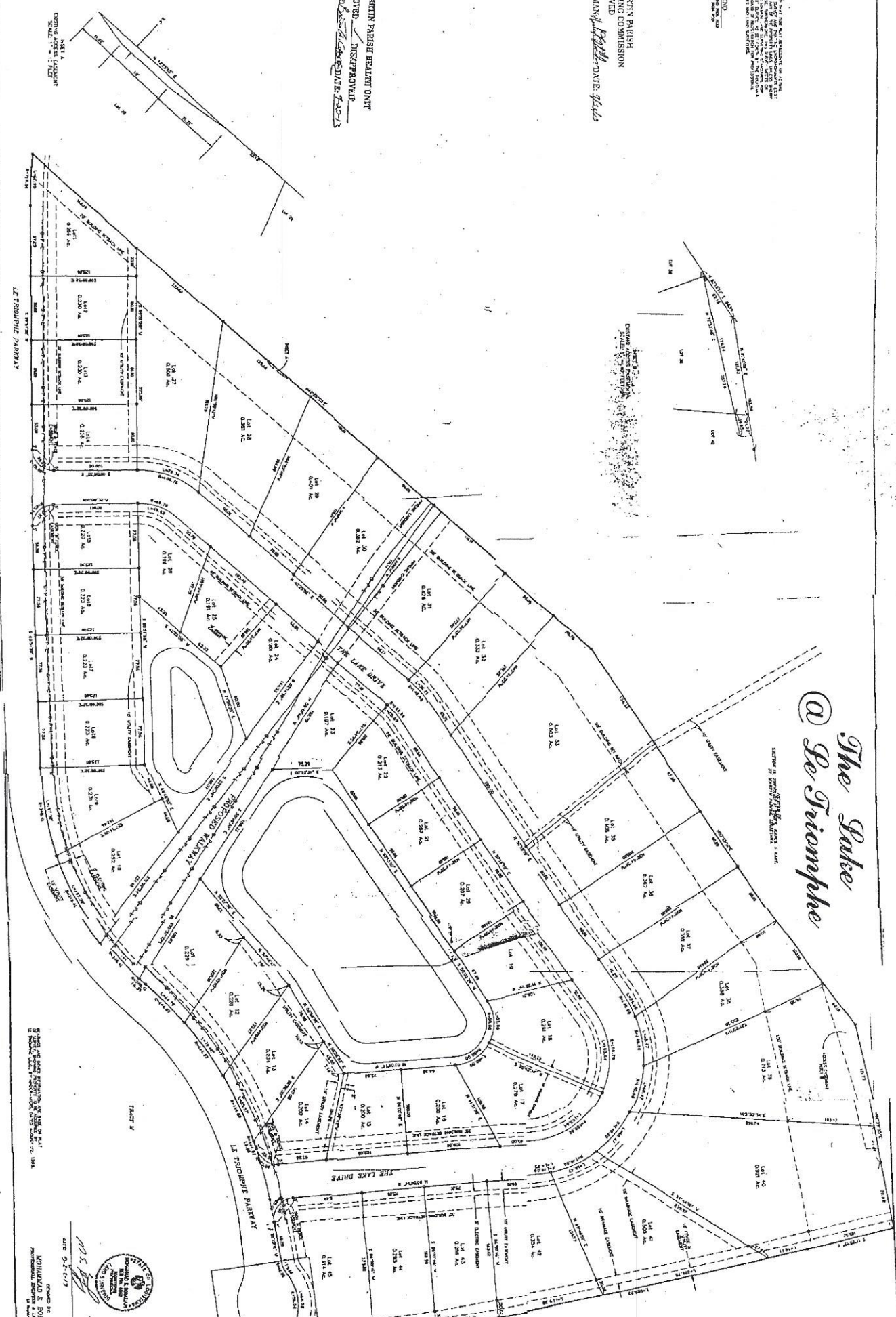
Lewis H Pitman, Jr.
Notary Public



LEGEND
 1. DASHED LINE WITH HATCH INDICATES AN EASEMENT
 2. DASHED LINE WITH DOTS INDICATES A PROPOSED EASEMENT
 3. DASHED LINE WITH SPACES INDICATES A PROPOSED RIGHT-OF-WAY
 4. DASHED LINE WITH SOLID LINE INDICATES A PROPOSED CURB
 5. DASHED LINE WITH SOLID LINE AND HATCH INDICATES A PROPOSED DRIVEWAY
 6. DASHED LINE WITH SOLID LINE AND DOTS INDICATES A PROPOSED DRIVEWAY EASEMENT
 7. DASHED LINE WITH SOLID LINE AND SPACES INDICATES A PROPOSED DRIVEWAY RIGHT-OF-WAY
 8. DASHED LINE WITH SOLID LINE AND SPACES AND HATCH INDICATES A PROPOSED DRIVEWAY RIGHT-OF-WAY EASEMENT
 9. DASHED LINE WITH SOLID LINE AND SPACES AND DOTS INDICATES A PROPOSED DRIVEWAY RIGHT-OF-WAY EASEMENT

ST. MARTIN PARISH
 PLANNING COMMISSION
 APPROVED
 CHAIRMAN: *[Signature]* DATE: 9/1/03

ST. MARTIN PARISH HEALTH DEPT
 APPROVED
 DISAPPROVED
 SIGNED: *[Signature]* DATE: 7/30/03



The Lake @ Le Triomphe

ST. MARTIN PARISH HEALTH DEPT
 APPROVED
 DISAPPROVED
 SIGNED: *[Signature]* DATE: 7/30/03

ST. MARTIN PARISH PLANNING COMMISSION
 APPROVED
 CHAIRMAN: *[Signature]* DATE: 9/1/03



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