

BUILDING RESTRICTIONS FOR LAKE TERRACE SUBDIVISION

These restrictions apply to all Squares in "LAKE TERRACE" Subdivision, which is Zone Three of the Lakefront Development of the Board of Levee Commissioners of the Orleans Levee District, in the City of New Orleans, Louisiana. Said subdivision is bounded by Lake Pontchartrain on the north, London Avenue Canal on the east, Robert E. Lee Boulevard on the south and Bayou St. John on the west.

SECTION I

DEFINITIONS

MAP:

Where reference is made to the Map of "LAKE TERRACE" it refers to the Map entitled "LAKE TERRACE ON LAKE PONTCHARTRAIN, NEW ORLEANS, LOUISIANA, BOARD OF LEVEE COMMISSIONERS OF THE ORLEANS LEVEE DISTRICT," dated August 10, 1933, File No. L.D. 2813, signed by A. J. Wilcox, C. E., Registration No. 73.

ORLEANS LEVEE BOARD:

Where the name "Orleans Levee Board" appears it shall mean "The Board of Levee Commissioners of the Orleans Levee District."

MAIN BUILDING:

The building that will be habitated, containing rooms, such as Living Room, Kitchen, Dining Room, Parlor, Bedroom, Library, etc.

ACCESSORY BUILDING:

A subordinate building, attached to or detached from the main building, the use of which is incidental to that of the main building and not used as a place of habitation or a living room, kitchen, dining room, parlor, bedroom, library, etc.

HEIGHT OF BUILDING:

The height of a building is the perpendicular distance measured in a straight line from the top of the highest point of the roof beams in the case of flat roofs, and from the average height of the gable in case of a roof having a pitch of more than twenty degrees with a horizontal plane, downward to the established grade in the center of the front of the building.

SECTION II

APPROVAL OF BUILDING PLANS:

Prior to beginning the construction of a residence, garage, fence, or other structure, the owner shall submit detailed plans and specifications of the proposed building or structure to the Orleans Levee Board for written approval and no work shall be permitted on the building until such written approval is received and building permit obtained from the City of New Orleans.

The approval of all structures by the Orleans Levee Board will be based on the requirements of these restrictions and on appearance.

Owners are cautioned that all structures erected on any parcel of ground in Lake Terrace must comply to Zoning Ordinances of the City of New Orleans. There may be cases where the City Ordinances are more restrictive than these title restrictions, in which case the former will govern.

SECTION III

GENERAL

All Lots in Squares No. 1 thru 18 and No. 20 thru 33 of Lake Terrace Subdivision shall be devoted to single family dwellings. On these lots all the usual uses normally allowed to private homes, such as by professional men, who operate Dentists' and Doctors' Offices, Nurseries, Clinics, etc., therein will not be permitted.

SQUARES NO. 34 and NO. 35:

Squares No. 34 and No. 35 shall be devoted to single family estate sites, as subdivided on the map of Lake Terrace Subdivision, or they may be used as two (2) Resort Hotel sites, (Motels excluded). Resort Hotels constructed on these Squares shall be limited to twelve (12) stories and shall not exceed one hundred and fifty-six (156) feet in story height. In conjunction with the Resort Hotels such incidental businesses may be operated as Drug Stores, Photo Studios, Flower, Barber, Beauty, Gift, Haberdashery and Millinery Establishments, including Restaurants and Cocktail lounges, where spiritous liquors may be sold, and a Hotel Laundry. Penthouses, or equipment above main roof will not be considered as a story and shall not be included in determining story height.

Resort Hotel structures located on Squares No. 34 and No. 35 shall have no part thereof closer than thirty (30) feet from the property line on Lakeshore Drive; twenty-five (25) feet from the property line on Lake Terrace Park and twenty-five (25) feet from side property line.

Access for vehicles shall be through Lakeshore Drive with concrete roadways.

All utilities shall be underground.

The owners are required to provide Transformer Vaults, of proper design to conform to the New Orleans Public Service Inc., rules and regulations on such building site. The New Orleans Public Service Inc., will provide underground primary service to the transformer vaults, at their cost, and will furnish and install the necessary transformers, also, at their cost.

In connection with telephone service, the owner shall provide, at his own risk and expense, an open trench of not less than fifteen (15) inches in depth from the buildings to a telephone terminal box on the adjoining street. The location of this trench is to be designated by the Southern Bell Telephone & Telegraph Company. The Telephone Company will then lay the necessary cable in this trench and the owner, after the cable is laid, will then backfill this trench, at his own expense.

Whether these Squares are to be used for Estate or Resort Hotel sites shall be determined in the future by the Orleans Levee Board before the sites are sold. However, once these sites have been sold by the Orleans Levee Board for a definite usage, no change in such usage will be permissible.

The provisions recited hereinafter in Sections IV, V, VI, VII, VIII, IX, X, XI, XII, XIII, XIV and XV, shall have application to residential structures.

SECTION IV

FRONTAGE:

No residence shall be built on less than one lot as shown on Map of "LAKE TERRACE", except, however, that when any purchaser wishes to buy more than one site in order to erect a larger permitted residential building, this may be done provided that said lots or fractional lots are treated as one and the restrictions applying to a single lot are adhered to and no subdivision of lots shall be done which would leave remaining on the square a lot of an area or width below the average standard for said square, as indicated on the Map of "LAKE TERRACE". No lot shall be shifted as to frontage. No lot shall be renumbered or lose its identity even when subdivided. No lot shall be re-subdivided for private sale or otherwise unless first approved by the Orleans Levee Board.

HEIGHT:

Residences shall not exceed thirty-five (35) feet in height.

SECTION V

MINIMUM FRONT, SIDE AND REAR YARDS:

- (A) No part of the main building of a residence shall be built closer than 25 feet minimum distance from the front property line of the lot, nor closer to either side property line of the lot than 6 feet minimum distance, however, the combined width of both side yards shall be a minimum of twenty-five per cent (25%) of the width of the lot, but need not exceed twenty-one (21) feet. No detached garage shall be constructed closer than 60 feet from the front property line and when outside the required rear yard area shall not project into the side yards.

An attached or detached carport may be constructed in the side yard area, provided its columns or wall are not closer than six (6) feet from the side property line, the roof may project two (2) feet into six (6) foot areas. An attached or detached carport shall be considered a building for storing automobiles and having no more than one side enclosed. The other three sides must be completely open. Storage areas, utility rooms, tool rooms, etc., in such carports will not be permitted within the side yard area. Cooling towers and condensers must be erected in the rear of the main building and not project into side yard areas. Whenever lots run through the block and have frontage on two streets, no accessory buildings detached from the house will be permitted and no part of the main building or attached accessory buildings shall be closer than twenty-five (25) feet from either street property line. On corner lots no part of the main building or attached accessory building shall be closer than twenty-five (25) feet from either street property line and any detached accessory building shall be no closer than sixty (60) feet from either street property line. When an accessory building is out side the required rear yard area it shall not project into the side yards. Clothes lines shall be in the rear of main building and shall not project beyond the side building lines. In the case of through lots, clothes lines shall, in addition, not be closer than twenty-five (25) feet from the street property lines.

- (B) Bay or bow oriel, dormer and other projecting windows, stairways, landings or other structural parts shall not project beyond the front and side building lines.
- (C) Cornices, spouting, chimneys, brackets, pilasters, grill work, trellises, and other similar projections and any projections for purely ornamental purposes may project beyond the front and side building lines, however, not exceeding two (2) feet.
- (D) Unenclosed, uncovered or covered porches, balconies and steps, shall not project beyond the front or side building lines.
- (E) The rear yard measured from the farthest back projection of the principal building to the rear property line shall be not less than twenty per cent (20%) of the depth of the lot, except that in deep lots said yard need not exceed, at any point, a maximum of twenty-five (25) feet and on shallow lots no rear yard shall be less, at any one point, than a minimum of fifteen (15) feet.

SECTION VI

VEHICLES:

No trucks, trailers, automobiles or other commercial vehicles bearing advertisements are to be stored or parked on residential property or on streets, except when making deliveries. Passenger vehicles, owned by a resident, shall be stored on the resident's ground and not on the street.

SECTION VII

GARBAGE RECEPTACLES:

Each residence of Lake Terrace Subdivision shall be required to install a garbage receptacle between the front sidewalk and curbing, by the owner of said residence. This receptacle shall be of sufficient capacity to take care of the garbage cans used by said residence and shall be of an approved design. The receptacle shall be installed underground and shall have a neat cover flush with the sidewalk surface. Details of garbage receptacle shall be made part of the plans and specifications of the residence to be submitted to The Board of Levee Commissioners of the Orleans Levee District for approval. No garbage cans are to be exposed on the street or sidewalk in front of a residence.

SECTION VIII

SERVICES:

All services, such as gas, telephone, electric power, sewers, drains and water pipes shall be placed underground from the property line to the building.

Relative to electric service, the owner shall lay, or have laid, a cable underground, from his meter to a New Orleans Public Service Inc.'s, manhole on a street adjoining his lot.

Relative to telephone service, the owner shall provide, at his own risk and expense, an open trench not less than fifteen (15) inches in depth from his house to a telephone terminal box on the street adjoining his property. Location of this trench is to be designated by the Telephone Company. The Southern Bell Telephone and Telegraph Company will then lay the necessary cable in this trench and the owner, after the cable is laid, will then backfill this trench at his own expense.

SECTION IX

TRANSFORMER VAULTS AND EASEMENTS:

To serve the sites in Lake Terrace Subdivision with an electrical underground system, Transformer Vaults will be erected in the interior of certain Squares, as indicated on the Map of Lake Terrace, File No. 2913.

These vaults will be constructed of brick and concrete. They will have a base of approximately 16 feet 4 inches square and a height of 8 feet.

To provide access to these vaults for maintenance purposes, 12 foot easements will be provided for the use of the New Orleans Public Service Inc., as indicated on the Map of Lake Terrace. The areas on which these easements and transformers rest will be owned by the Orleans Levee Board, except in Squares Nos. 6, 27, 32 and 33, where public walks are provided to conform to the regulations of the City Planning and Zoning Commission, in which case the walks will be widened to 12 feet to permit their use by the New Orleans Public Service Inc. In this case, the easements are public property and will be dedicated to the City of New Orleans.

All of these easements will be paved with concrete and are not to be used by vehicles, except those of the New Orleans Public Service Inc., in their maintenance of the equipment in the transformer vaults.

On the lots listed below there are indicated on the plan of Lake Terrace Subdivision four (4) foot easements, which are reserved for underground electric conduits and cables, to be installed and maintained by the New Orleans Public Service Inc., as part of the Electrical Distribution System serving the residents of Lake Terrace Subdivision. The conduits will be encased in concrete and will be at least three (3) feet below ground surface, which will permit landscape plantings and erection of permissible structures under Section V.

Sq. 1	Lot 2	Sq. 14	Lot 4 and 9
" 2	" 3 and 10	" 16	" 10
" 3	" 10	" 17	" 6
" 4	" 4 and 11	" 20	" 6
" 5	" 12	" 21	" 12
" 7	" 14	" 22	" 12
" 9	" 9	" 23	" 9
" 11	" 5	" 24	" 3
" 13	" 9	" 28	" 4
		" 30	" 9

Although the probability is remote, repairs to the conduits may become necessary, and in such event, the New Orleans Public Service Inc., has the right to enter these easements to make the necessary repairs.

When such repairs have been completed, the New Orleans Public Service Inc., will be responsible to restore the surface of the easements to their original condition upon completion of said work.

SECTION X

PARKS:

Lake Terrace Park is a public park, owned by the Orleans Levee Board, and is for use of the General Public of the City of New Orleans. This Park will be maintained by the Orleans Levee Board.

Interior Parks are reserved for the common use of the property owners of Lake Terrace and nothing shall be placed thereon, or no use shall be made thereof, to the detriment, inconvenience or annoyance of the resident, or owner of any part or portion of ground adjacent thereto. These parks are owned and are to be maintained by the Orleans Levee Board.

SECTION XI

FENCES:

Fences will be permitted as noted below:

Front yard fences, if and when erected shall not exceed eighteen (18) inches in height and shall be of neat and substantial construction.

Side fences, when erected between the front building line and front property line, shall not exceed eighteen (18) inches in height.

Side and rear yard fences, if and when erected between front building line and rear property line, shall not exceed five (5) feet in height and must be of neat and substantial construction.

On corner lots and on through lots fences shall not be erected closer than twenty-five (25) feet from any street property line.

Plans showing location and details of fences must be submitted for approval to the Orleans Levee Board before they are erected.

SECTION XII

GRADE OF SITE:

The established grade of lots is not to be raised by any individual owner so as to adversely affect an adjacent property owner or owners in the same square.

SECTION XIII

PLANTING:

Hedges and shrubbery may be grown along property lines, but shall be restricted to a height of two (2) feet along the front yard property line, and shall be restricted to a height of seven (7) feet on side and rear property lines.

Trees planted in the required side yards of one lot may not project into the required side yard of adjacent owners, except upon agreement between the affected owners that said projection is not objectionable.

All trees, shrubbery, flowers, lawns or other vegetation on private residential lots shall be kept in good order by the owners and/or their tenants.

SECTION XIV

GRASS CUTTING ON VACANT SITES:

For the purpose of keeping the Subdivision in an orderly condition, the Orleans Levee Board reserves the right and assumes the responsibility to cut the grass on vacant building sites for the period of time commencing after the improvements are completed to December 31, 1960. In cutting the grass on vacant property the Orleans Levee Board is to be held harmless for any damage by the owners of such vacant property. Upon termination of this period it will be the responsibility of the owners of each lot to maintain the grass in a presentable condition.

SECTION XV

REQUIRED COSTS OF RESIDENCES:

Residences erected in the Lake Terrace Subdivision shall have the following Minimum Costs:

SQUARE NO.	LOTS	MINIMUM COST
1	1 and 2	\$ 20,000
1	3 and 4	25,000
1	5 and 6	15,000
2	7	18,000
2	1 and 12	20,000
2	2, 3, 4, 5, 8, 9, 10, 11	15,000
3	6 and 7	18,000
3	1 and 12	20,000
3	2, 3, 4, 5, 8, 9, 10, and 11	15,000
4	6 and 7	18,000
4	1 and 14	20,000
4	2, 3, 4, 5, 6, 9, 10, 11, 12, and 13	15,000
5	7 and 8	18,000
5	1 and 8 to 15, inclusive	20,000
5	2 to 6, inclusive	15,000
5	7	18,000
5	1, 9 and 10	18,000
6	2 to 8, inclusive	15,000
6	11 to 20, inclusive	20,000
7	1, 8, 9, and 17	18,000
7	2 to 7 and 10 to 16, inclusive	15,000
8	1, 6, 10 and 14	18,000
8	2 to 5, 7 to 9 and 11 to 13, inclusive	15,000
9	1, 5, 6 and 11	18,000
9	2, 3, 4, 7, 8, 9, and 10	15,000
10	1 to 3, inclusive	25,000
10	4 to 7, inclusive	18,000
11	1 to 4, inclusive	25,000
11	5 to 7, inclusive	20,000
12	8 to 10, inclusive	18,000
12	1, 4, 5 and 8	15,000
13	2, 8, 6 and 7	18,000
13	1, 6, 7 and 12	15,000
14	2, 3, 4, 5, 8, 9, 10 and 11	18,000
14	1 and 6	15,000
14	7, 3, 4 and 5	20,000
15	7 to 12, inclusive	18,000
15	1	20,000
15	2, 3 and 4	18,000
16	1 and 13 to 18, inclusive	20,000
16	8 and 9	20,000
16	2, 3, 4, 5, 6, 7, 10, 11 and 12	18,000
17	1 and 8 to 14, inclusive	15,000
17	2 to 6, inclusive	20,000
17	7	15,000
18	1 to 10, inclusive	18,000
20	1 and 8 to 13, inclusive	20,000
20	7	20,000
21	2, 3, 4, 5 and 6	18,000
21	1 and 16	15,000
21	2 to 7, and 10 to 15 inclusive	20,000
22	8 and 9	18,000
22	1, 12 and 13	18,000
22	2 to 5 and 8 to 11, inclusive	20,000
23	6 and 7	15,000
23	1 and 12	18,000
23	2 to 6 and 8 to 11, inclusive	20,000
24	6 and 7	15,000
24	1 to 6, inclusive	18,000
24	7 to 11 inclusive and 13	20,000
24	12	15,000
25	1, 6, 7 and 13	18,000
25	2, 3, 4, 5 and 8 to 12, inclusive	18,000
26	1, 8, 9 and 18	15,000
26	2 to 7 and 10 to 17, inclusive	18,000
27	1 and 10	15,000
27	2 to 9, inclusive	18,000
27	11 to 20, inclusive	15,000
28	1, 9, 10 and 18	20,000
28	2 to 8, inclusive	20,000
28	11 to 17, inclusive	18,000
29	1 to 4, inclusive	15,000
29	5	15,000
29	6 to 9, inclusive	18,000
29	10 to 14, inclusive	20,000
29	15 and 16	25,000
30	1, 6, 7, and 12	18,000
30	2, 3, 4, 5, 8, 9, 10 and 11	18,000
31	1, 12, 13 and 14	15,000
31	2 to 7, inclusive	18,000
31	8 to 11, inclusive	15,000
32	1 and 19	20,000
32	2 to 9 and 12 to 18, inclusive	18,000
33	10 and 11	15,000
33	1 to 10, inclusive	20,000
33	11 to 19, inclusive	25,000
		18,000

PURCHASER

DATED: