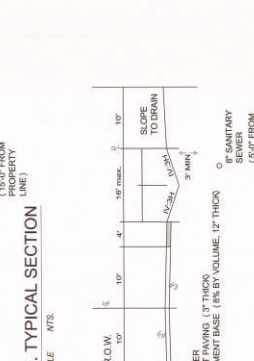
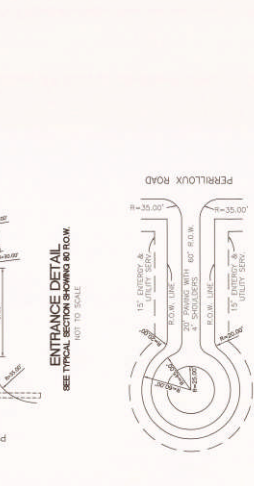
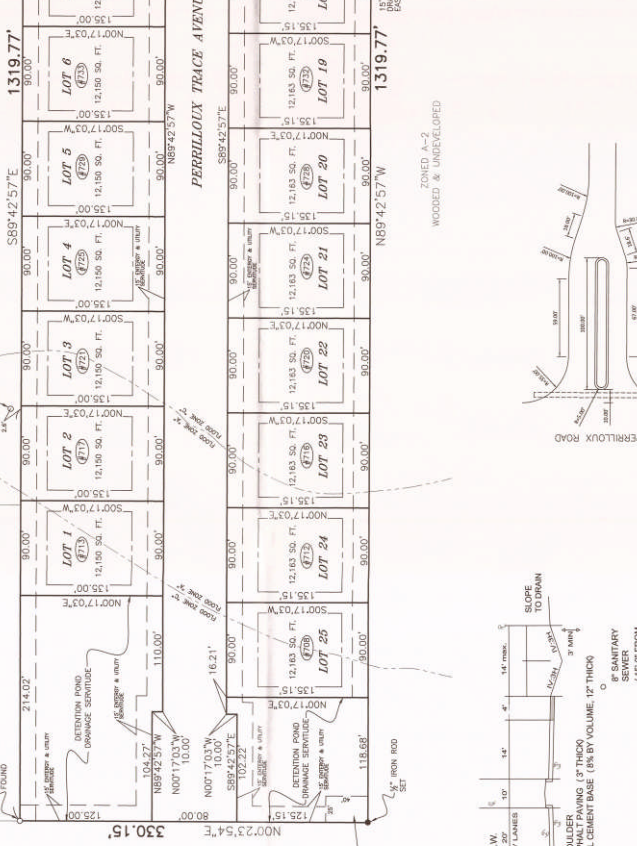


**A FINAL SUBDIVISION MAP OF
PERILLLOUX TRACE
SECTION 16, TOWNSHIP 7 SOUTH, RANGE 10 EAST
ST. TAMMANY PARISH, LOUISIANA**

10.00± ACRES	25
AREA	NO. OF LOTS
12,358 S.F.	90' O.V.G.
AVG. LOT SIZE	CENTRAL
ASPHALT	SEWER SYSTEM
ROAD SURFACE	80' & 80' R.O.W.
LAKE PONTCHARTRAIN	CENTRAL
WATER DISPOSAL	WATER SYSTEM
ULTIMATE SURFACE WATER DISPOSAL	N/A
	MAN/BLACK
	ENGIN

LOT 1	12,183 SQ. FT.	90.00'
LOT 2	12,183 SQ. FT.	90.00'
LOT 3	12,183 SQ. FT.	90.00'
LOT 4	12,183 SQ. FT.	90.00'
LOT 5	12,183 SQ. FT.	90.00'
LOT 6	12,183 SQ. FT.	90.00'
LOT 7	12,183 SQ. FT.	90.00'
LOT 8	12,183 SQ. FT.	90.00'
LOT 9	12,183 SQ. FT.	90.00'
LOT 10	12,183 SQ. FT.	90.00'
LOT 11	12,183 SQ. FT.	90.00'
LOT 12	12,183 SQ. FT.	90.00'



CURVE TABLE

NUMBER	CHORD	DEFLECTION	ANGLE	ARC LENGTH	CHORD LENGTH
1	110.75'	2.00°	112.80°	111.24'	110.75'
2	110.75'	2.00°	112.80°	111.24'	110.75'
3	110.75'	2.00°	112.80°	111.24'	110.75'
4	110.75'	2.00°	112.80°	111.24'	110.75'
5	110.75'	2.00°	112.80°	111.24'	110.75'
6	110.75'	2.00°	112.80°	111.24'	110.75'
7	110.75'	2.00°	112.80°	111.24'	110.75'
8	110.75'	2.00°	112.80°	111.24'	110.75'
9	110.75'	2.00°	112.80°	111.24'	110.75'
10	110.75'	2.00°	112.80°	111.24'	110.75'
11	110.75'	2.00°	112.80°	111.24'	110.75'
12	110.75'	2.00°	112.80°	111.24'	110.75'
13	110.75'	2.00°	112.80°	111.24'	110.75'
14	110.75'	2.00°	112.80°	111.24'	110.75'
15	110.75'	2.00°	112.80°	111.24'	110.75'
16	110.75'	2.00°	112.80°	111.24'	110.75'
17	110.75'	2.00°	112.80°	111.24'	110.75'
18	110.75'	2.00°	112.80°	111.24'	110.75'
19	110.75'	2.00°	112.80°	111.24'	110.75'
20	110.75'	2.00°	112.80°	111.24'	110.75'
21	110.75'	2.00°	112.80°	111.24'	110.75'
22	110.75'	2.00°	112.80°	111.24'	110.75'
23	110.75'	2.00°	112.80°	111.24'	110.75'
24	110.75'	2.00°	112.80°	111.24'	110.75'
25	110.75'	2.00°	112.80°	111.24'	110.75'



RESTRICTIVE COVENANTS

NO LOT WILL NOT HAVE MORE THAN ONE DWELLING. THE PROPERTY SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY. THE PROPERTY SHALL NOT BE USED FOR COMMERCIAL, INDUSTRIAL, OR PROFESSIONAL PURPOSES. THE PROPERTY SHALL NOT BE USED FOR ANY OTHER PURPOSES THAT ARE INCONSISTENT WITH THE CHARACTER AND ZONING OF THE AREA.

GENERAL NOTES

1. THE SURVEY WAS MADE BY THE SURVEYOR IN THE FIELD AND CHECKED BY THE SURVEYOR IN THE OFFICE. THE SURVEY WAS MADE IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE PROFESSION OF SURVEYING IN THE STATE OF LOUISIANA.

2. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY UNDISCOVERED BURIALS OR OTHER OBSTRUCTIONS TO THE SURVEY. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY UNDISCOVERED EASEMENTS OR OTHER INTERESTS IN THE PROPERTY.

DEDICATION

THE SURVEYOR HEREBY DEDICATES TO THE PUBLIC THE RIGHTS AND INTERESTS OF THE SURVEYOR IN THE PROPERTY SHOWN ON THIS MAP, IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE PROFESSION OF SURVEYING IN THE STATE OF LOUISIANA.

APPROVALS

[Signature]
OWNER: COAST BUILDERS, L.L.C.

[Signature]
CHAIRMAN-ST. TAMMANY PARISH PLANNING COMMISSION

[Signature]
SECRETARY-ST. TAMMANY PARISH PLANNING COMMISSION

[Signature]
DIRECTOR OF ENGINEERING

RECORDED PLAT

DATE FILED: 08-16-2018
FILE NO.: 57716
CLERK OF COURT

CERTIFICATION

THE MAP IS CERTIFIED TO BE CORRECT AND ACCORDANT WITH THE STANDARDS AND PRACTICES OF THE PROFESSION OF SURVEYING IN THE STATE OF LOUISIANA.

JOHN E. BONNEAU
L.S. Reg. Land Surveyor
Exp. 06/15/2022

LEGAL DESCRIPTION

A CERTAIN PARCEL OF LAND SITUATED IN SECTION 16, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA, BEING MORE OR LESS THE TRACT OF LAND SHOWN ON THE ATTACHED MAP, BEING THE PROPERTY OF COAST BUILDERS, L.L.C., IS HEREBY DEDICATED TO THE PUBLIC FOR THE PURPOSES OF THE PROJECT SHOWN ON THIS MAP.

ENGINEER'S CERTIFICATION

JOHN E. BONNEAU & ASSOCIATES, INC.
Professional Land Surveyors - Planners - Consultants
10805 LAKE PONTCHARTRAIN BOULEVARD, SUITE 100, METairie, LA 70002
(800) 845-1017 • (985) 885-0715 • FAX: (985) 885-1778
www.jebon.com

PROPERTY

A FINAL SUBDIVISION MAP OF PERILLLOUX TRACE
ST. TAMMANY PARISH, LOUISIANA

SHEET NUMBER
1 OF 1



SCALE
1" = 60'

CHECKED
WEB

DRAWN BY
SPH

DATE
08/02/18

REVISION

DATE

SCALE
1" = 60'

SURVEY #
2017 3734

ACT OF CORRECTION
(BY OWNER)

UNITED STATES OF AMERICA

STATE OF LOUISIANA

BY: COAST BUILDERS, L.L.C.

PARISH OF ST. TAMMANY

BE IT KNOWN, that on the 23rd day of March, 2021, before me, the undersigned Notary qualified in and for the Parish and State aforesaid, personally came and appeared:

COAST BUILDERS, L.L.C. a Louisiana limited liability company, herein represented by its Managing Member, Lawrence A. Kornman, duly authorized, who declared that Coast Builders, L.L.C. is the developer of that property known as Perrilloux Trace Subdivision, St. Tammany Parish, Louisiana, a platted subdivision as per plat recorded in Map File number 5770 of the records of the office of the Clerk of Court of St. Tammany Parish, Louisiana, on August 16, 2018, and is subject to the Declaration of Building Restrictions (the "Restrictions") of even date recorded at instrument #2125065 of the records of the office of the Clerk of Court of St. Tammany Parish, Louisiana, on August 18, 2018.

Appearer further declared that the Restrictions were amended by act entitled "Amendment to Declaration of Building Restrictions" (the "Amendment") which instrument was filed and recorded at instrument #2236321 in the records of the office of the Clerk of Court of St. Tammany Parish, Louisiana on November 9, 2020.

Appearer further declared that Restrictive Covenant number 5 of the Restrictive Covenants on said recorded plat in Map File No. 5770, as described above, should be amended to:

"Construction of any nature, including fences is prohibited in Public drainage easements and street right of way. Any fence constructed within, or across, the private drainage easement at the rear and/or side of lots shall be constructed in such a manner as not to impede the flow of water through the drainage easement."

All other Restrictive Covenants listed on said recorded plat shall remain the same.

And I, Notary, do hereby authorize and request that the Clerk of Court for St. Tammany Parish, Louisiana makes mention of this Act of Correction in the margin of the official records of the Clerk of Court for St. Tammany Parish in Clerk's Map No. 5770 to serve as occasion may require.

EFILE Registry #: 2764673 Instrument #: 2265068 St. Tammany Parish 4/21/2021 10:12 AM \$110.00 BG MB CB X MI

THUS DONE AND SIGNED in multiple originals in my office in the Parish and State aforesaid, in the presence of the undersigned competent witnesses who have hereunto signed their names, together with said appearer and me, Notary, after a due reading of the whole.

WITNESSES:

COAST BUILDERS, L.L.C.

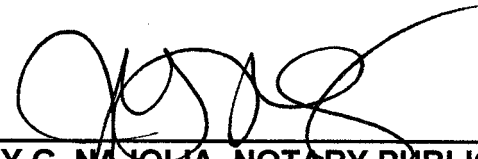
Miranda Audibert
(signature)

BY: 
LAWRENCE A. KORNMAN, MAN. MEMB.

Miranda Audibert
(print name)

Amanda Behre
(signature)

Amanda Behre
(print name)


JOY G. NAJOLIA, NOTARY PUBLIC
ID NO. 67710
MY COMMISSION IS ISSUED FOR LIFE

ACT OF CORRECTION
(BY OWNER)

UNITED STATES OF AMERICA

STATE OF LOUISIANA

BY: COAST BUILDERS, L.L.C.

PARISH OF ST. TAMMANY

BE IT KNOWN, that on the 23rd day of March, 2021, before me, the undersigned Notary qualified in and for the Parish and State aforesaid, personally came and appeared:

COAST BUILDERS, L.L.C. a Louisiana limited liability company, herein represented by its Managing Member, Lawrence A. Kornman, duly authorized, who declared that Coast Builders, L.L.C. is the developer of that property known as Perrilloux Trace Subdivision, St. Tammany Parish, Louisiana, a platted subdivision as per plat recorded in Map File number 5770 of the records of the office of the Clerk of Court of St. Tammany Parish, Louisiana, on August 16, 2018, and is subject to the Declaration of Building Restrictions (the "Restrictions") of even date recorded at instrument #2125065 of the records of the office of the Clerk of Court of St. Tammany Parish, Louisiana, on August 18, 2018.

Appearer further declared that the Restrictions were amended by act entitled "Amendment to Declaration of Building Restrictions" (the "Amendment") which instrument was filed and recorded at instrument #2236321 in the records of the office of the Clerk of Court of St. Tammany Parish, Louisiana on November 9, 2020.

Appearer further declared that Restrictive Covenant number 5 of the Restrictive Covenants on said recorded plat in Map File No. 5770, as described above, should be amended to:

"Construction of any nature, including fences is prohibited in Public drainage easements and street right of way. Any fence constructed within, or across, the private drainage easement at the rear and/or side of lots shall be constructed in such a manner as not to impede the flow of water through the drainage easement."

All other Restrictive Covenants listed on said recorded plat shall remain the same.

And I, Notary, do hereby authorize and request that the Clerk of Court for St. Tammany Parish, Louisiana makes mention of this Act of Correction in the margin of the official records of the Clerk of Court for St. Tammany Parish in Clerk's Map No. 5770 to serve as occasion may require.

EFILE Registry #: 2764673 Instrument #: 2265068 St. Tammany Parish 4/21/2021 10:12 AM \$110.00 BG MB CB X MI

THUS DONE AND SIGNED in multiple originals in my office in the Parish and State aforesaid, in the presence of the undersigned competent witnesses who have hereunto signed their names, together with said appearer and me, Notary, after a due reading of the whole.

WITNESSES:

COAST BUILDERS, L.L.C.

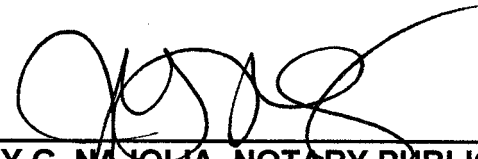
Miranda Audibert
(signature)

BY: 
LAWRENCE A. KORNMAN, MAN. MEMB.

Miranda Audibert
(print name)

Amanda Behre
(signature)

Amanda Behre
(print name)


JOY G. NAJOLIA, NOTARY PUBLIC
ID NO. 67710
MY COMMISSION IS ISSUED FOR LIFE

**ACKNOWLEDGMENT OF
ACT OF CORRECTION (BY OWNER)**

**UNITED STATES OF AMERICA
STATE OF LOUISIANA
PARISH OF ST. TAMMANY**

St. Tammany Parish Government, through its President, Michael B. Cooper, acknowledges receipt and acceptance of the Act of Correction (By Owner) of Coast Builders, L.L.C. dated March 23, 2021 and pertaining to the Restrictive Covenant No. 5 included on the plat of subdivision for Perrilloux Trace Subdivision recorded in Map File No. 5770, and the request of Coast Builders, L.L.C. to make mention of the aforementioned Act of Correction in the margin of the records for Map File No. 5770.

THUS DONE AND SIGNED, in Mandeville, Louisiana, in the presence of the undersigned competent witnesses and me, Notary, on the 1st day of April, 2021.

Amy M Laborde
WITNESS Amy M Laborde

ST. TAMMANY PARISH GOVERNMENT
BY: Michael B. Cooper
Michael B. Cooper, Parish President

Laurene Ojeda
WITNESS Laurene Ojeda

Joseph L. Alphonse
Notary Public
Notary I.D./Bar No. (As Applicable): _____
_____, Louisiana
My commission expires: _____

JOSEPH L. ALPHONSE
NOTARY PUBLIC
STATE OF LOUISIANA, PARISH OF ST. TAMMANY
MY COMMISSION IS ISSUED FOR LIFE
NOTARIAL # 55903

**AMENDMENT TO DECLARATION OF
BUILDING RESTRICTIONS**

**UNITED STATES OF AMERICA
STATE OF LOUISIANA**

BY: COAST BUILDERS, L.L.C.

PARISH OF ST. TAMMANY

FOR: THE PERRILLOUX TRACE SUBDIVISION

MI
CB X
MB
LP
\$110.00
2:27 PM
11/9/2020
St. Tammany Parish
Instrument #: 2236321
Registry #: 2730020
EFILE

BE IT KNOWN, that on this 9th day of November, 2020, before me, the undersigned Notary qualified in and for the Parish and State aforesaid, personally came and appeared Coast Builders, L.L.C., a Louisiana Limited Liability Company, herein represented by its Managing Member, Lawrence A. Kornman, who declared that Coast Builders, L.L.C. is the Developer of that property known as Perrilloux Trace Subdivision, St. Tammany Parish, Louisiana, a platted subdivision as per plat recorded in Map File number 5770 of the records of the office of the Clerk of Court of St. Tammany Parish, Louisiana, on August 16, 2018, and is subject to the Declaration of Building Restrictions (the "Restrictions") of even date recorded at Instrument #2125065 of the records of the office of the Clerk of Court of St. Tammany Parish, Louisiana on August 18, 2018.

Appearer is appearing herein by authority of Section XXIII(a) of the Restrictions, and here by amends Section XIII to read in its entirety as follows:

**SECTION XIII
WALLS, FENCES AND HEDGES**

No fences, walls or hedges of any kind shall be erected on any portion of the lot from the front lot line to the front exterior wall of the dwelling on said lot, with the exception that the Declarant may erect a temporary fence in the front of the sales center and/or model home(s) for use during the construction and sales stage. All fences or walls must be constructed of wood, vinyl ornamental iron or masonry, and no chain link fences shall be placed on any lot. No fences or walls are to exceed eight feet (8') in height with the exception of privacy walls constructed by the Declarant which may be up to twelve feet (12') in height. Any fence constructed within, or across, the private drainage easement at the rear and or side of lots, shall be constructed in such a manner as not to impede the flow of water through the drainage easement. No hedge shall be in excess of three feet (3') in height and must be kept neatly trimmed at all times.

All other provision of the Restrictions shall remain in full force and effort.

THUS DONE AND SIGNED, in multiple originals in my office in the parish and State aforesaid, in the presence of the undersigned competent witnesses, who have hereunto signed their names, together with said appearers and me, Notary after a due reading of the whole.

WITNESSES:

COAST BUILDERS, L.L.C.

Rebecca Spears
Rebecca Spears

BY:

[Signature]
LAWRENCE A. KORMAN, MAN. MEMBER

[Signature]
D. B. B. B. B. B.

Aimee Kuykendall
Aimee Kuykendall, NOTARY PUBLIC
ID NO. 136837
MY COMMISSION IS ISSUED FOR LIFE

