

**DECLARATION OF
COVENANTS & RESTRICTIONS
FOR
SUGAR RIDGE
LAFAYETTE PARISH, LOUISIANA**

**DECLARANT
SUGAR RIDGE INVESTORS, L.L.C.**

6.6. APPEARANCE. Both the Lot and the dwelling must be maintained in a manner so as not to be unsightly when viewed from the street or neighboring Lots. The Architectural Reviewer is the arbitrator of acceptable appearance standards.

6.7. ARTIFICIAL VEGETATION. No artificial grass, plants or other artificial vegetation shall be placed or maintained upon the exterior portion of any lot unless approved by the board.

6.8. BUSINESS USE. A resident may use a dwelling for business uses, such as telecommuting, personal business, and professional pursuits, provided that: (1) the uses are incidental to the primary use of the dwelling as a residence; (2) the uses conform to applicable governmental ordinances; (3) the uses do not entail visits to the Lot by employees or the public in quantities that materially increase the number of vehicles parked on the street; and (4) the uses do not interfere with the residential use and enjoyment of neighboring Lots by other residents.

6.9. DECLARANT PRIVILEGES. Declarant has reserved a number of rights and privileges to use the Property in ways that are not available to other Owners and residents, as provided in Article 15 of this Declaration. Declarant's exercise of any right granted to it during the Development Period that appears to violate a rule or a use restriction of this Article does not constitute waiver or abandonment of the restriction by the Association as applied to Owners other than Declarant.

6.10. DECORATIONS, EQUIPMENT, STRUCTURES AND PERSONAL PROPERTY. Placement or decorations, sports or play equipment or other structures of personal property shall not be permitted on the exterior portions of any Lot; provided however; a reasonable number of holiday and religious decorations may be displayed on a Lot for up to thirty (30) days prior to the holiday or religious observance, and up to fourteen (14) days thereafter. Play and sports equipment is permitted in the rear fenced portion of any lot.

6.11. DRAINAGE. No person may interfere with the established drainage pattern over any part of the Property unless an adequate alternative provision for proper drainage has been approved by the Board.

6.12. FENCES. All fences shall be maintained and kept in good repair so as not to detract from the appearance of the development. No chain link fencing is permitted.

6.13. GARAGES. Garage doors shall be kept closed, except when vehicles are entering or leaving the Garage. No Garage built specifically for a recreational vehicle, camper, motor home or similar vehicle shall be permitted. Such vehicles may be kept on the lot by an owner only if such a vehicle remains in the permitted garage. Parking of any vehicle on any lot other than in the Garage, Carport or Driveway is prohibited.

6.14. MOVEABLE STRUCTURES AND OUTBUILDINGS. No structure or any type, Dwelling or otherwise, shall be moved onto any lot in the development except as expressly approved by the Board.

6.15. NOISE & ODOR. A resident must exercise reasonable care to avoid making or permitting to be made loud, disturbing, or objectionable noises or noxious odors that are likely to disturb or annoy residents of neighboring Lots. The rules may prohibit the use of noise-producing security devices.

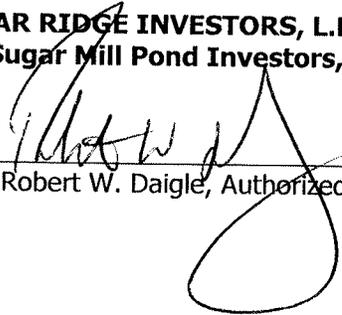
6.16. OCCUPANCY. Other than the completed principal dwelling, no thing or structure on a Lot may be occupied as a residence at any time by any person. This provision applies, without limitation, to the garage, mobile homes, campers, and storage sheds.

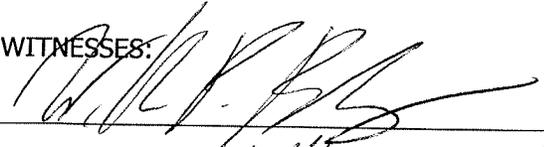
EXECUTION

THUS DONE AND PASSED, in multiple originals, in my office in Lafayette, Louisiana, on the day, month, and year first above written, and in the presence of the undersigned, competent witnesses, who hereunto sign their names with the said Declarant/Appearer and me, Notary, after reading of the whole.

DECLARANT/APPEARER

SUGAR RIDGE INVESTORS, L.L.C.
By; Sugar Mill Pond Investors, L.L.C

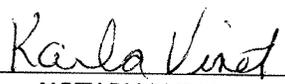
By: 
Robert W. Daigle, Authorized Representative

WITNESSES:


Printed Name: William P. Bailey



Printed Name: Kadie L. Castro


NOTARY PUBLIC

KARLA VINET
NOTARY PUBLIC
Parish of Lafayette, State of LA.
NOTARY NO. 54792