

Tangipahoa Parish Recording Page

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First VENDOR

BEDICO TRACE POA INC

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TO THE PUBLIC

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I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for Tangipahoa Parish, Louisiana.


Clerk of Court

CLERK OF COURT
GARY T. STANGA
Parish of Tangipahoa

I certify that this is a true copy of the attached
document that was filed for registry and
Recorded 09/30/2024 at 3:52:48
File Number 1148818
Recorded in Book 1693 Page 227



On (Recorded Date) : 09/30/2024

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**FIRST AMENDMENT TO
DECLARATION OF RIGHTS, RESTRICTIONS,
AFFIRMATIVE OBLIGATIONS AND CONDITIONS FOR
BEDICO TRACE, LLC., A SUBDIVISION**

**STATE OF LOUISIANA
PARISH OF TANGIPAHOA**

BE IT KNOWN that on this 25 day September 2024, before me, the undersigned authority, and in the presence of the undersigned competent witnesses, personally came and appeared:

BEDICO TRACE POA, INC.

a Louisiana non-profit corporation, domiciled in the Parish of St. Tammany (the "POA"), represented herein by the undersigned officer, duly authorized: who did depose and say that following a duly noticed meeting of the membership of the POA for which a quorum was represented and as duly authorized by the membership of the POA according to the terms of the Declaration of Rights, Restrictions, Affirmative Obligations and Conditions for Bedico Trace, LLC, a Subdivision (the "Restrictions"), recorded at COB 1050, Page 582, as File No. 715008 of the records of Tangipahoa Parish, State of Louisiana, as evidenced by the Resolution of the Members attached hereto, the Restrictions are hereby amended, in part, with the remaining provisions of the Restrictions remaining in full force and effect, to read as follows:

3.8 With respect to the established drainage pattern on any Lot, and as part thereof, these restrictions hereby establish the following requirements which shall be observed and satisfied by each Lot owner for his/her Lot, to-wit:

...

v) Any changes in the elevations or drainage of the land, including the placement of fill or grading of any lot, are not allowed without prior approval from the ACC. The only exception is changes required to meet governmental regulations and those required by a government agency to ensure the implementation of the Parish-approved drainage plan. These changes should not negatively affect any neighboring property or alter the natural drainage plan. All ditches and culverts must be properly maintained, and clear of any debris, tall grass, leaves, sediment, etc. Nothing should be built or planted in the ditches or planted in ditches or culverts.

4.2 No animals, livestock, or chicken of any kind may be raised, bred, kept, or permitted on any Lot, with the exception of dogs, cats, or other usual and common household pets; however, no pets shall be permitted to roam free, consistent with applicable Tangipahoa Parish ordinances. Pets shall be registered, licensed, and inoculated as may be

required by law from time to time and shall be kept on a leash when not in an enclosed area, secured by a leash or lead, and under the control of the owner, trainer, or designated keeper and obedient to that person's commands, or within the real property limits of its owner or designated keeper.

4.3 Any nuisance, immoral, improper, offensive, hazardous, or unlawful use, as well as any activity or condition that causes noxious odors, interferes with the reasonable enjoyment of any part of the Property, or detracts from the overall appearance of the Property is strictly prohibited.

4.6 No temporary structures such as trailers, campers, mobile homes, tents, shacks, or outbuildings can be used as permanent or temporary residences on any lot. No boat trailers can be kept on any lot or the street adjacent to any lot in the subdivision except if they are enclosed within a garage or behind a fenced enclosure approved by the ACC. However, they cannot be stored in the front yard. The front yard is measured from the front of the house to the front property line, or in the side yard of a corner lot (the side yard is measured from the side of the house to the side property line adjoining the street right of way).

4.8 Each individual lot owner shall be responsible for the maintenance of all landscaping on his or her lot and for maintaining his or her residence, grounds, and driveway in a clean and orderly fashion at all times and shall be responsible for paying all costs of said maintenance and for any such repairs which may be necessary. Maintenance of the landscaping, grounds, driveway, and residence located on any lot shall be in conformity with the original plan approved by the Subdivision. Further, each individual lot owner shall ensure that the following tasks are completed regularly:

- Clearing all litter, trash, dead vegetation, and waste from the property
- Mowing the lawn regularly
- Maintaining the mailbox in good condition and ensuring it is in clean, proper working order
- Pruning trees and shrubs regularly
- Ensuring that the exterior lighting is functional
- Keeping law and garden areas lively, free of weeds, and visually appealing
- Maintaining driveways in good repair and free from building materials, etc.
- Repairing any exterior damages to structures, including fences, homes, garages, and outside storage areas
- Keeping right-of-way areas on the front and side streets of individual lots well-maintained
- Keeping the exterior of all structures clean, including stucco (free of visible dirt, mold, and mildew), brick, and siding.

4.10 Occupancy of any house is only permitted once the front of the property has been equipped with at least minimal or ornamental landscaping, which is commonly referred to as the "builders landscaping package." All homes must have at least 80 to 100 square feet of landscaping in the front elevation of the home and for it to be maintained.

4.11 Residential lots are designated for residential use only. No outbuildings, including sheds, garages, barns, cabanas, pool houses, or cottages, can be used for permanent or temporary residence purposes unless they are connected to the main residence on the property.

4.12 No repair, maintenance, or restoration of automobiles or other authorized vehicles (except for emergencies) may be carried out on any lot in Bedico Trace, unless it can be done inside an enclosed garage with all garage doors closed.

WITNESSES:

BEDICO TRACE POA, INC.



By: 

Carrie Jones, President



**EXTRACT OF MINUTES
OF A MEETING OF MEMBERS OF
BEDICO TRACE POA, INC.**

At an annual meeting of the members of Bedico Trace POA, Inc. (the "POA") held on June 26, 2024, at Bedico Trace Subdivision, Ponchatoula, Louisiana, the following resolutions were adopted with 54% of the membership voting of in favor:

BE IT RESOLVED, that the Declaration of Rights, Restrictions, Affirmative Obligations and Conditions for Bedico Trace, LLC, a Subdivision (the "Restrictions"), recorded at COB 1050, Page 582, as File No. 715008 of the records of Tangipahoa Parish, State of Louisiana, as evidenced by the Resolution of the Members attached hereto, the Restrictions are hereby amended, in part, with the remaining provisions of the Restrictions remaining in full force and effect, to read as follows:

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4.12 No repair, maintenance, or restoration of automobiles or other authorized vehicles (except for emergencies) may be carried out on any lot in Bedico Trace unless it can be done inside an enclosed garage with all garage doors closed.

BE IT FURTHER RESOLVED, that Carrie Jones is hereby authorized and empowered, for and on behalf of the POA, to appear before a Notary Public and execute the First Amendment to Declaration of Rights, Restrictions, Affirmative Obligations and Conditions for Bedico Trace, LLC, a Subdivision.



MAXI EARNEST, Secretary

CERTIFICATE

I, MAXI EARNEST, Secretary of Bedico Trace POA, Inc., certify that the above and foregoing is a true and correct copy of resolutions adopted at a meeting of the members of Bedico Trace POA, Inc., held in Ponchatoula, Louisiana, on the 26 day of June, 2024, at which meeting a quorum of said members was present and voted, and that said resolutions have not been revoked or rescinded and remain in full force and effect.

Ponchatoula, Louisiana, this 25 day of September, 2024.

