

Calcasieu Parish Recording Page

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MORGANFIELD PARTNERS LLC
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First VENDOR

CREST AT MORGANFIELD

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-RE: SUPPLEMENTAL DECLARATION NO 2 AND AMENDMENT TO DECLARATION OF RESTRICTIONS

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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 Calcasieu Parish, Louisiana

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**SUPPLEMENTAL DECLARATION NO. 2
AND AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR THE CREST AT MORGANFIELD**

This **SUPPLEMENTAL DECLARATION NO. 2 AND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE CREST AT MORGANFIELD** (this "Supplemental Declaration") is executed as of the date noted below, by **MORGANFIELD PARTNERS, L.L.C.**, a Louisiana limited liability company (sometimes referred to herein as the "Developer" or the "Declarant"), whose mailing address is declared to be 1100 Camellia Boulevard, Suite 201, Lafayette, Louisiana 70508.

INTRODUCTION AND BACKGROUND

I. **DECLARATION.** Declarant is the "Developer" and "Declarant" under the Declaration of Covenants & Restrictions for The Crest at Morganfield recorded on **September 26, 2016**, in the conveyance records office of the Clerk and Recorder for Calcasieu Parish, Louisiana, at **Instrument Number: 3247110, Bk. 4145, Pg. 610** (the "Original Declaration"), as supplemented and amended by the Supplemental Declaration No. 1 and Amendment to Declaration of Covenants, Conditions, and Restrictions for the Crest at Morganfield, recorded on **February 7, 2018**, in the office of the Clerk and Recorder for Calcasieu Parish, Louisiana at **Instrument Number: 3305708, Bk. 4240, Pg. 805** (hereinafter referred to as the "Supplemental Declaration"). The term "Declaration," as used in this Supplemental Declaration, means the Original Declaration and any other act of correction or amendments, if any, to the Original Declaration previously recorded.

II. **SUPPLEMENTAL DECLARATION.** Pursuant to and in accordance with Section 15.5.2 and other applicable provisions of the Declaration, Declarant makes this Supplemental Declaration to submit additional property to the Declaration.

III. **DEFINED TERMS.** Any initially capitalized word or phrase appearing but not specifically defined in this Supplemental Declaration shall have the meaning assigned to it in the Declaration. Further, as used in this Supplemental Declaration.

**PROVISIONS APPLICABLE TO THE ADDITION OF
"PHASE III PROPERTY"**

IV. **ADDITIONAL PROPERTY.** Declarant hereby annexes to The Crest at Morganfield, and subjects to the Declaration, all of the property generally described as "The Crest at Morganfield, Phase III", and more fully described on Exhibit A attached hereto and made a part of this Second Supplemental Declaration (collectively, the "Phase III Property"). The Phase III Property includes: (a) **66** Lots numbered **C-1** through **C-66** intended for residential use ("The Crest at Morganfield Phase III Lots"), and (b) areas designated as "**COMMON AREA AND DRAINAGE EASEMENT**" (by label or by legend) on The Crest at Morganfield Phase III plat which is referred to in Exhibit A. Use of The Crest at Morganfield Phase III Lots is expressly limited to residential use to the same extent as other residential Lots in The Crest at Morganfield, the subdivision established by the Declaration. The said areas labeled "**COMMON AREA AND DRAINAGE EASEMENT**" (by label or legend) included in the Phase III Property constitute Common Area of The Crest at Morganfield subdivision. The Phase III Property constitutes Additional Land, as that

term is used in the Declaration, and all references in the Declaration to the "Property" or "Development" or similar terms shall hereafter include the Phase III Property.

**PROVISIONS APPLICABLE TO THE
CREST AT MORGANFIELD PHASE III PROPERTY**

**V. RESTRICTIVE COVENANTS REGARDING FENCES ON CERTAIN LOTS
LOCATED WITHIN THE CREST AT MORGANFIELD PHASE III PROPERTY.**

As part of the construction of improvements in Phase III on Lots C-52, C-53, C-54, C-55, C-56, C-59, C-60, C-61 and C-62, Fences on the aforementioned Lots are required and must be constructed in such a manner as to reasonably preserve the view of lakes & ponds located within Crest at Morganfield (the "Crest at Morganfield Phase III Restricted Fence Lots"). Fences along the rear property line of the Crest at Morganfield Phase III Restricted Fence Lots must be either wrought iron or a see-through picket type fence. The height of the fences along the rear property line of the Crest at Morganfield Phase III Restricted Fence Lots must be four (4') feet. The height of the first eight (8') feet of side fencing from the rear property line of the Crest at Morganfield Phase III Restricted Fence Lots must be four (4') feet, and after the first such eight (8') feet of side fencing, the side fencing must transition to a height of six (6') feet on an angle not to exceed 45 degrees. Side fences on the Crest at Morganfield Phase III Restricted Fence Lots may contain privacy fencing. Fences on all of the Crest at Morganfield Phase III Restricted Fence Lots shall remain subject to the Architectural Reviewer's review and approval in accordance with the Original Declaration.

RATIFICATION OF DECLARATION

VI. RATIFICATION. The Declaration remains in full force and effect in all respects other than as acknowledged, supplemented and amended herein.

THUS DONE AND SIGNED by Developer and Declarant in Lafayette, Louisiana, on **October 31st**, 2018, before the undersigned witnesses and Notary Public.

Witnesses:

Denise C. Cope
Print Name: Denise C. Cope

Charles T. Beaulieu III
Print Name: CHARLES T. BEAULIEU III

MORGANFIELD PARTNERS, L.L.C.

**By: MORGANFIELD-LAFAYETTE, L.L.C.
As Manager of Morganfield Partners, L.L.C.**

By: [Signature]
Robert W. Daigle, Certifying Official

Karla Vest
NOTARY PUBLIC

Printed Name of Notary Public: Karla Vest
Number (or Bar Roll No.) Assigned Notary Public: 54792

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

Exhibit A

A CERTAIN PARCEL OF LAND BEING 14.22 ACRES, SITUATED IN SECTION 23, TOWNSHIP-10-SOUTH, RANGE 8-WEST, CALCASIEU PARISH, LOUISIANA FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF CELLAR COURT AND BAYWOOD AVENUE, SAID POINT BEING THE POINT OF COMMENCEMENT (P.O.C.)

THENCE PROCEED ALONG A BEARING OF NORTH 00°22'38" EAST FOR A DISTANCE OF 25.00 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 89° 37' 22" EAST FOR A DISTANCE OF 31.22 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING (P.O.B.).

THENCE PROCEED ALONG A BEARING OF NORTH 00° 22' 38" EAST A DISTANCE OF 120.00 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 89° 37' 22" EAST FOR A DISTANCE OF 301.00 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 00° 53' 25" EAST FOR A DISTANCE OF 26.65 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 82° 01' 41" EAST FOR A DISTANCE OF 114.23 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 75° 24' 42" EAST FOR A DISTANCE OF 587.30 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 00° 22' 38" WEST FOR A DISTANCE OF 449.77 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 72° 45' 38" WEST FOR A DISTANCE OF 763.47 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 73° 21' 58" WEST FOR A DISTANCE OF 352.45 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 00° 00' 00" EAST FOR A DISTANCE OF 46.56 FEET TO A POINT:

THENCE PROCEED ALONG A CURVE TURNING TO LEFT HAVING A RADIUS OF 195.00 FEET, HAVING AN ARC LENGTH OF 306.31 FEET, HAVING A DELTA ANGLE OF 90° 00' 00", A CHORD BEARING IS NORTH 45° 22' 38" EAST AND A CHORD DISTANCE OF 275.77 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF NORTH 00° 22' 38" EAST FOR A DISTANCE OF 552.71 FEET TO A POINT:

THENCE PROCEED ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1025.00 FEET, HAVING AN ARC LENGTH OF 68.46 FEET, HAVING A DELTA ANGLE OF 3° 49' 37", A CHORD BEARING OF NORTH 87° 42' 34" WEST, AND A CHORD LENGTH OF 68.45 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 89° 37' 22" WEST FOR A DISTANCE OF 45.37 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING.

The said property is more fully shown on the "Final Plat of The Crest at Morganfield – Phase III (A Single-Family Residential Development)," located in **Section 23, T-10-S, R-8-W**, City of Lake Charles, Calcasieu Parish, Louisiana, dated September 10, 2018, prepared by Barry J. Bleichner, PE, PLS, LLC, recorded under Instrument No. 3335651, Bk. 4293, Pg. 129 of the records of the Clerk of Court for Calcasieu Parish, Louisiana.