

Calcasieu Parish Recording Page

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Received From :
MORGANFIELD PARTNERS LLC
1100 CAMELLIA BLVD STE 201
LAFAYETTE, LA 70508

First VENDOR

MORGANFIELD PARTNERS LLC

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-RE: SUPPLEMENTAL DECLARATION NO 1 & AMENDMENT TO DECLARATION OF COVENANTS CONDITIONS AND 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. 1
AND AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR THE COVE AT MORGANFIELD**

This **SUPPLEMENTAL DECLARATION NO. 1 AND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE COVE AT MORGANFIELD** (the "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 Cove at Morganfield recorded on **March 25, 2019**, in the conveyance records office of the Clerk and Recorder for Calcasieu Parish, Louisiana, at **Instrument Number: 3348251, Bk. 4314, Pg. 756** (the "Original 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 II PROPERTY"**

IV. **ADDITIONAL PROPERTY.** Declarant hereby annexes to The Cove at Morganfield, and subjects to the Declaration, all of the property generally described as "The Cove at Morganfield, Phase II", and more fully shown and described on that certain plat of survey prepared by Barry J. Bleichner, PE, PLS, LLC, dated November 24, 2020, entitled "A Final Plat of The Cove at Morganfield, Phase II," and recorded December 2, 2020 in Book 59, at Page 46, under Instrument Number 3407419 of the records of Calcasieu Parish, Louisiana (collectively, the "Phase II Property"). The Phase II Property includes: (a) **78** Lots numbered **77** through **154** intended for residential use ("The Cove at Morganfield Phase II Lots"), and (b) areas designated as "COMMON AREA" and/or "COMMON AREA/DRAINAGE SERVITUDE" (by label or by legend) on the above referenced plat; but expressly excludes that certain tract or parcel of ground labeled Lot 155 on the above-referenced plat, which is not a Phase II Lot, nor is it in any manner subject to the Declaration. Use of The Cove at Morganfield Phase II Lots is expressly limited to residential use to the same extent as other residential Lots in The Cove at Morganfield, the subdivision established by the Declaration. The said areas labeled "COMMON AREA" and/or "COMMON AREA/DRAINAGE SERVITUDE" (by label or legend) included in the Phase II Property constitute Common Area of The Cove at Morganfield subdivision. The Phase II

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 II Property.

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 December 7, 2020, before the undersigned witnesses and Notary Public.

WITNESSES:

DECLARANT

Michael Guidice
Print: MICHAEL GUIDICE

Laura McGrath
Print: Laura McGrath

MORGANFIELD PARTNERS, L.L.C.
a Louisiana limited liability company

By: MORGANFIELD-LAFAYETTE, L.L.C.,
a Louisiana limited liability company,
its Manager

By: *Stacy Beough*
Print: Stacy Beough
Title: Authorized Representative

[Signature]
NOTARY PUBLIC, in and for

My Commission Expires: _____

Printed Name of Notary Public: _____

Number (or Bar Roll No.) Assigned Notary Public: _____

