

**State of Louisiana
Parish of East Baton Rouge**

**Eighth Amendment to
Supplemental Declaration of Covenants, Conditions and Restrictions of Magnolia Square
(Residential Property)**

Before me, the undersigned notary public, and in the presence of the undersigned competent witnesses, personally came and appeared:

TOWER CAPITAL CORPORATION, a Louisiana corporation, domiciled in the Parish of East Baton Rouge, State of Louisiana, represented herein by its President, William N. FaKouri, duly authorized, whose principal mailing address is P. O. Box 14151, Baton Rouge, Louisiana 70898 ("**Town Founder**");

who declared as follows:

Recitals

- A. The Village at Magnolia Square LLC, the original town founder, predecessor-in-interest to Town Founder, executed the Supplemental Declaration of Covenants, Conditions and Restrictions of Magnolia Square (Residential Property) on September 29, 2009, which was recorded with the Clerk and Recorder of Mortgages of East Baton Rouge Parish, Louisiana at Original 634, Bundle 12188 (as amended, the "**Declaration**").
- B. The Town Founder reserved the right to make certain amendments to the Declaration in Section 7.1.
- C. Capitalized terms used herein but not defined shall have the meaning set forth in the Declaration.
- D. Pursuant to Section 7.1, the Town Founder seeks to amend the Declaration as follows:

Agreement

- 1. Section 6.3.18 is hereby added to the Declaration to read as follows:

"6.3.18 Additional Items. As to the Additional Property to become part of the Residential Property after March 31, 2022, and notwithstanding any other provision in this Article 6, each new Residential Lot created after March 31, 2022 shall be subject to compliance with the Magnolia Square Critical Item Design Checklist attached hereto as Exhibit "A". To the extent of any conflict or inconsistency between the other provisions in Article 6 and Exhibit "A", the provisions of Exhibit "A" shall control."

2. To the extent the terms of this Amendment conflict with the terms of the Declaration, Articles of Incorporation & By-Laws of Magnolia Square Property Owners' Association, Inc., the Master Plan and Design Code, and other documents governing this property or any amendments or supplements thereto, the terms of this Amendment shall control.
3. Except as amended and modified herein, the Declaration remains in full force and effect.

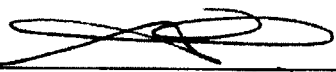
--Signatures on Following Pages--

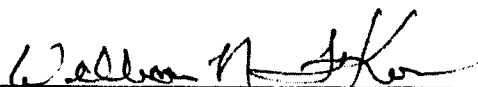
IN WITNESS WHEREOF, Town Founder has executed this Eighth Amendment to Supplemental Declaration in Baton Rouge, Louisiana on March 31, 2022, in the presence of the undersigned competent witnesses and me, Notary, after due reading of the whole.

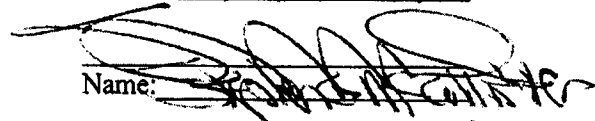
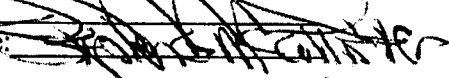
WITNESSES:

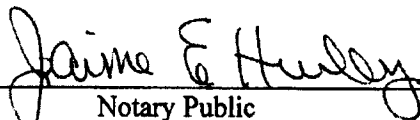
TOWN FOUNDER:

TOWER CAPITAL CORPORATION


Name: Annie Will

By: 
William N. FaKouri, President


Name: 


Notary Public
Name: _____
Bar Roll Number: _____

Jaime E. Hurley
Bar Roll No. 27509
Notary Public, State of Louisiana
Commission is for Life.

Exhibit "A"

MAGNOLIA SQUARE CRITICAL ITEM DESIGN CHECK LIST

1. All houses are to have at least one (1) gas lantern.
2. All front porches are to have brick surfaces.
3. Front porch walkways to sidewalk must be brick.
4. Only old brick is allowed when brick is used on exterior walls of the house. New brick with sufficient texture may be allowed when painted.
5. Driveway aprons must be brick between sidewalk and road.
6. Driveway width may be reduced at street when necessary.
7. On the front of the house, vinyl windows are acceptable when the size of the rail, the frame, and the mutton bars (the grills) are similar to that of a wood window. True divided light are preferred, but SDL (simulated divided light) is permitted. Grills between the glass without exterior mullion bars will not be allowed.
8. Windows on side and rear of the house which are not part of a room on the front elevation may use "1 over 1" windows (no divided lights).
9. All houses must have a tall and stately appearance with a minimum porch height to be 18" above finished grade; enough for 1-2 steps visible from the street.
10. Garage setbacks are to be a minimum of Five feet (5') from behind the main body (front wall) of the house. Garage must be Twenty feet (20') from sidewalk. All garages are to be fully enclosed with garage doors.
11. Garage doors should be double doors but a single door wide enough for 2 cars is permissible.
12. If using concrete fiber board siding such as HardiePlank, finished surface shall be non-textured. No textured HardiePlank or similar product is allowed. No vinyl siding, soffit, or fascia is allowed.
13. Windows on a front facing elevation must be appropriately trimmed consistent with the intended architectural style.
14. Sufficient trim to represent traditional wood window design details must be used around windows and doors on the front elevation of the house. Brick mold without trim may be allowed on sides

when not visible from public view. Windows with integrated brick molding is acceptable on windows not visible from public view.

15. All wood fencing must be installed with the "finished" side facing towards the public right-of-way. Post and rails of picket fences shall be located within the private yard with pickets applied to the public side of the rails. All rear fences should be "shadow box" neighbor friendly on the property line.
16. All rear and side yard wood fencing shall be kept in good condition; stain is recommended. All front yard fencing shall be painted white and maintained in good condition.
17. Shutters must match window size and appear operable with attendant hardware, including shutter dogs.
18. Minimum first floor ceiling height to be 10 feet.
19. Trash cans are to be treated as "storage" and must be hidden from view at the street. Evergreen material, fencing, or enclosure in harmony with the house are acceptable options.

Revised February 2022