

Calcasieu Parish Recording Page

H. Lynn Jones II
Clerk of Court
P.O. Box 1030
Lake Charles, LA 70602
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Received From :
MORGAN FIELD DEVELOPMENT, LLC (1677)
P.O. BOX 1447
LAKE CHARLES, LA 70602

First VENDOR

MORGANFIELD DEVELOPMENT LLC

First VENDEE

-RE: SUPPLEMENT DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS

Index Type : CONVEYANCES

File Number : 3518914

Type of Document : SUPPLEMENT

Book : 4602 **Page :** 333

Recording Pages : 20

Recorded Information

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

On (Recorded Date) : 09/19/2023

At (Recorded Time) : 10:08:26AM



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CLERK OF COURT
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Parish of Calcasieu

I certify that this is a true copy of the attached document that was filed for registry and
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File Number 3518914
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Carly N. Victor
Deputy Clerk

Return To : MORGAN FIELD DEVELOPMENT, LLC (1677)
P.O. BOX 1447
LAKE CHARLES, LA 70602

STATE OF LOUISIANA
PARISH OF CALCASIEU

THIRD SUPPLEMENTAL
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR MORGANFIELD (FORMERLY WATERSIDE)
TRADITIONAL NEIGHBORHOOD DEVELOPMENT

THIS THIRD SUPPLEMENTAL DECLARATION is made on this 13th day of September, 2023, by:

MORGANFIELD DEVELOPMENT, LLC, a Louisiana limited liability company, whose permanent mailing address is 500 Kirby Street Lake Charles, Louisiana, 70601, herein represented by its duly authorized Manager, Lucinda H. O'Quinn, hereinafter referred to as "Declarant"

1. Arrozal, LLC filed that certain Declaration of Covenants, Conditions and Restrictions for Waterside on March 31, 2005, recorded in the registry of the Clerk of Court's office for Calcasieu Parish, State of Louisiana, in Book 3164, Page 1, Entry No. 2713760; and

Arrozal, Limited Liability Company, Arrozal Investment Part B, Limited Liability Company, Leo Paul Bonin, II and Olive W. Bonin and Nathan Dondis and Carrie Dondis filed that certain First Supplemental Declaration of Covenants, Conditions, and Restrictions for MorganField, recorded in the registry of the Clerk of Court's office for Calcasieu Parish, State of Louisiana, in Book 4015, Page 608, Entry No. 3171231 ("**Declaration**"); and

PCR Developers, LLC, a Louisiana Limited Liability Company filed that certain Second Supplemental Declaration of Covenants, Conditions, and Restrictions on May 1, 2018, recorded in the registry of the Clerk of Court's office for Calcasieu Parish, State of Louisiana, in Book 4255, Page 390, Entry No. 3314638; and

2. Declarant now wishes to amend the Declaration and the First Supplemental and Second Declaration to include additional property within the development, and to establish neighborhoods and governance procedure for the development.

Capitalized terms used in this Third Supplement but not defined herein shall have the meaning given to them in the Declaration.

NOW THEREFORE, does supplement and amend the Declaration First and Second Supplemental Declaration as follows:

1. **Annexation of Additional Property.** Pursuant to and in accordance with Section 3.2(C), Declarant does hereby subject and annex additional property, described on Exhibit A hereto, to the Declaration, First Supplemental Declaration, and Second Supplemental Declaration ("**Additional Property**"). From and after the date of the recordation of this Third Supplemental Declaration, the Additional Property shall be subject to all restrictions and conditions in the Declaration and Supplemental Declarations, except as expressly amended herein.

2. **Established Neighborhoods.** Pursuant to Section 2.1.45 of the Declaration, Declarant hereby establishes a Neighborhood within MorganField. The property described in Exhibit A is declared to be a Neighborhood named “**Waterside Meadows at MorganField**”.
3. **Governance.** Waterside at MorganField, Wildflower at MorganField, and Waterside II at MorganField have established a Neighborhood Association or Associations to undertake the management of the Commons within the Neighborhood and the enforcement of the Declaration. Additionally, Waterside Meadows at MorganField has created a Neighborhood Association for similar purposes, all as described in Section 2.1.46 of the Declaration. Each Neighborhood Association shall have jurisdiction only over the property within such Neighborhood and at the time the MorganField Association is established, such jurisdiction shall be concurrent with the MorganField Association’s jurisdiction over all property within MorganField.
4. **Principles Specific to Waterside Meadows at MorganField.** In accordance with Section 3.2(D), Declarant wishes to establish a plan for the development of the Waterside Meadows at MorganField Neighborhood. Therefore, the Additional Property shall be developed in accordance with the following additional guidelines, which are intended to supplement and not conflict with the Guiding Principles.
 - a. **Building Square Footage Requirements** -Minimum square footage shall be 2000 square feet living. Maximum square footage shall be 5000 square feet living. Any variances to minimums/maximums are subject to approval by the Design Review Board.
 - b. **Architectural Typology** – French Country / Coastal / Low Country.
 - c. **Building Use** – All structures shall be permitted for residential use only in Waterside Meadows at MorganField.
 - d. **Construction Phase** – Contractors/Owners are required to keep a clean and attractive jobsite until final inspection of the lot has been approved. Silt fences are required, trash should be picked up at all times and jobsite should be clean and orderly.
 - e. **Outbuilding** – A maximum footprint of 800 square feet is allowed for outbuildings. Variances for larger buildings may be granted on a case-by-case basis; but must not exceed 30% of the living square footage of the main structure. The structure should be consistent in material selection and detailing as the main house. It is hoped that the structure will be aesthetically pleasing and harmonious with the main structure and not look like “a tool shed.” A structure with no windows will not be acceptable. All outbuildings will require a design and siting review by the Design Review Board prior to construction.
 - f. **Garbage** – Garbage containers shall be completely concealed by a structure defined as a fence or building materials. Landscaping shall not be used to conceal garbage containers. This structure should be included into the original home plans submitted to the Design Review Board.
 - g. **Parking** – Automobile storage of adequate size and access shall be provided within the lot at the minimum ratio of 2 places per dwelling but not more than 3 covered spaces.

- h. **Sewer Systems** - Sewage disposal systems shall be approved prior to installation by the Louisiana State Health Department. Such systems may be required to include discharge of effluent through a sprinkler system, approved field lines or drained in such a manner as is approved by the Louisiana State Health Department. In the event a community sewer disposal system or a public system is made available, every lot having access to the system shall provide a sewer disposal system, which ties into the system. In the event a system is provided for the homeowner, the homeowner must tie into the system within a 24-month period from the date the service begins.
- i. **Water wells** – Water well systems shall be approved prior to installation by the Louisiana State Health Department and may be required to be approved by the Design Review Board. In the event a community or a public water system is made available, every lot having access to the system shall provide a plumbing system, which ties into the water system. In the event a system is provided for the homeowner, the homeowner must tie into the system within a 24-month period from the date the service begins. Water well equipment shall be completely contained within the footprint of the home, or an outbuilding structure further described herein. The aesthetics of acceptable outbuilding structures shall be consistent in design and detailing as the main house, however brick cladding of the structure will not be required. The overall intent of this clause is to 100% conceal the water well from any view.
- j. **Building Plans.** Building plans are subject to approval by the Design Review Board and separate instructions will be provided to each lot owner regarding the submittal and approval process.
- k. **Fees** – Current fee for review of the above referenced plans/materials is as follows:
 - i. Initial plan review fee - \$150
 - ii. Final plan and Landscape plan review fee --\$350
 - iii. Review prices are subject to change. Please contact the HOA for accurate pricing at the time of your submission
- l. **Repairs to Development Provided Infrastructure**—Repair of curbs, streets etc. due to damage by builder/owner must be to new condition with proper joints, etc. to match existing improvements. If repair is unsatisfactory to the HOA and/or committee, then such repairs must be removed and replaced at the sole cost of the lot owner/builder. Owners/builders who fail to do so will be responsible for the cost of such repairs and corrections completed by an assignee of the HOA or Design Review Board. Developer and/or HOA reserves the right to pursue all legal remedies to recoup out of pocket expenses plus reasonable attorney’s fees and reasonable overhead. It is the responsibility of the owner/builder to protect the property, streets and common areas of the HOA, development, neighbors, etc.

5. **Horizontal Placement Instructions**

Setbacks –

	Front-Edge of Road	Side	Back
Lots 1 through 12	85' exact	30' min	50' min
Remaining Lots	100' exact	30' min	50' min

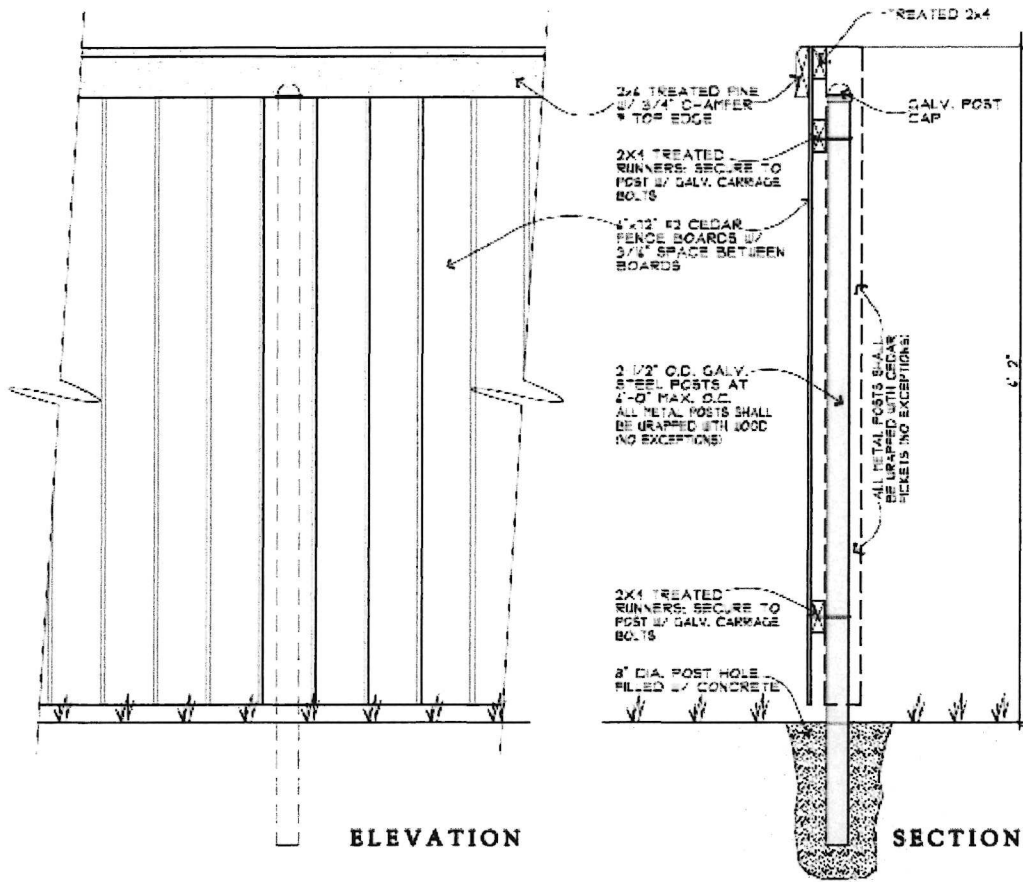
6. **Facade** – The placement of the façade at the front setback shall be mandatory unless otherwise approved by the Design Review Board.

7. **Fences and Garden Walls** – Fences, garden walls and gates shall not be built on the frontage line; but may be built on the front setback line. Buildings on corner lots may have a garden wall and gate at only one of its frontage lines and must be approved by the Design Review Board in advance.

- a. In phases I and II of Waterside, it was the intent of the Design Review Board that views across neighboring yards would not be blocked and “opaque” fencing was required. Typically, wrought iron or similar powder coated aluminum fencing was used to meet this standard. It is still the preference of the Design Review Board to have fences with less than 75% visibility of its total area open being considered “opaque.” However, Waterside Meadows at MorganField will have a wooden fence along Corbina Road, and therefore will be allowing 6’ and 8’ cedar wood fencing with a decorative cap board in Waterside Meadows at MorganField. This is an example:



- b. All fence types, finishes and locations must be approved by the Design Review Board. All fencing regardless of material must be maintained. Damaged fencing must be replaced, acceptably repaired, or removed immediately upon notification by the HOA. Chain link fence is not acceptable.
- c. **No fences, building or permanent structures, etc; are built within drainage easement along Lots 1 through 12.**



CEDAR FENCE DETAIL

SCALE: 3/4" = 1'-0"

8. **Corner Lots** – Buildings and Landscaping on corner lots shall hold a clear view, defined by two points 30 feet from the intersection of the curb extension. Only a single driveway shall be permitted unless otherwise approved by the Design Review Board.

9. Garages shall not be front loaded, except where the garage may be placed behind the house, or at least 30' beyond the façade.

10. The Declarant reached an agreement with the Gravity Drainage District 2 East [GGD2E] concerning grounds maintenance on the easement to their drainage lateral located on Lots 1 through 12 shown on Exhibits B and C. The HOA agrees to the following:

a. HOA would maintain the mowing and the maintenance on the south side of the drainage lateral of Lots 1 through 12.

b. The GGD2E requires the right to access their easement from the existing driveway on the east side of Corbina Road just north of the lateral CR-EB-KC-L44012.

c. The Subdivision Plat drainage easements will be disclosed to the property owners on Lot 1 through 12 located along the south property line. The owners will be made aware of the easement and the Drainage Ordinance and will sign a document acknowledging the easement and drainage ordinance. The owners will be made aware that no fences, building or permanent structures, etc. are to be built within said easement along Lots 1 through 12.

11. Utility Companies in the development:

a. CenterPoint Energy requires a minimum of water heating and central heating in each home.

b. Jeff Davis Electric is the power company for the development.

12. Vertical Placement Instructions

a. **Main Floor** – The first-floor level shall be elevated above road grade at the r/w a minimum of 2'6".

b. **Main Floor Heights** – The first story interior clear height shall be no less than 10' nor more than 12'.

c. **Maximum Bldg. Height** – 2 ½ stories

FRENCH, COASTAL OR LOW COUNTRY DESIGN CODES

BUILDING WALLS

I. a Materials

Types - Vinyl and metal siding, prefabricated or modular construction and exterior insulation finish systems are prohibited.

Type I: Wood

Exterior wood, including, but not limited to, siding, trim, columns, balustrades, porch decks, decks, fascia, and shutters must be capable of withstanding the elements and be resistant to rot such as cedar, redwood, mahogany, cement board, wood clapboard, or board and batten, then sealed with paint or stain.

Horizontally applied boards (beveled or drop siding) and wooden shingles are permitted. Plywood and diagonal siding are not permitted except by approval by the Design Review Board.

Type II: Stucco

Stucco is allowed over wood frame or masonry construction. Stucco must have a smooth, trowel applied and sand finish. Sprayed applications and swirl or other heavily textured patterns are prohibited.

Type III: Brick

Foundation walls and piers shall be parged block, brick, smooth-finished poured concrete, or stucco. Retaining walls shall be masonry or masonry finished in stucco. Building walls shall be finished in stucco with a smooth sand finish, brick.

I. b Configuration & Techniques

Undercrofts may be skirted. Horizontal wood boards or framed wood may be installed with spaces between members not larger than 1.5" or smaller than 0.75". Lattice (horizontal and vertical only) may be installed between wood pier and pilings, and brick screens may be installed between concrete piers and pilings.

Garden walls shall generally be constructed of the same material as the first floor of the primary building. Masonry piers with wood pickets may replace solid masonry walls. Wood may replace masonry at the rear property line. Masonry walls shall be made of stucco concrete while gates shall be wood or steel. Walls may be perforated.

Stucco or plaster coating may be applied to concrete block or poured concrete. Stucco shall be steel troweled.

Trim shall not exceed 6" in width at corners and 4" in width around openings, except at the front door.

I. c Amenities

Variations to the architectural regulations may be granted on the basis of architectural merit.

Building walls shall be one color per material used. Colors of stucco shall be subject to approval from the Design Review Board. Paints for masonry applications shall have a flat finish. All exterior wood siding shall be painted or stained, preferably on both sides. Trim (balcony and porch posts, rails, window trim, rafter tails etc.) shall be painted to complement the columns and overall value of the building. An accent color, for items such as the front door, pickets, trim, and shutters, may be used subject to approval from Design Review Board. Walls and fences shall be in a range of colors approved for their respective materials. All colors shall be submitted with the final plans and is subject to approval by the Design Review Board.

I. d Notes

Variations to the architectural regulations may be granted on the basis of architectural merit.

These regulations will be updated periodically, and all subsequent changes will apply to all buildings, which have yet to complete the schematic design phase and have received approval of the Design Review Board.

II. BUILDING ELEMENTS

II. a Materials

Chimneys shall be finished with stucco, brick or wood.

Piers and arches shall be stucco or brick.

Porch railings shall be made of wood while porch floors and posts may be wood or masonry all other materials must be approved by the Design Review Board. Porches may be enclosed with glass or screens; however, glass enclosures are not permitted at frontages. Porch ceilings may be enclosed with painted wood; exposed joists shall be painted or stained.

Stoops shall be made of wood, brick or concrete. If concrete, a stoop shall have brick, tile, stucco walls, or parged concrete.

Decks shall be located only in rear yards and where not easily visible from streets or paths, elevated a max. of 18" above grade and painted or stained.

Driveways shall be of concrete, brick or concrete pavers. Driveways shall be at least 12' wide.

II. b Configuration & Techniques

Chimneys shall be a minimum of 1:1 proportion in plan and capped to conceal spark arresters. Flues shall be no taller than required by the building code. Fireplace enclosures and chimneys shall extend to the ground.

Piers shall be no less than 12" x 12".

Arcades and breezeways should have vertically proportioned openings.

Posts shall be no less than 6" by 6".

Railings shall have top and bottom rails. Wood top rails shall be eased, and bottom rails shall have a vertical section. Top and bottom rails shall be centered on the boards or pickets. The openings between the members shall be a minimum of 1" and a maximum of 4".

Balconies shall be structurally supported by brackets, tapered beams, or columns.

Fences on adjacent lots shall have different designs, subject to the approval of the Design Review Board. Where a fence on one property meets taller or shorter fence on another property, it is the responsibility of the latter designer to transition their fence to the height of the former.

II. c Amenities

Trim (balcony and porch posts, rails, window trim, rafter tails, etc.) shall be painted or stained to complement the columns and overall value of the building. An accent color for items such as the front door, pickets trim, and shutters may be used subject to approval from the Design Review Board.

Garage aprons shall be of square or rectangular pervious concrete pavers, brick or concrete. Pavers must not contrast drastically with the street surface color.

Approved mailboxes are available locally at Joseph's Electric. They have 2 styles and 2 design options available in stock. Mailboxes can be purchased from other vendors subject to approval of the Design Review Board. Only the color black shall be used. Examples of approved mailbox styles are:



All mailboxes shall be approved by the Design Review Board. Preformed plastic mailboxes are not acceptable. You may put up a temporary box for a period of 30 days until you purchase or order your mailbox. It is recommended that you include the mailbox area in your landscape plans.

The following shall be subject to approval from the Design Review Board: brick, mortar colors, colors and patterns, fence designs and exterior light fixtures.

The following shall be permitted only in rear yards where not easily visible from street or paths: utility meters, satellite dishes, permanent grills, permanent play equipment (wooden only), hot tubs (those at ground level must be covered), and garbage collection equipment. HVAC units ("silent" models preferred) may be placed on the side of the house and must be completely screened from view using landscaping or structure). Location of the HVAC must be marked on the site plan and screening plans must be submitted to the Design Review Board for approval.

In-ground swimming pool will be permitted. Location of the pool must be marked on site plan and submitted for approval by the Design Review Board.

II. d Notes

The following shall not be permitted: panelized wall materials, quoins, stucco covered, foam moldings, window air-conditioning units, exterior fluorescent lights, poles (except official flags of countries, states, parishes, cities or other association sanctioned flags flown from 6' poles mounted at 45-degree angle to building walls. All flags are to be approved by Design Review Board), signs (on private property except a "For Sale" may be placed on property and should not exceed five (5) square feet), direct vent fireplaces, external alarm systems, and skylights.

Carports are allowed and porte-cochere but shall be subject to the Design Review Board approval.

III. ROOFS

III. a Materials

Roofs shall be clad in one of the following materials: in its natural color, wood shingles, dark gray shingles, in either slate or synthetic slate, asphalt, or concrete.

Gutters and downspouts, when used, shall be made of galvanized steel, copper (not copper-coated), anodized or ESP aluminum. Downspouts shall be placed at the corner of the building least visible from nearby streets. Splash blocks shall be made of concrete, brick or gravel.

III. b Configuration & Techniques

Principal roof on all freestanding buildings shall be a symmetrical, hip or gable with a slope of 8:12 to 10:12 or as approved by the Design Review Board. Also allowed are gabled hips, hipped gables, and flared hips. Where garages meet in a party wall condition, gabled ends are allowed.

Ancillary roofs (attached to walls or roofs) may be sheds sloped no less than 3:12.

Eaves shall be continuous, unless overhanging a balcony or porch. Eaves shall have an overhang from 16" to 32". Overhanging eaves may have exposed rafters.

No through roof penetration for mechanical or electrical devices shall be allowed to penetrate the roof at the building's frontage(s). Penetrations of these devices at approved locations must be of color to match the roof.

III. c Amenities

The following shall not be permitted: metal finishes in any color other than those indicated in this document.

WINDOWS AND DOORS

IV. a Materials

Windows and doors shall be vinyl, wood, or clad wood. Garage doors shall be wood or aluminum. Doors shall be painted or stained to match the color palette of the home.

Shutters shall be wood and must be operable.

Security doors and window grilles must be approved.

Windows not visible from the street may be of other material and configuration. Except when visible for homes on corner lots.

IV. b Configuration & Techniques

Windows shall be rectangular and vertically proportioned. Transoms may be oriented horizontally with panes which match other configurations. Multiple windows in the same rough opening shall be separated by a 4” minimum post. The window sash shall be located interior to the centerline of the wall. Window sills in masonry construction shall project a minimum of 1 inch from the face of the building.

When window muntins are used they shall be divided light or fixed on the interior and exterior surfaces and shall create panels of square or vertical proportion.

Garage doors shall be painted, stained or aluminum clad unless otherwise approved by the Design Review Board.

Shutters, when used, shall be operable, sized and shaped to match the openings. Shutters in accordance with specific architectural topologies are encouraged.

Driveway gates shall be in-swinging and have a maximum opening of width of 12’.

V. Landscape Code

The following provides a guide to the required Landscape for the Waterside Meadows at MorganField. A landscape and irrigation plan with specifications showing the name, species and placement of plant material, as well as quantity and size shall be submitted to the Design Review Board for approval.

Landscape plans should be submitted with house plans, but in any event, no later than black-in stage of home construction. The entire front yard of the home must be landscaped prior to occupancy by owner with the remainder completed within sixty (60) days of occupancy. Specific landscape requirements for each home site shall be determined by the lot location. The following chart shows the minimum requirements for landscape design materials for all lots.

Large Trees	Medium Trees	Small Trees	Shrubs
2	3	2	100

Calipers (trunk size) are measured at forty-eight (48”) inches above the ground. Sixty (60) percent of trees and shrubs required for the lot as set forth by the chart above shall be planted in the front yard. The remaining are to be planted elsewhere on the lot. Corner lots are considered to have two front yards for landscaping purposes, two thirds of the required plant materials are to be planted in this area. One third of the required plantings are to be planted in the rear of the yard.

Sod or hydro seed shall be installed on the entire front yard of interior lots prior to occupancy of home. A piped automatic irrigation system with rain bird style sprinkler heads is required in the front yard for all new construction. The design for this system is to be included on the landscape plan.

All air conditioning compressors, utility boxes, pedestals, gas/electric meters, pool equipment, pet housing, compost areas, and additional parking must be visually screened from the street, lake, park areas, and side yard view by appropriate fencing or landscaping. Details must be submitted with the landscaping plan to the committee for approval. If landscaping is to be used for such screening, plant materials shall be at least as high as the items being screened. All such screening shall be complete prior to occupancy of home.

If weather conditions prohibit completion of sod and or landscaping prior to occupancy, then the committee may direct owner to escrow \$4000 with the association. Such escrowed funds shall only be released to the owner upon completion of all the landscaping on the lot according to the approved landscape plan for the lot. Any owner who does not complete landscape and hardscape requirements within the approved timeframe, as set forth above, shall be subject to a fine of \$500 per month each month the landscape or hardscape is delayed beyond the timeframe set above.

Recommended Planting List

The following plant materials were selected for their compatibility with both the Lake Charles climate and the overall design theme of Waterside Meadows at MorganField. Other trees and shrubs may be used with the approval of the Design Review Board. Plans including only trees and plants from the following list are still subject to plan approval by the Design Review Board.

TREES

Large (minimum caliper size 3.5" as measured at 48" above ground)

Live Oak	(red oaks have been eliminated from list)
Willow Oak	Palm trees can be substituted 2 for 1
Cherry Bark Oak	
White Oak	
Bald Cypress	
Drake Elm	(1 max of total trees)

Medium (minimum caliper size 2.5" as measured at 48" above ground, 45-gallon min.)

River Birch	Savannah Holly	Crepe Myrtle
Swamp Red Maple	American Holly	
Bradford Pear	Weeping Willow	
Silver Maple	Little Gem Magnolia	
Drake Elm	Bracken Magnolia	

Small (minimum size 30 gallons)

Crepe Myrtle	Oriental Magnolia	Sweet Bay Magnolia
Cherry Laurel	Chinese Fringe	
Sweet Olive	Wax Myrtle	
Parasol Tree	Southern Crabapple	
Windmill Palm	Purple Leaf Plum	
Japanese Maple	Teddy Bear Magnolia	

SHRUBS (minimum size 3 gallons)

Boxwood	Hollies	Nadina
Eleagnus	Red Tip Photinia	Spirea
Pittosporum	Indian Hawthorn	Mahonia
Philodendron	Pyracantha	Banana
Hydrangea	Dwarf Azalea	Azalea
Camellia	Gardenia	Sago Palm
Ligustrum	Abelia	Fatsia
Agapanthas	Yupon Holly	

VINES

Carolina Yellow Jasmine
Confederate Jasmine
Wisteria
Fig Vine
English Ivy

GROUND COVER

Liriope	Asian Jasmine	Ajuga
Monkey Grass	Blue Pacific Juniper	Aspidistra
Louisiana Iris	Wood Fern	Ardisia
Asparagus Fern	Daylillies	Indigo

GRASSES

Centipede (certified centipede recommended)
Burmuda
St. Augustine

The Developer reserves the right to approve alternative plans where there is a well-planned coordinated concept and design (such as palm trees which shall require a minimum caliper of six inches and have two trees for each one standard tree required). All plans must be submitted to the Design Review Board or the Developer prior to startup of any work. Plan must be designed by a professional landscape company; a Licensed Landscape Architect is preferred and must be submitted by electronic media format such as PDF. The submittal must include the contact information of the designer. The plans shall include a complete plant list with legends of symbols, sizes, descriptions and count of all plants, as well as the underground irrigation and sprinkler plan with specific information as to manufacturer. All front, rear and side yards facing the streets shall include an underground automatic watering system.

No handwritten plans shall be accepted or approved. No work shall start without a written or email approval from the Developer or the Design Review Board, and no Landscape subcontractor may perform work without prior written approval. The Developer or Design Review Board reserves the right to deny approval of any Landscape subcontractor for any reason.

Landscaping borders are limited to green or black metal unless a variance is approved by the Developer or Design Review Board in writing.

Plans for landscaping and irrigation shall be submitted no later than thirty (30) days prior to the installation and occupancy of the house.

Failure of the Developer or Design Review Board to notice or correct any one lot or instance whereby someone fails to comply to these requirements does not void the requirement or ability to enforce these restrictions on any other lot or in any other situation. It is the responsibility of the Lot Owner to oversee and enforce these restrictions on their builder or be held responsible for fines and the late fees.

For the purposes of voting rights for Waterside Meadows at MorganField, MorganField Development, LLC shall hold six (6) votes for each lot owned by them. All other Owners shall have one (1) vote for each lot owned.

Except as expressly stated herein, the Additional Property shall be otherwise subject to the Declaration and the First Supplemental and Second Supplemental Declaration.

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This and the First Supplemental, Second Supplemental Declaration are the only modifications made to the Declaration made to date, which otherwise is in full force and effect in all respects other than as supplemented and amended herein.


Executed by Declarant as of the 15 day of September 2023, in the presence of the undersigned competent witnesses and Notary Public.

Witnesses:

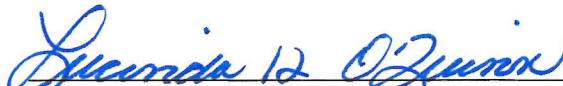
DECLARANT:
MorganField Development, LLC




Heather Chance



Tonia LeBlanc



By: Lucinda H. O'Quinn, Manager



Nick Guillory, 6758
Notary Public

EXHIBIT A

A certain tract or parcel of land containing 70.825 acres situated in Section 26, T-10-S, R-8-W, Calcasieu Parish, Louisiana, being more particularly described as follows:

Commencing at the northwest corner of Section 26, T-10-S, R-8-W, thence south $54^{\circ}17'20''$ east 1584.83 feet to point of beginning;

Thence from said point of beginning (POB) north $89^{\circ}59'32''$ east, 1154.32 feet;

Thence south $00^{\circ}00'37''$ west, 276.36 feet;

Thence along a curve to the left having a chord direction of south $69^{\circ}46'20''$ east and a chord length of 243.98 feet, a radius of 130.00 feet, and being 316.66 feet along said curve;

Thence north $40^{\circ}26'42''$ east, 47.69 feet;

Thence along a curve to the right having a chord direction of north $85^{\circ}59'21''$ east and a chord length of 28.55 feet, a radius of 20.00 feet, and being 31.80 feet along said curve;

Thence south $48^{\circ}29'05''$ east, 17.52 feet;

Thence south $40^{\circ}26'42''$ west, 243.30 feet;

Thence along a curve to the left having chord direction of south $51^{\circ}07'36''$ east and a chord length of 290.11 feet, a radius of 1390.98 feet, and being 290.64 feet along said curve;

Thence south $25^{\circ}03'15''$ west, 149.90 feet;

Thence south $18^{\circ}01'13''$ west, 226.04 feet;

Thence south $21^{\circ}51'26''$ east, 90.00 feet;

Thence south $64^{\circ}34'19''$ west, 44.93 feet;

Thence south $60^{\circ}59'13''$ west, 208.66 feet;

Thence south $00^{\circ}50'20''$ west, 455.54 feet;

Thence south $89^{\circ}59'32''$ west, 2238.88 feet;

Thence along a curve to the right having chord direction of north $29^{\circ}37'35''$ east and a chord length of 586.23 feet, a radius of 2505.00 feet and being 587.58 feet along said curve;

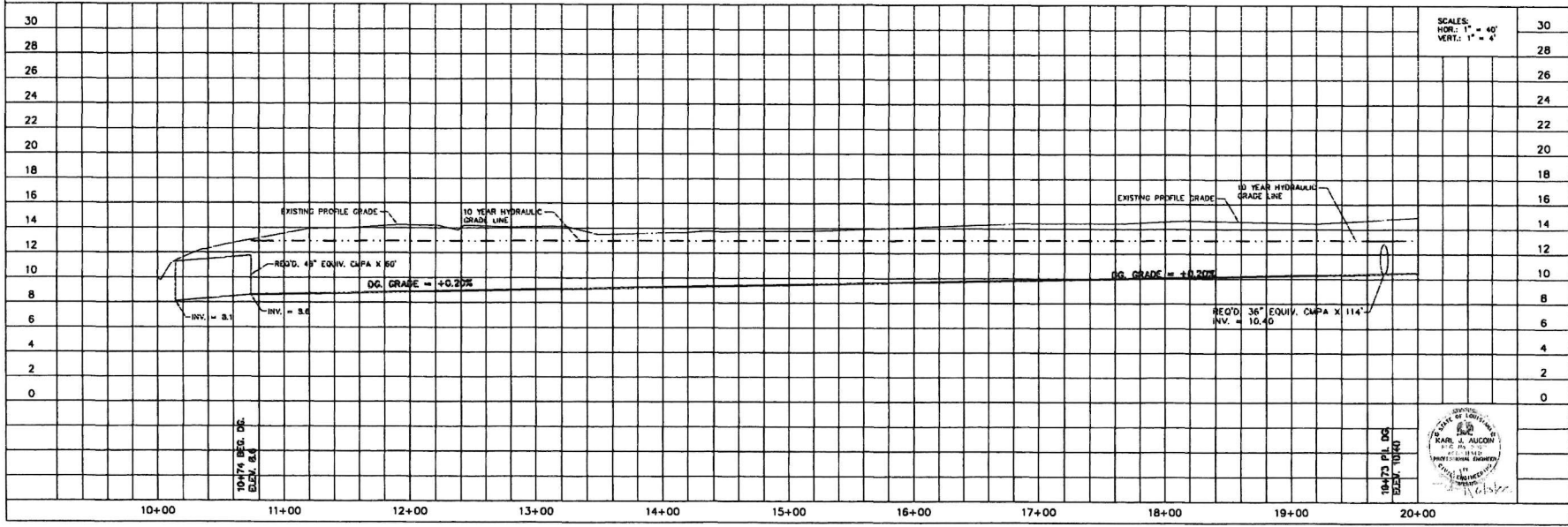
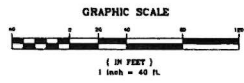
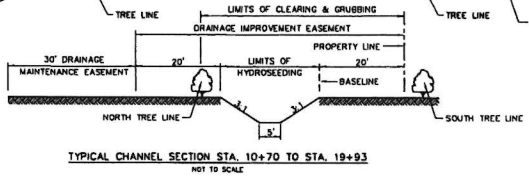
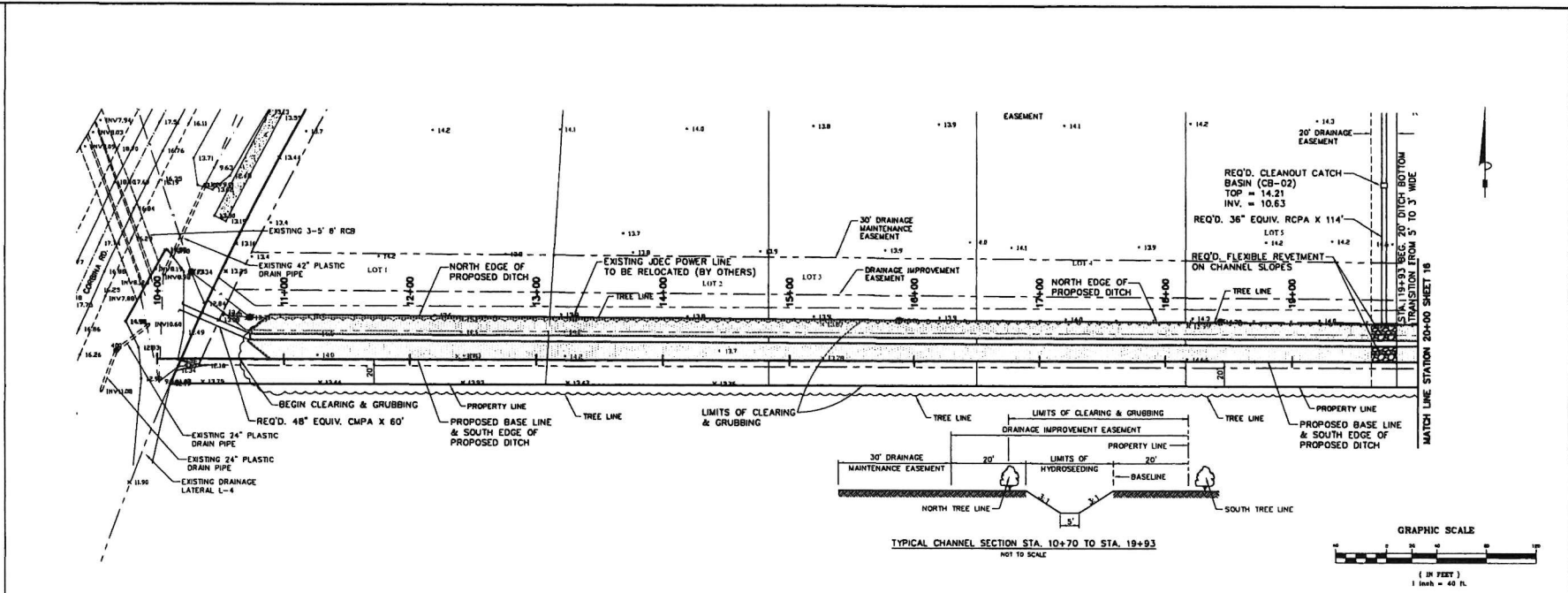
Thence north $36^{\circ}20'47''$ east, 672.97 feet;

Thence along a curve to the left having a chord direction of north $28^{\circ}20'46''$ east and a chord length of 749.97 feet, a radius of 2695.00 feet and being 752.41 feet along said curve to the point of beginning.

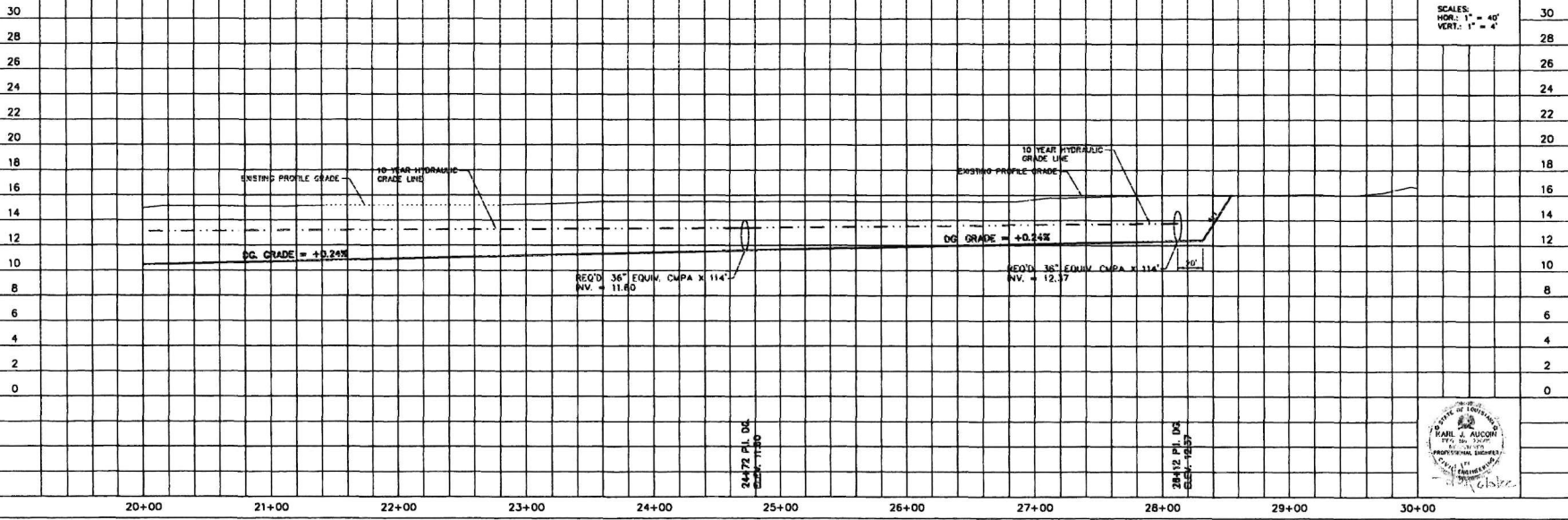
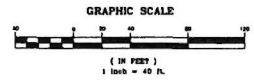
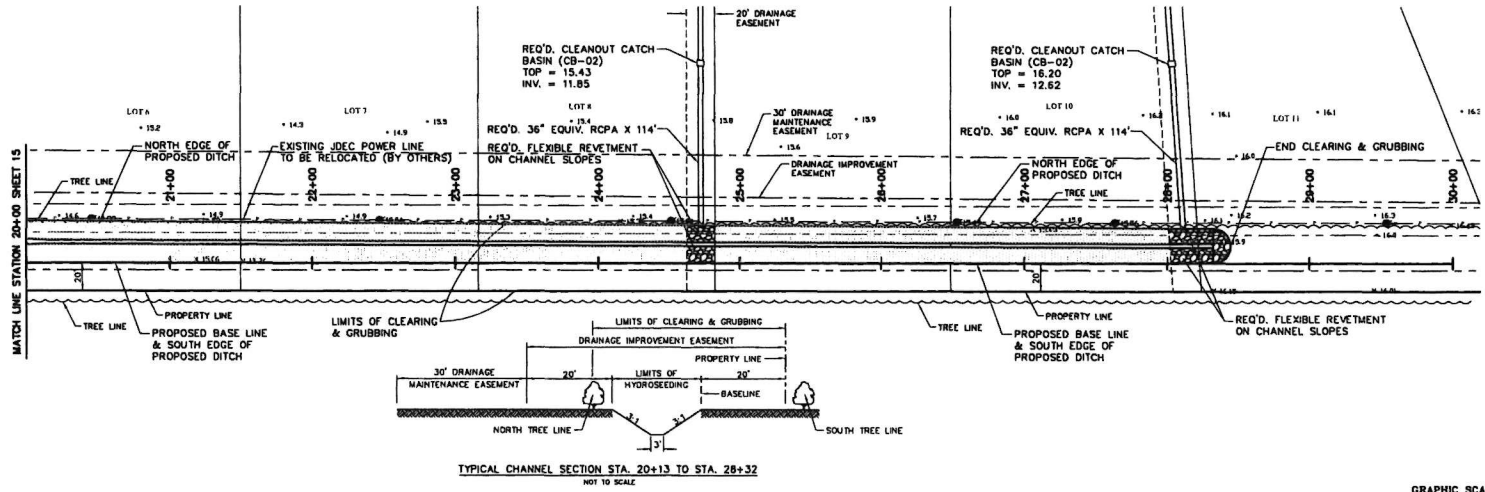
EXHIBIT B

File Name: H:\CADD\20-28-00\Worksheet\Plan.dwg

A & A FILE: 20-28-00



<p style="text-align: center;">AUDON & ASSOCIATES, INC. SURVEYING AND LAND SURVEYORS PRINC. OFFICE: LEBLANCHE</p> <p style="text-align: center;">AA</p>	<p>SHEET NUMBER: 15</p> <p>PROJECT: 20-28-00</p> <p>DATE: 05/17/11</p> <p>SCALE: AS SHOWN</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">PROJECT DESCRIPTION: PROPOSED SOUTH OUTFALL DITCH WATERSIDE MEADOWS AT MORGANFIELD CALCASIEU PARISH</p>
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SCALES:
HOR.: 1" = 40'
VERT.: 1" = 4'



SHEET NUMBER 16	
AUCOTT & ASSOCIATES, INC. 2000 W. GULF BLVD. SUITE 100 METairie, LOUISIANA 70002	
PROJECT: 20-28-00	DATE: 02/17/21
BOOK: N/A	SCALE: AS SHOWN
DRAWN: S.L.C.	
CHECKED: [Signature]	
PLAN / PROFILE PROPOSED SOUTH OUTFALL DITCH WATERSIDE MEADOWS AT MORGANFIELD CALCASIEU PARISH	