

SECOND AMENDMENT TO THE ACT OF RESTRICTIONS FOR
WOODRIDGE SUBDIVISION

STATE OF LOUISIANA
PARISH OF EAST BATON ROUGE

ORIG 681 BNDL 11704

BETTER KNOWN that on this 17th day of March, 2005, before me, the undersigned authority, and in the presence of the undersigned competent witnesses, personally came and appeared:

WOODRIDGE DEVELOPMENT LLC, a Louisiana limited company having a mailing address of 6834 Rue Bocage, Baton Rouge, LA 70809, herein represented by its undersigned member, duly authorized by Written Consent of Members dated November 20, 2003 and filed of record on November 20, 2003 as Original 484 Bundle 11550, in the Official Records of the Clerk and Recorder for East Baton Rouge Parish, Louisiana (hereinafter referred to as the "Developer"), and

who did depose and say that Developer is the owner of the following real property:

Sixty-six (66) certain lot(s) or parcel(s) of ground, together with all of the improvements thereon, and all of the component parts thereof, situated in the Parish of East Baton Rouge, State of Louisiana, in that subdivision known as Woodridge Subdivision, First Filing and being more particularly designated according to the "Final Plat of Woodridge Subdivision, First Filing, of the Leon R. Kleinpeter Sr. Estate, Lot D-1 and Pecue Access Area, located in Section 49, T-8-S, R-2-E, Greensburg Land District, East Baton Rouge Parish, Louisiana, for Woodridge Development LLC" (the "Final Plat") made by GWS Engineering, Inc., executed by the Planning Commission of East Baton Rouge Parish on December 11, 2002 which plat was filed of record on December 17, 2002 as Original 502 Bundle 11421, in the Official Records of the Clerk and Recorder for East Baton Rouge Parish, Louisiana, being Lot Number(s) 1 through 66 Woodridge Subdivision, First Filing, having the measurements and dimensions and being subject to those servitudes and building set back lines as shown on the above described subdivision final plat (the "First Filing Property"), and

Ninety (90) certain lot(s) or parcel(s) of ground, together with all of the improvements thereon, and all of the component parts thereof, situated in the Parish of East Baton Rouge, State of Louisiana, in that subdivision known as Woodridge Subdivision, Second Filing and being more particularly designated according to the "Final Plat of Woodridge Subdivision, Second Filing and Lot B-1-A, of the Leon R. Kleinpeter Sr. Estate, Lot C-1 and Lot B-1, located in Section 49, T-8-S, R-2-E, Greensburg Land District, East Baton Rouge Parish, Louisiana, for Woodridge Development LLC" (the "Final Plat") made by GWS Engineering, Inc., executed by the Planning Commission of City of Baton Rouge and Parish of East Baton Rouge on November 10, 2003, which plat was filed of record on November 12, 2003 as Original 762 Bundle 11547, in the Official Records of the Clerk and Recorder for East Baton Rouge Parish, Louisiana, being Lot Number(s) 67 through 156 Woodridge Subdivision, Second Filing, having the measurements and dimensions and being subject to those servitudes and building set back lines as shown on the above described subdivision final plat (the "Second Filing Property"), and

One hundred twenty eight (128) certain lot(s) or parcel(s) of ground, together with all of the improvements thereon, and all of the component parts thereof, situated in the Parish of East Baton Rouge, State of Louisiana, in that subdivision known as Woodridge Subdivision, Third Filing and being more particularly designated according to the "Final Plat of Woodridge, Third Filing being a portion of the Leon R. Kleinpeter Sr. Estate and Lot A, located in Section 49, T-8-S, R-2-E, Greensburg Land District, East Baton Rouge Parish, Louisiana, for Woodridge Development LLC" (the "Final Plat") made by GWS Engineering, Inc., executed by the Planning Commission of City of Baton Rouge and Parish of East Baton Rouge on March 16, 2005, which plat was filed of record

on March 16, 2005 as Original 090 Bundle 011704, in the Official Records of the Clerk and Recorder for East Baton Rouge Parish, Louisiana, being Lot Number(s) 157 through 284 Woodridge Subdivision, Third Filing, having the measurements and dimensions and being subject to those servitudes and building set back lines as shown on the above described subdivision final plat (the "Third Filing Property"), the First Filing Property, Second Filing Property and Third Filing Property collectively being referred to herein as the "Property".

WHEREAS, an ACT OF RESTRICTIONS FOR WOODRIDGE SUBDIVISION was executed on December 18, 2002 and was recorded in the official records of East Baton Rouge Parish on December 18, 2002 as Original 389, Bundle 11422, (the "Restrictions" or "Act of Restrictions"); and

WHEREAS, a FIRST AMENDMENT TO THE ACT OF RESTRICTIONS FOR WOODRIDGE SUBDIVISION was executed on November 20, 2003 and was recorded in the official records of East Baton Rouge Parish on November 20, 2003 as Original 485, Bundle 11550 (the "First Amendment to the Restrictions"), and

WHEREAS, WOODRIDGE DEVELOPMENT LLC wishes to further amend the ACT OF RESTRICTIONS FOR WOODRIDGE SUBDIVISION in accordance with the provisions of Section 7.4 of the Restrictions and subject to and burden by the Restrictions the Third Filing Property described above;

NOW, THEREFORE, the ACT OF RESTRICTIONS FOR WOODRIDGE SUBDIVISION is hereby further amended as follows:

1. The Third Filing Property is hereby subject to and burdened by the Act of Restrictions for Woodridge Subdivision.
2. The last sentence of Section 5.6 E. reading "The Association shall have the right, but not the obligation, to maintain the grass, any trees and other landscaping, fences and/or other structures in the maintenance servitude located on the west side of the Subdivision (in the GSU right-of-way/servitude area)" is hereby deleted in its entirety from the Restrictions.
3. The requirement for making a Construction Deposit (as set forth in Section 3.10 of the Restrictions and in other sections of the Restrictions) is hereby deleted and from this date forward, no Construction Deposits are required to be made to Woodridge Development LLC. However, the responsibilities of each Lot Owner set forth in the Restrictions Section 3.46 regarding Damages, Section 3.47 regarding Spillage, Section 3.51 regarding Concrete Truck Deliveries and Washouts, Section 3.56 regarding Grass and Weeds and any other sections creating Lot Owner responsibility, remain the same and are not amended hereby.
4. Except as amended hereby and by prior amendments to the Restrictions, the Act of Restrictions for Woodridge Subdivision remain the same and in full force and effect.

THUS EXECUTED in Baton Rouge, Louisiana on the date first above written in the presence of the undersigned witness and me, notary, after a due reading of the whole.

Witnesses:

Stephanie B. Creary
Jackie Landrum

WOODRIDGE DEVELOPMENT LLC

By:

E. Hardy Swyers
E. Hardy Swyers, Member

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FILED AND RECORDED
EAST BATON ROUGE PARISH, LA.

2005 MAR 18 AM 09:32:20
FTL BK FOLIO
DOUG WELBORN

CLERK OF COURT & RECORDER

CERTIFIED TRUE COPY

DEPUTY CLERK & RECORDER

Rhys D.
Notary Public