

SECOND AMENDMENT TO  
DEED RESTRICTIONS COVENANTS,  
CONDITIONS AND  
SUBDIVISION RESTRICTIONS

UNITED STATES OF AMERICA

STATE OF LOUISIANA

FOR

PARISH OF JEFFERSON

GABRIEL

BY

GABRIEL PROPERTIES, L.L.C.

BE IT KNOWN AND REMEMBERED that on the 28 day of OCTOBER, 2016;

BEFORE ME, RYAN MORISOR, a Notary Public, duly commissioned and qualified in and for the Parish of Jefferson, State of Louisiana, therein residing, and in the presence of the witnesses hereinafter named and undersigned, personally came and appeared:

**THE GABRIEL HOMEOWNERS' ASSOCIATION, INC.**, a Louisiana non-profit corporation, represented herein by BRYAN G KRANTZ, duly authorized by virtue of a resolution attached hereto and made a part hereof, and having its principal place of business at 1302 Joe Yenni Boulevard, Kenner, Parish of Jefferson, State of Louisiana (hereafter, "Association").

WHEREAS, on May 29, 2001, Gabriel Properties, L.L.C. (the "Developer") executed that certain Deed Restrictions, Covenants, Conditions and Restrictions for Gabriel by Gabriel Properties, L.L.C. (hereafter, the "Restrictions") which are recorded at Instrument No. 10127664, Book No. 3053, folio 218 in the Conveyance Records for the Parish of Jefferson, State of Louisiana;

WHEREAS, on September 30, 2003 Developer executed a certain First Amendment to Deed Restrictions, Covenants, Conditions, and Subdivision Restrictions for Gabriel by Gabriel Properties, L.L.C. (hereafter "First Amendment") which is recorded at instrument No. 10369595, Book No. 3180, folio 966 in the Conveyance Records for the Parish of Jefferson, State of Louisiana;

WHEREAS, Association desires to make a second amendment to the Restrictions in the following respects and executes this Second Amendment to the Restrictions for that purpose;

NOWHEREFORE, in accordance with Section 12.03 of the Restrictions, Association hereby amends the Restrictions as follows:

1. A new subsection in Section 2.02 Lot Types shall be added to read as follows:

"(f) Palm Villas – Lot #'s 220 through 251  
Quantity: 32 Lots

Characteristics:

- A collection of deeper lots on the East side of Gabriel
- Designed to accommodate exterior yard enhancements such as pools, detached garages, etc.

Design Requirements:

- Front Setback: 27' from the back of the curb
- Rear Yard Setback: As provided for in the City of Kenner Code of Ordinances
- Side Yard Setback: 7'
- Lots 220-237 and 241-251: 2,200 square feet minimum climate controlled space, exclusive of garage

-Lots 238-240: 3,500 square feet minimum climate controlled space, exclusive of garage

2. Section 9.11 shall be added to ARTICLE IX – Assessments, and shall read as follows:

“9.11 Initial Assessment of Lots 220 through 251. Until such time a lot is sold to a person who is not the Developer, Lots 220 through 251 shall be exempt from all Assessments under this Article IX and this Declaration.

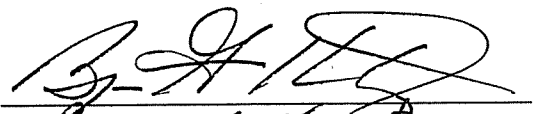
3. The agreement to this Amendment was lawfully obtained from more than three-quarters (3/4) of the Owners of property within the Development at a properly noticed meeting of the members of the Association held on July 26, 2013.

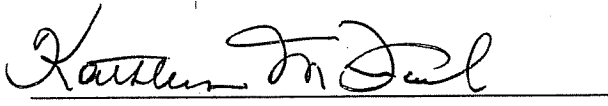
**IN WITNESS WHEREOF**, Association has executed this instrument as of the date set forth above in the presence of the undersigned witness, after a reading of the whole.

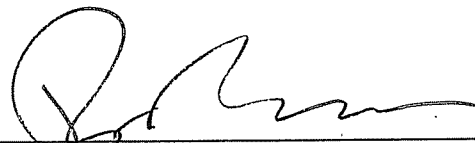
**WITNESSES:**

**THE GABRIEL HOMEOWNERS’  
ASSOCIATION, INC.**

  
Print Name: **GINA GERACI**

By:   
Name: **Bryan G. Krantz**  
Title: **Ex Director**

  
Print Name: **KATHLEEN M. FRANK**

  
NOTARY PUBLIC  
NAME: **RYAN P. MONSOUR**  
BAR/NOTARY NUMBER: **33286**  
MY COMMISSION EXPIRES: **00/00/00**

**RYAN P. MONSOUR**  
Bar Roll# 33286/Notary ID# 90918  
Notary Public, Parish of Jefferson, State of LA  
My Commission is issued for life