

Section 6. Appearance and Use Restrictions of Lots

- A) No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in a sanitary container that shall not be visible from the street. All equipment for storage or disposal of such materials shall be kept in a clean and sanitary condition. Incinerators and burning of trash are prohibited.
- B) Grass and weeds shall be kept mowed to prevent unsightly appearance. Dead, diseased or damaged trees on any lot which might create a hazard to property or person shall be promptly removed or repaired and, if not removed by Owner, then the Property Homeowners' Association may, but shall not be required to, remove such trees at Owner expense. The Association shall not be liable for any damage resulting from or caused by such removal.
- C) No noxious, offensive activities shall be carried on, on any lot described herein, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood or adjoining lot Owners.

Editor's note

Paragraph D was amended 1/14/1999 by the Seventh Amendment to the Restrictive Covenants and recorded in the St. Tammany Parish records

- D) No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot for any commercial purposes. **Except for "Excluded Animals" (hereinafter defined),** no more than a total of three domesticated household pets at any one time such dogs, cats or other household animals may be kept or maintained on any Lot. All such household pets allowed on a Lot are prohibited from being off the animal owner's lot unless attended by the owner of the pet. **No Lot owner shall keep or maintain on any Lot the following animals: (i) any dog identifiable as or related to an Akita, Alaskan Malamute, American Staffordshire Terrier, Belgian Malinois, Chow Chow, Doberman Pincher, Pit Bull, Rottweiler, Sharpei or Siberian Husky dog breed or (ii) any dog or animal which by majority vote of the Board Association is determined to present an unreasonable risk of harm to the residents, Lot owners of guests of the Subdivision. Any animal within Subpart D(i) or D(ii) is herein referred to as "Excluded Animals".**

Editor's note

Article VIII, Building Restrictions, Section E) ii was amended 8/7/2006 with respect to the parking of trailers, boats and recreational vehicles.

Article VIII, Building Restrictions, Section E) iii was amended 11/5/13 to establish parking policies.

E) Vehicles

- i) No trucks, trailers, automobiles bearing advertisements or other commercial vehicles shall be stored or parked on the street except when making a delivery.
- ii) The parking of trailers, boats or recreational vehicles will not be allowed on a lot, unless it is parked inside an enclosed garage. **Notwithstanding the foregoing, a boat on a trailer may be parked within a fenced backyard if the Owner requests and receives advance written approval from the Architectural Committee approving the fence and the parking of the boat within the fenced enclosure. The Architectural Review Committee has**

the discretion to deny any such approval if, in the sole judgment of the Architectural Review Committee, the parking of the boat in the rear yard creates a nuisance or is otherwise unsightly or unattractive due to its size of the boat and/or the size and design of the fence.

iii) Parking of a passenger vehicle on any portion of the Lot other than the area in a garage, covered car storage, or carport, or driveway is prohibited. Passenger vehicles and automobiles owned by a resident shall ~~not be stored or~~ parked on any street, except temporarily for a period not to exceed twenty-four hours (24) in any forty-eight hours (48) period. Any violations of this provision will receive of said violation and may incur a daily fine, to be set by resolution of the Board of Directors, until said violation is cured. The Board of Directors may also elect to enforce this provision by way of the other enforcement mechanisms set forth in Article X, Miscellaneous, Section 2. Construction and Enforcement, infra the lot and not on the street (i.e., off street parking only.)

F) No tent, mobile home, trailer of any kind or similar structure, and no truck, camper or boat shall be maintained, constructed, reconstructed or repaired on a lot, except in a garage or other building structure previously approved by the Architectural Review Committee, The doors of garages and other building structures previously approved by the Architectural Review Committee to store trucks, campers or boats shall be closed at all times except for entry and exit.

G) No junk of any kind or character, or any accessories, parts or objects used with cars, boats, buses, trucks, trailers, house trailers, or the like, shall be kept on any lot other than in a garage or other structure previously approved by the Architectural Review Committee

H) No satellite dish or antenna for transmission or reception of television signals, radio signals or any other form of electromagnetic radiation shall be erected, used or maintained outdoors on any lot, whether attached to a building, structure or otherwise, other than a master or community antenna approved by the Property Homeowners' Association. No radio or television signals or any other form of electromagnetic radiation shall he permitted to originate from any lot which may unreasonably interfere with the reception of television or radio signals upon any other lot.

I) No lines, wires or other devices for the communication or transmission of electric current or power, including telephone, television and radio signals shall be constructed, placed or maintained anywhere in or upon any lot other than within buildings or structures, unless the same shall be contained in conduits or cables constructed, placed and maintained underground or concealed in or under buildings or other structures Nothing herein contained, however, shall prevent erection and use of temporary power or telephone services incident to the construction of buildings or other improvements.

J) No exterior speaker, horn, whistle, bell or other sound device, except security devices used exclusively for security purposes, shall be located, used or placed upon a lot. All homes shall have a security system connected to a central station, and the system shall be approved by the Architectural Review Committee.

K) No lines or hanging devices are allowed for the drying of clothes or other purposes, unless within an enclosure not visible to any lot or from any street.

L) No flag pole or flag staff shall be permanently erected on any lot or permanently attached to any structure on any lot unless approved by the Architectural Review Committee. Only the

flags of the United States of America and the State of Louisiana shall be flown or displayed within the subdivision.

M) Any building other improvement on the lot that is destroyed partially or totally by fire, storm or other casualty shall be repaired within six (6) months or demolished and removed within three (3) months of such casualty and the lot shall be restored to an orderly, attractive and neat condition.

N) No residence within the Estates shall be used in any manner that will materially increase the hazard of fire to any part or portion of any property within the Estates or adjoining the property within the Estates.

O) No privy, cesspool, septic tank or disposal plant shall be located on a lot. All residences shall hook up to and utilize the central sewerage and water system servicing the Estates. No individual water wells shall be drilled on any lot without the approval of the Architectural Review Committee.

P) No lumber, metals, bulk materials, refuse or trash shall be kept, stored or allowed to accumulate on any lot, except building materials during the course of construction of a single family dwelling for a period not to exceed 180 days (commencing from the day of the first delivery of any such building materials) or any approved structure, unless such materials are visually screened from any lot, adjoining property or any street or road in a manner approved by the Architectural Review Committee. During the course of construction, it shall be the responsibility of the Owner to insure that the lot is kept free of unsightly accumulation of rubbish and scrap materials, and that construction materials, trailers, shacks and the like are kept in a neat and orderly manner, No burning of any trash and no accumulation or storage of litter or trash of any kind shall be permitted on any lot. The builder shall use bales of hay or other satisfactory means to prevent mud and dirt from flowing into the street. All debris and trash shall be removed in a timely manner as may be determined by the Architectural Review Committee.

Editor's note:

The Ninth Amendment to the Restrictive Covenants added ii) (c) below and was recorded in St Tammany Parish on August 14, 2003.

Q) Drainage

i) No Owner shall in any way interfere with or alter the established drainage pattern of water over his lot or interfere with drainage over and through any drainage servitude on his lot

ii) With respect to the said established drainage pattern, and as a part thereof, these restrictions hereby establish the following requirements which shall be observed and satisfied by each lot Owner for his lot, to wit:

(a) Each lot shall be graded to drain to the nearest appropriate drainage servitude unless the Architectural Review Co indicates otherwise

(b) Each lot Owner shall create and maintain a drainage-way (swale), being five feet in width, within the five feet of his lot inside end immediately adjacent to the interior side lot lines of his lot, in order to provide for and to carry drain water from his lot and from the adjoining lot to the nearest appropriate drainage servitude. No fence shall substantially interfere with the drainage flow in this swale area.

(c) In addition to the foregoing, a ten foot (10) wide, irrevocable, perpetual servitude of drainage is hereby created along the lot line common to Lot 153 and Lot 154, as more particularly identified and described in "Exhibit A" attached hereto and made part hereof, for the purpose of providing underground drainage for the benefit of Lots 152, 153, 154, 156, 186, 187 and 188.

The current owners of Lot 153, Francois and Lisa Menunier, and the current owners of Lot 154, Timothy G. Carden and Marueen F. Carden, concur and join in the granting of this drainage servitude over their respective lots, as confirmed by their signatures hereto.

iii) Each Owner shall permit reasonable ingress and egress on his lot by the Developer and/or the Association for the purposes of maintenance and purpose of the established drainage pattern, the Drainage Servitude areas and the said swale areas. There shall be no obligation of the Developer or the Association for any drainage construction or maintenance

iv) With respect to the drainage of his lot, an Owner shall be required to comply with the grading, elevation and fill requirements of these restrictions and the Architectural Review Committee at the time he shall construct a residence on his lot.