

**AMENDMENTS TO COVENANTS,  
CONDITIONS, & RESTRICTIONS FOR  
BELLE TERRE LINKS SUBDIVISION  
(Parcels Z-1 AND Z-2, St. Andrews Blvd Extension)**

**UNITED STATES OF AMERICA  
STATE OF LOUISIANA  
PARISH OF ST. JOHN  
THE BAPTIST**

**Eliana DeFrancesch, Clerk of Court  
Parish of St. John the Baptist  
0306730  
Recorded On: 05/24/2011 11:24 AM**

**Amendments to Section A1: New Verbiage**

“Golf Course Lot” shall mean a lot which has a property line which is contiguous with the Golf Course and is designated as Lots 51 through 72.

**Amendment to Section 3.01: Approval of plans**

A review fee of \$200.00 or such greater amount as may reasonably reimburse the HOA for its review will be charged on initial home building plans. For subsequent improvements of any additional construction, review fees will be charged to an amount equal to reimburse the HOA for incurred costs. Amended to include generators and exterior air conditioning wall unit as improvements requiring prior approval by the Architectural Control Committee.

**Amendment to Section 4.05: Signs**

Political signs of standard size (2'x3') can be displayed during political season. One sign per candidate can be displayed beginning 1 month prior to election day and must be removed the day after election day. School signs of standard size (2'x3') can be displayed.

**Amendment to Section 4.09: Lot Maintenance**

All lot owners shall maintain their homes in an attractive manner and make needed repairs in a timely manner.

**Amendment to Section 4.13: Satellite Dishes and Antennas Prohibited**

Satellite dishes and /or antennas will be placed no less than 15' from the front of the house.

**Amendment to Section 5.10: Use of Lake**

Fishing shall be permitted for homeowners in a “catch and release” manner only.

**Amendment to Section 6.03: Dues**

Amended to update the mandatory quarterly dues amount to \$50.00 as previously increased.

**Above-Ground Improvement:**

No statues or fountains shall be constructed to exceed three (3') feet in height in front of any house.

**Mailboxes:**

The standard Belle Terre Links mailbox is required and should be placed on a cement slab whose top extends no higher than 4” above the curb with the exception of the current mailboxes installed with excessive foundations on the following lots:

Lot 49/149 Oakmont Lot 58/129 Oakmont Lot 78/108 Glenlakes  
Lot 86/101 Portrush Lot 129/119 Portrush

**Landscaping:**

Landscaping will be installed in the front yard to include at a minimum of three (3) trees 1 ½ caliper minimum) and ten (10) 3 gallon shrubs. This applies to new construction and to new homeowners of existing homes. There should only be live plants in gardens.

**Seasonal Decorations:**

Outdoor seasonal decorations should not be displayed prior to 30 days prior to the holiday and should be taken down within 2 weeks after the holiday.

**Air Conditioning Window Units:**

Air conditioning window units are not allowed as they do not conform with the design guidelines in maintaining the aesthetics of the neighborhood. It should be removed within 30 days after installation unless prior approval is received.

**Interior Window Coverings:**

Appropriate and permanent window coverings should be used on all interior windows, including garage windows, such as curtains, blinds, drapes, and shades. Garbage bags and / or sheets are not appropriate.

**Article I – Name and Locations:**

The official address of the Belle Terre Links Homeowners Association, Inc. is:  
Post Office Box 681, LaPlace, LA, 70069

**Article III, Section 1 - Annual Meetings:**

Annual meetings will be held on a date and at a time and location as determined by the existing Board of Directors. Meeting information will be provided to all lot owners.

**Article V, Section 1 – Nominations:**

Nominations for annual election of Board of Directors will be solicited from all homeowners via notice to all. Nominated homeowners will be contacted to verify their interest in running and will be placed on the ballot upon their approval.

**Article VI, Section 1 – Regular Meetings:**

Periodic meetings will be held on an as needed basis as determined by the existing Board of Directors.

**Article VIII, Section 8 – Duties:**

- a. The president will be one of the three Board members with check signing authority but is not required to sign every check.
- c. The secretary will be one of the three Board members with check signing authority but is not required to sign every check.

**Article X – Books and Records:**

The books, records and papers of the Association shall be made available for inspection upon request by any member of the Association.