

Summary of Changes Submitted for HOA Membership Approval

DESIGN GUIDELINES

- C) **ROOFS** Roof form must be well organized and demonstrate the same character on all sides of the residence. Roof shingles must be of either asphalt shingles or metal shingle style.
- D) **SOLAR PANELS** Solar panels are permitted. However, no chrome or brass frames to be used on solar panels. To keep with the aesthetics of the neighborhood, panels are only permitted on the sides and the rear of the residence.

COVENANTS, CONDITIONS & RESTRICTIONS

Definitions

“Extended Period of Time” shall mean more than 3 consecutive days.

Section 4.01

Off-street Parking

No vehicle, recreational vehicle, boat or trailer may be parked on the street fronting any Lot on a habitual basis or for an extended period of time. All boats, trailer and/or recreational vehicles shall be parked on each Lot behind a fence or in the garage so that they are not apparent from the street, the Lake or the Park or visible from the Golf Course. All vehicles, boats, trailers, campers, etc., must be parked on a hard-paved surface consisting of concrete or other material approved by the Architectural Control Committee. Commercial vehicle restrictions will follow the St. John the Baptist Parish Code of Ordinances, specifically Chapter 113 – Zoning. This restriction will be enforced by the St. John the Baptist Parish Code Enforcement.

Section 4.06

Animals

No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any Lot, except that dogs, cats, or other common household pets (not to exceed three (3) common household animals (pets)) may be kept, but they shall not be bred or kept for commercial purposes.

Section 4.13

Satellite Dishes, Antennas and Emergency Generators

No Lot shall have a television, C.B., ham or other radio antennas nor any satellite dishes in excess of 24 inches. Satellite dishes and /or antennas will be, placed no less than 15' from the front of the house. Permanently installed Emergency Generators are allowed but require Architectural Control Committee approval prior to installation.

Section 4.14

Landscaping and Above Ground Improvements

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

No above-ground improvements, including but not limited to fountains, statues, swings, light fixtures, monuments, etc., exceeding three (3') feet in height shall be constructed in front of any house prior to submission of detailed construction plans to the Architectural Control Committee and written approval of any said plans by the Architectural Control Committee. The plans submitted should indicate precise dimensions of the improvements and the exact location of said improvements on the lot.

Landscaping shall be installed within thirty (30) days of the substantial completion of the residence. At a minimum, the front and side yards must be completely sodded.

Raised Decks

1) Non-Lake Lots. Any raised deck and its supports shall be constructed of materials which relate to the residence such as wood, brick, or stucco. The bottom of any deck must be skirted and trimmed. No deck or terraces shall be constructed at a height in excess of thirty (30") inches. No deck shall be constructed within the rear yard setback.

2) Lake Lots. Any raised deck and its supports shall be constructed of materials which relate to the residence such as wood, brick or stucco. The bottom of any deck must be skirted and trimmed. No deck or terraces shall be constructed at a height in excess of six (6") inches. A wooden boardwalk may be constructed along the land side of the bulkhead at a width not to exceed six (6') feet. No deck or boardwalk may be built to overhang the water or protrude into the lake.

All raised decks require Architectural Control Committee approval prior to installation.

Section 5.09

Fences

No fence or wall shall be located on any Lot nearer to any street than the point located ten feet (10') towards the rear from the front sill of the residence or, if a corner lot, from the side sill of the residence.

As to vacant and unimproved Lots which do not have common ownership with an adjoining Lot, no fence or wall shall be permitted to extend nearer than twenty-five feet (25') from the front lot line facing the street; as to vacant or unimproved Lots owned by an adjoining Lot Owner, no fence or wall shall be permitted to extend nearer than the fence on the adjoining Lot with common ownership.

No fence shall be greater than six feet (6') in height and shall be constructed of brick, wrought iron style (steel or aluminum) or wood (cedar, pine or cypress). Chain link, wire or unfinished concrete or cinder blocks or other unsightly fencing is prohibited.

Fences parallel to or bordering the Lake, Park, or the Golf Course: Fence shall be constructed as follows:

1. Open picket style (wood or vinyl), at a maximum height of four feet (4'), with board width of approximately three and a half inches (3-1/2") and a spacing between pickets at a minimum of three inches (3").
2. Wrought iron style (steel or aluminum) at a maximum height of six feet (6').

Fences perpendicular to or approaching the Lake, Park, or the Golf Course:

Fence shall be constructed as follows:

1. Open picket style (wood or vinyl), at a maximum height of four feet (4'), with board width of approximately three and a half inches (3-1/2") and a spacing between pickets at a minimum of three inches (3"), if located nearer than twenty-five feet (25') from the water's edge of the Lake, boundary line of the Park, or the boundary line of the Golf Course. The transition from the taller portion to the lower portion shall be sloped.
2. Wrought iron style (steel or aluminum) at a maximum height of six feet (6').

All fences require Architectural Control Committee approval prior to installation.

Section 5.10

Use of Lake

No person, including any Lot Owner or occupant of any Lot, shall use a motorized vessel or any type of boat, raft, kayak, floating apparatus, or other like water craft on the Lake at anytime nor do any act which could erode the banks or otherwise jeopardize the aesthetics of the Lake, the Property or any Lot. No person shall drain or place any hazardous or petroleum based chemicals or materials into the Lake or otherwise pollute the Lake. Fishing shall be permitted for homeowners in a "catch and release" manner only.

Section 5.11

Swimming Pools

All swimming pools in Belle Terre Links shall be of an in-ground construction or type with the exception of those installed on the following lots:

Lot 13, Phase I

Lots 22 through 28, inclusive, Phase II

Lots 32 through 39, inclusive, plus Lots 40, 41, and 47, Phase III

Lots 87 through 114, inclusive, plus Lots 79, 129, 130, Phase IV

Raised or above-ground pools shall only be permitted on lots upon which the Covenants, Conditions, and Restrictions for Belle Terre Links allow a six (6') foot privacy fence to be constructed along the rear lot line. Those lots upon which above-ground pools are specifically allowed are as follows:

Lot 13, Phase I

Lots 22 through 28, inclusive, Phase II

Lots 32 through 39, inclusive, plus Lots 40, 41, and 47, Phase III

Lots 87 through 114, inclusive, plus Lots 79, 129, 130, Phase IV

Section 5.12

Water's Edge Improvements

All property owners of "Lake Lots" shall have the obligation to maintain the shoreline of their lots to prevent erosion caused by water movement, normal draining, and/or weather. A fiberglass or marine grade wooden bulkhead or a rock limestone revetment (hereinafter referred to as "water's edge improvements) may be installed on any "lake lot" at the water's edge, No water's edge improvements including, but not limited to, bulkheads or revetments, shall be constructed on any lake lot without having previously received express written approval by the Architectural Control Committee of the plans and specifications and the location of such improvements. No "riprap" or other discarded construction material shall be used as revetment. Any and all material that may pollute the water (such as creosote treated wood) or in any way be harmful to the aquatic or plant life in or around the lake and the associated channels shall be prohibited from use for bulkhead construction.

Water's edge improvements shall not exceed forty-eight (48") inches in height, measured from the mean (typical) water level of the lake. Said improvements shall not be built beyond the water's edge as shown on the previously mentioned subdivision plan of Belle Terre Links. If a new bulkhead is to be constructed on a lake lot whereas either both of the adjoining lots have existing bulkheads, the new bulkhead shall be constructed so as to follow the site line of the existing bulkhead(s), in order to maintain a continuity in the shoreline.

Section 6.03

Dues

All Lot Owners may be assessed quarterly dues in the amount of \$60.00 to pay for the activities of the Home Owners Association as determined by the Board of Directors of the Home Owners Association. Dues may be increased at the annual meeting of the Home Owners Association as determined by the Board of Directors of the Home Owners Association or at a special meeting called for such purpose in accordance with the By-Laws of the Home Owners Association.