

Rules and Regulations of the Lexington Place Homeowners Association

Note: The following Rules and Regulations are for Residents and their guests. Penalties and fines may be assessed for violations.

Quiet Enjoyment

- No nuisance or offensive activities are permitted in the common areas. Please be courteous to your neighbors.

Property in Good Repair

- Home Owners are required to keep their property in good repair at all times. Lawns must be maintained regularly. At no time, is anything permitted to detract from the general appearance of the community.

Dogs/Pets

- Dogs must be on a leash at all times when not in the confines of the property owners fenced yard.
- Dog owners shall not curb their pets in the Common Areas of the Subdivision or anyone else's property. If this occurs, it is the pet owner's responsibility to clean up after the pet immediately.
- As a family oriented community, homeowners are greatly discouraged from housing aggressive breed dogs including but not limited to: Rottweiler, Pit Bull, Doberman, German Shepard, Akita and Chow Chows. If you already have one, you are encouraged to take all necessary precautions to ensure your animal is restrained at all times. Each home owner is discouraged greatly from housing such dogs from this point on.

Trash Cans

- Please make every effort to store your trash can away from the street within 24-hours of garbage collection. Homeowners are greatly encouraged to store their can behind their rear fence when possible.

Vehicles/Parking

- Parking on the street is greatly discouraged. If you must park your car on the street, please limit it to a 24-hour time frame. Remember that if you have a party or multiple guests visiting, the cul-de-sac areas are open parking areas also.
- No boat or trailer is allowed to be parked in the street for any reasonable length of time. Again, the cul-de-sac is available for short term parking.
- Commercial Vehicles are subject to the existing covenants which read:
"No house trailer, mobile homes, buses, commercial vehicles or trucks shall be kept, stored, repaired or maintained on any lots or tracts, servitude or right-of-way , in any manner which would detract from the appearance of the subdivision."
- All vehicles must have current license plate, insurance, registration and tag. In addition, all vehicles must be in "running" condition. Any vehicle that becomes inoperable must be removed immediately.

Common Green Space

- Property owners may not store anything in the common green spaces of the subdivision and are subject to the existing covenants which read:
“The Green Space areas within the subdivision, being approximately 7.69 acres and confined to the pond area, walking path area, main entrance shall be maintained by the association. The 'no cut buffer' along Little Creek Road shall be maintained by St. Tammany Parish. Accordingly, no fill materials, trash or any other materials will be allowed on said Green Spaces.”

Building Additions/Modifications

- Exterior modifications of any kind must be approved in writing by the Board of Directors. This includes the building of fences and storage sheds and are subject to the existing covenants which read:
“No residence or building of any kind, no improvement which extends above ground level, and no fence shall be erected, placed, altered, or permitted on any lot unless and until the construction plans, specifications, elevations and a plan showing the location for the structure shall have been approved in writing by the HOA board as to harmony of the exterior design with existing structures, and the location with respect to topography had finished grade elevation. No fence shall be erected, placed or altered on any lot closer to the street than the minimum setback line, nor any nearer any street than the location of the front of the house. No fence shall exceed six feet in height.”

Walking Path

- The Walking Path around the pond area is provided for the enjoyment of all Residents and their guests. Please be aware that this path passes close to the homes and rear yards of other Residents and thus you are requested to treat their property as you would your own. No motorized vehicles of any kind are allowed on the walking path.

Pond

- No Motorized Manned Boats will be allowed in the retention pond at any time.
- No Swimming is allowed in the retention pond at any time.
- Fishing is permitted by Residents and their guests; however, the subdivision has a catch and release requirement. All fish caught must be immediately released since these fish keep the mosquito population to a minimum.

Requests/Complaints

- The Property Management Company will accept all requests or complaints from the homeowners in writing only.

Penalties/Fines

- Board members and the management company will periodically inspect the subdivision to verify compliance. When a violation is noted, the homeowner will be notified in writing of the specific violation(s). If the concerns are not rectified within 10 days, the Property Manager will assess the homeowner a \$25 per day penalty until the homeowner is again in compliance. Furthermore, the homeowner is responsible for any damages to Lexington Place Property caused from the violation of these rules, including those caused by their tenants and guests.
- The penalties will be strictly enforced by the Board of Directors. The Board believes that strict adherence to the guidelines will ensure fairness to all present and future residents of Lexington

Place Subdivision. The Board is confident that the enforcement of these guidelines will make Lexington Place a great community, as well as increase the property values and protect the investment of the homeowners.

Portable Basketball Hoops

- Must be stored out of site of the common area when not in use.

Community Speed Limit

- Residents and their guests must abide by the community speed limit at all times.

Please be advised that the Board of Directors has the authority to modify or change these Rules and Regulations at anytime.

The foregoing were adopted as the Rules and Regulations of the Lexington Place Homeowners Association, Inc., a nonprofit corporation organized under the laws of the State of Louisiana, at the first meeting of the Board of Directors. The foregoing Rules and Regulations have been created on this day, the 9th of April, 2013, by the current Board of Directors.