

**RESOLUTION
COCONUT GROVE COURT OWNERS ASSOCIATION
POLICY RESOLUTION NUMBER 2022-03**

**Amended and Restated Rules and Regulations of the
Declaration of Covenants, Conditions, and Restrictions**

WHEREAS Article III, Section 3 of the Coconut Grove Court Owners Association (Association) Covenants, Conditions, and Restrictions (CC&R) grants the Board of Directors (Board) the authority to govern and manage the business of the Association; and

WHEREAS Article XI, Section 2 authorizes the Board to amend the Declaration by three-fourths (3/4) vote of the Board, provided that Article VIII, Section I not be changed without a vote of seventy-five (75%) percent of the members of the Association; and

WHEREAS, the Board has determined that there is a need to establish guidelines and rules to improve the functionality of the Association's CC&R; and

WHEREAS, after a careful review, it was determined that the Policy Resolutions herein do not conflict with or violate the Association's CC&R;

FURTHERMORE, it is to the benefit of all owners and residents that rules and regulations for the common good and enjoyment of the property are implemented;

NOW, THEREFORE, BE IT RESOLVED that:

- 1:** The Board of Directors hereby amends the rules and regulations of the Coconut Grove Court Owners Association as fully set forth in **EXHIBIT A**, attached hereto, and made a part thereof.
- 2:** Any member of the Board of Directors for the Association is hereby directed to have these rules printed immediately for distribution, record them in the appropriate book of resolutions, and give notice to all homeowners with the date when the rules or changes therein shall go into operation.
- 3.** Any member of the Board of Directors of the Association is hereby directed to post this resolution and a copy of the rules and regulations on the Coconut Grove Court Owners Association website at coconutgrovecourt.com.
- 4:** Beginning **January 1, 2023**, the Association will exercise its fiduciary duty to enforce, by any proceedings at law or in equity, all restrictions, conditions, covenants, reservations, liens, and charges now or hereafter imposed by the provisions set forth in this Resolution.

COCONUT GROVE COURT OWNERS ASSOCIATION, INC.
POLICY RESOLUTION NUMBER: 2022-03

Resolution Type: Policy

Pertaining to: Amended and Restated Rules and Regulations of the Declaration of Covenants, Conditions, and Restrictions

Duly adopted by the Board of Directors on November 30, 2022

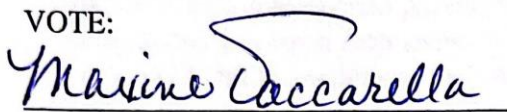

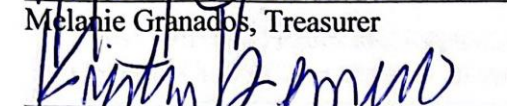
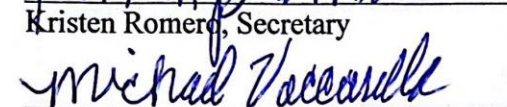
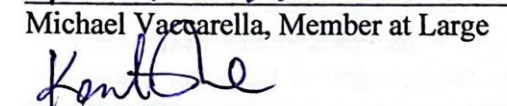
VOTE:	YES	NO	ABSTAIN	ABSENT
 Maxine Vaccarella, President	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Melanie Granados, Treasurer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Kristen Romero, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Michael Vaccarella, Member at Large	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Kent Kerne, Member at Large	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

EXHIBIT A

Amended and Restated Rules and Regulations of the Coconut Grove Court Owners Association, Inc.

INTRODUCTION.

All residents, owners, guests, and tenants have the reasonable expectation of residing in a safe, quiet, and peaceful residential community. These Amended Rules and Regulations reflect and support our CC&R. Their enforcement provisions apply to all owners, guests, tenants, and lessees, and each homeowner has equal responsibility for compliance with and enforcement of the CC&R. Homeowners are responsible for the actions of their tenants and/or guests and are subject to a fine(s) for non-compliance

These Amended and Restated Rules and Regulations are supplementary and are in addition to any and all other covenants, conditions, restrictions, rules, and guidelines in effect for the Association.

These Amended Rules and Regulations are implemented and adopted by the Board of Directors of Coconut Grove Court Owners Association, Inc. on November 30, 2022.

ARTICLE V **ARCHITECTURAL CONTROL**

Resolution Amends Article V by resolving:

Absent sufficient volunteers from within our Association, the Board will serve as the Architectural Committee.

ARTICLE VIII **USE RESTRICTIONS**

Section 2.

Obstruction of Common Area. There shall be no obstruction of the Common Area, parking areas, or other rights of way or easements. Nothing shall be stored in the Common Areas or parking and alley areas without the prior consent of the Board of Directors of the Association.

Resolution Restates and Supplements Article VIII, Section 2 by resolving:

- a. Do not disturb plants and topsoil on the Common Areas unless authorized by the Board.
- b. Do not discard yard waste or store materials in the Common Area.
- c. Respect private residential property bordering the common areas. Persons and pets that stray onto private property without permission of the owner are trespassing.
- d. Common areas may only be used for the purposes for which they were designed. No person will undertake activities that permanently destroy or damage the physical improvements on the premises.
- e. No immoral, improper, offensive, or unlawful use may be made of the Common Area.
- f. Residents and their guests should respect the property and privacy rights of others and should not engage in activities that would be inconsistent with the goals of the Association.

Section 4

Nuisances. No noxious or offensive activity shall be carried on upon any lot or in the building thereon or the Common Area, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the other Owners. No repair work, dismantling, or assembling of motor vehicles or other machinery or equipment shall be permitted in any street, driveway, or yard adjacent to a street or in the Common Area. No vehicle shall be parked on streets or driveways so as to obstruct ingress and egress by the Owners, their families, guest, and invitees except for the reasonable needs of emergency, construction, or service vehicles for a time-limited to as briefly as possible. For a period not to exceed forty-eight (48) hours, family, guest, and invitees of Owners may park their vehicles in the guest parking areas. Guest parking areas are not intended for use by the Owners for parking or storing boats, trailers, camping units, or any personal vehicles, and the Architectural Control Committee may ensure the proper use of said areas in such a legal manner as it deems necessary.

Resolution Restates and Supplements VIII, Section 4 by resolving:

- a. All persons shall comply with state laws, Department of Motor Vehicle regulations, and posted traffic signs while on the Association roads, drives, and parking lots.
- b. Coconut Grove is a private road, and all homeowners and/or tenants are encouraged to inform their guests or delivery services that it is a one-way street.
- c. For the safety of all residents and visitors, the SPEED LIMIT of Coconut Grove is 7 MPH. This will be adhered to at all times.
- d. Vehicles may not be parked on unpaved portions of the common area.
- e. No vehicle may be parked in any location within the community that would interfere with access by any resident to his/her lot, mailbox, driveway, or carport or that would impede access to the property or portions of the property by an emergency vehicle.
- f. No unregistered, abandoned, inoperable, unused, or junk automobiles shall be parked within the community. Any such vehicle will be towed away at the owner's expense.
- g. Any vehicle with gasoline, oil, or emission leaks parked in the Common Area must be repaired by the owner or removed from the property.
- h. Frequent, ongoing, or prolonged sounding of a vehicle horn within the association is not allowed except in cases of emergency.
- i. Frequent, ongoing, or prolonged revving of a vehicle engine within the association is not allowed.
- j. Vehicles equipped with faulty or "sport" mufflers or that otherwise fail to keep vehicle noise at the level of an average passenger vehicle are not allowed on the property.
- k. All owners and residents are responsible for informing their tenants, guests, children, and visitors about the Association's parking restrictions.

Section 8.

Livestock and Poultry. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats, or other household pets, not to exceed a total of two (2) pets, may be kept provided that they shall not become a nuisance and are not kept, bred, or maintained for any re-sale or commercial purposes.

Resolution Restates and Supplements Article VIII, Section 8 by resolving:

- a. Current homeowners who have more than 2 household pets (and household pets are understood to be cats and dogs in the Section 8 provision) are exempt from Article VIII, Section 8. Upon the death of or removal of a pet from the household, additional pets will not be allowed if the number of pets exceeds two (2). This exemption will expire upon the transfer of property ownership.

- b. All pets and companion animals must follow town ordinances and state law regarding inoculations, licensing, and leashing.
- c. Owners are responsible for the immediate, sanitary removal of feces deposited upon any common property, roadway, sidewalk, or upon the lot or property of another. Any dog that serves as a guide dog shall be exempt from the provisions of this section while such a dog is accompanying a blind person.
- d. No owner or keeper of any dog shall allow their dog(s) to roam at large upon the land of another or on any portion of the roadway or Common Area and not under the control and supervision of the owner or keeper.

Section 9.

Garbage and Refuse Disposal. No lot shall be used or maintained as a storage or dumping ground for rubbish. Trash, garbage, or other waste shall be kept closed in containers and screened by adequate planting or fencing so as to conceal the containers from public view. There is reserved in favor of the Association the determination of the method of garbage disposal, that is, whether it shall be through public authority or through a private garbage disposal contractor. All equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition. No debris for pickup shall be left on the curb for more than 12 hours. All cans and containers for trash shall be removed from the curb within 12 hours of pickup.

Resolution Restates and Supplements Article VIII, Section 9 by resolving:

- a. Trash or yard waste may not be stored in or outside any building in such a manner as to permit the spread or encouragement of fire or vermin.
- b. Trash and recycling cans should be neatly and appropriately stored discretely at the side of the house and not within street view.
- c. Trash and recycling cans must always be covered with the lid closed and in sanitary condition so as not to attract animals or insects.
- d. Trash and recycling cans should be placed curbside on the designated side of the road no later than 4:00 AM on the day of trash collection (Tuesday). You are encouraged to roll them out the night before (Monday).
- e. Only regular, non-hazardous household trash may be placed in trash and recycling cans for curbside pickup.
- f. Trash cans and recycling bins must be removed promptly from the curbside within 12 hours of trash collection. Trash cans should be inspected at this time and, if necessary, given a thorough cleaning to word avoid a build-up of offensive, foul odors and/or the infestation of maggots.

Section 14.

Annoyance. No activity shall be carried on upon any lot or the Common Area which might reasonably be considered as giving annoyance to neighbors of ordinary sensibilities and which might be calculated to reduce the desirability of the Development as a residential neighborhood, even though such activity be in the nature of a hobby and not carried on for profit. The Board of Directors of the Association shall have the sole and exclusive discretion to determine what constitutes an annoyance. The Association must pre-approve gatherings of people or parties in excess of six guest vehicles parked in the common roadway parking in the back of the neighborhood.

Resolution Restates and Supplements Article VIII, Section 14 by resolving:

Annoyance activity shall be defined as activities, whether verbal, physical (overt, or silent), that cause or reasonably have the potential to cause damage to community property, private property, an unreasonable hazard to the health or safety of residents and visitors, or the impairment of any resident's right to the peaceful enjoyment of their private property or community property. Such activity includes, but is not limited to:

- a. Littering is strictly prohibited in any area of the Common Areas. Littering is explained as, but not limited to, cigarette butts, any type of trash paper, or anything else which might be construed as an item for the trash receptacle.
- b. Loud, disturbing, or objectionable noises, speech, vehicle noises, or music in such a manner as may disturb other residents at any time.
- c. Disorderly conduct, including, but not limited to, yelling, fighting, vandalism, or public drunkenness, is prohibited in any common area.
- d. Threatening physical harm to persons or property or physically assaulting or harassing others in the community.
- e. Any activity that unreasonably interferes with our residents' use or quiet enjoyment of their home or surroundings will be considered an annoyance.
- f. In consideration of homeowners' right to peaceful enjoyment of their property, a noise curfew shall be observed by all residents and guests as follows: Sunday through Thursday from 10 PM to 7 AM and Friday and Saturday from 11 PM to 9 AM (Lafayette Parish Code of Ordinances, Chapter 34, Article IV).

Section 15. No mailboxes, flag poles, basketball goals, flags, exterior lighting, debris, trash cans, or anything other than landscaping is allowed on any front lot.

Resolution Restates and Supplements Article VIII, Section 15 by resolving:

The Association recognizes the right of each homeowner to display the flag of the United States of America according to the Federal "Freedom to Display the American Flag Act of 2005" - Public Law 109-243 109th Congress. We would respectfully request that each homeowner display the flag in a manner befitting its status as a patriotic symbol.

- a. Homeowners may display one portable, removable United States flag in a respectful manner, not larger than 3 feet by 5 feet.
- b. The United States flag may be displayed on a flagpole no larger than 6 feet in length, attached to a pillar on their carport.
- c. No permanent vertical flag poles attached to the ground are allowed.

Section 19. General weekly yard and landscape maintenance are required, and all front and side yards must be well maintained at all times in accordance with the Association requirements and be neat, clean, and free of weeds, debris, trash, dead plants, and anything deemed unsightly.

Resolution Restates and Supplements Article VIII, Section 19 by resolving:

Owners and occupants (including lessees) of any lot shall have the duty and responsibility, at their sole cost and expense, to keep the lot, including buildings, improvements, grounds or drainage easements or rights of way in a well-maintained, safe, clean, and attractive condition at all times. Required maintenance includes, but is not limited to, the following:

Flowers & Plants

- a. Dead annuals & perennials within street view must be removed in a timely manner.
- b. In order to comply with neighborhood standards, front yards should appear neat, uncluttered, and well-maintained.

Remove all litter, trash, and waste, including but not limited to:

- a. Obvious trash, garbage, debris, unused construction materials, yard trimmings, discarded items, and items that are broken or beyond repair. Branches and weeds should be removed and properly discarded.
- b. Pots that are empty, broken, and contain dead plants

Exterior Maintenance and Care

- a. Driveways and carports should be cleaned to remove mold, mildew, and excessive stains.
- b. Exteriors of all structures should be clean and free of mold and mildew.
- c. Wood and siding surfaces should be cleaned and painted to replace chipping, peeling, and faded paint.
- d. Fences should be in good condition, not warped, cracked, or missing.
- e. Window screens must be in good condition and not warped, buckled, torn, or deteriorated.

Window Treatment

- a. Curtains, blinds, and other window coverings visible to the outside must be of neutral color.

Holiday Lights and Decoration

- a. Holiday lights and decorations must be removed no later than 15 days after the celebrated holiday.