

Here is a comparison of the **March 2, 2026 proposed revision** with the **two original documents**:

- **First Filing Restrictions (Lots 1–39)**
- **Second & Third Filing Restrictions (Lots 40–68)**
- **Proposed Amended & Restated Restrictions – March 2, 2026**

Below is a **clear breakdown of what actually changed**.

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## Major Structural Changes

### 1. All three filings are now combined into one document

**Old:**

- Filing 1 had its own restrictions.
- Filings 2 & 3 had a separate document.

**New:**

- One unified document covering **Lots 1–68**.
- Eliminates inconsistencies between filings.

**Impact:**

All homeowners now operate under the **same set of rules**.

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## Governance & HOA Authority Changes

### 2. Enforcement authority shifted clearly to the HOA

**Old:**

- Restrictions enforced by the **Subdivision Council** created by the developer.

**New:**

- Enforcement explicitly assigned to the **Bluff Oaks HOA** and its elected Board.

**Impact:**

- Governance moves from **developer control** → **homeowner association control**.
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### **3. Creation of an Architectural Control Committee (ACC)**

**Old:**

- A small council reviewed plans.

**New:**

- Formal **Architectural Control Committee (ACC)** created.
- 3–5 members.
- Responsible for approving construction and renovations.

**New feature:**

- Appeals process to HOA Board.
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### **4. Formal appeal process added**

**Old:**

- Council decisions were **final and non-appealable**.

**New:**

- ACC decisions **can be appealed to the HOA Board within 30 days**.

**Impact:**

Homeowners gain **due-process rights**.

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## **Construction & Building Changes**

### **5. Contractor requirements added**

**Old:**

- No licensing requirements listed.

**New:**

Contractors must be:

- Licensed
  - Bonded
  - Insured
  - In good standing with Louisiana Contractors Board.
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## **6. Construction deposit clarified**

**Old:**

- \$1,000 contractor deposit existed in filings 2/3 but was inconsistent.

**New:**

- \$1,000 construction deposit required and refundable after completion unless violations occur.
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## **7. Plan submission modernized**

**Old:**

- Required physical plans and even referenced **3.5" computer disks**.

**New:**

- Digital plans allowed for renovations.
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# **New Property Rules Added**

These **did not exist clearly before**.

## **8. Window A/C units restricted**

Window units only allowed:

- During disasters
  - Temporary repair situations (max 14 days).
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## 9. Generator / equipment placement rules

New rules require:

- AC units
- generators
- meters
- pool equipment

to **not be placed in front yards** and must be screened.

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## 10. Landscaping completion extended

Old:

- Landscaping required within **30 days** of completion.

New:

- Landscaping allowed **90 days**.
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## 11. Address number rules changed

Old:

- Address numbers only on **mailboxes**.

New:

- Address numbers must be **on the front door** (4–5 inches tall).
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# New Use Restrictions Added

These are **completely new rules**.

## 12. Rental restrictions

Homes:

- Cannot be rented without **ACC + HOA approval**.
  - Short-term rentals **prohibited**.
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## 13. RV / boat storage restrictions clarified

Allowed only if:

- Not visible from street
  - Or stored inside approved structure.
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## 14. Animal rules added

New provisions:

- No livestock or poultry
  - Pets must be controlled
  - No breeding operations.
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## 15. Trash and debris enforcement added

New language requires:

- Construction debris removed promptly
  - Lots cannot be used as dumping grounds.
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# Clarifications (Not Major Changes)

Some sections were simply **rewritten but kept the same rule**, including:

- 2,400 sq ft minimum home size
- 7/12 roof pitch
- brick/stucco exterior requirements

- wood or approved windows
- driveway dimensions
- gas lantern requirement
- tree removal approval

These were mostly **cleaned up for consistency**.

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## Summary of the Real Changes

### New Governance

- HOA + ACC clearly control enforcement
- Appeals process added

### New Rules

- Rental restrictions
- Generator / equipment placement
- Window A/C limits
- Pet rules
- RV/boat storage rules

### Updated Processes

- Digital plan submissions
- Contractor licensing requirement
- Landscaping deadline extended

### Administrative Improvements

- Unified document for all lots
  - Corrected inconsistencies between filings
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#### **Bottom Line:**

The March 2, 2026 document **mostly consolidates and clarifies existing rules**, but the **biggest real changes** are:

1. HOA governance and appeals process
2. Rental restrictions

3. Equipment placement rules (generators, AC, etc.)
  4. Contractor licensing requirements
  5. Several modern enforcement provisions
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