

ORLEANS PLACE CONDOMINIUMS

Rules & Regulations

PARKING ALLOWED IN MARKED SPACES ONLY –EACH UNIT OWNER HAS TWO OFF STREET PARKING SPACES IN THE PARKING LOT. PARKING IN THE GRASS IS NOT PERMITTED. PARKING ON KENNER AVE, ORLEANS AVE, AND METARIE AVE IS NOT PERMITTED. No boat, bus, trailer, camper, 18-wheeler, or unused vehicle shall be parked or stored at Orleans Place unless approved by the Board of Directors. Otherwise, the vehicle will be considered abandoned on private property and will be subject to towing at vehicle owner's expense.

RESPONSIBILITY FOR GUESTS - The unit owner shall be held responsible for the violation of any rule by any tenant(s) or their guest(s) and fined accordingly.

TRASH PROPERLY PLACED INSIDE DUMPSTER – No trash is to be left outside of the dumpster. All units must use the dumpsters along the fence. If one dumpster is full please use another dumpster. Curbside pickup is not permitted.

PETS – Pets must always be on a leash. Dog droppings will not be tolerated on the property. NO PETS ARE ALLOWED IN THE POOL OR POOL AREA.

NOISE - Be considerate of your neighbors. If your neighbor can hear you then you're being too loud. This is considered being a nuisance and is against the associations. Pets should not disturb neighboring units.

PATIOS - These areas shall always be kept clean and neat in appearance. No covers or tarps are allowed on the patios. Items cannot be inside the patio causing damage to the fence. Management will determine when a violation of the rule has occurred and will inform the owner.

FRONT DOORSTEP – Only items designed for exterior use are permitted. Trash bags and waste containers are specifically prohibited. This area should not be used for storage of any kind.

WINDOWS - All windows must have window coverings. All windows, screens, and blinds must be kept in good repair.

DESTRUCTION OF PROPERTY – Owners are responsible for willful destruction and will be billed the cost of replacement or repair of the property.

LITTERING – Littering is not permitted. This includes any cigarette butts left outside a unit or in common areas.

WEAPONS - Any discharge of a firearm, shooting of an arrow, throwing of a knife or use of any other weapon except in self-defense is prohibited on the condominium property.

SECURITY - Please report violations or security concerns to Magnolia Management at (225) 286-7546. Any violation reported to management by security.

Grievance Guidelines

Any complaint pertaining to the violation of the Rules & Regulations must be submitted in writing within fifteen (15) days of notice of violation to:

Orleans Place Board of Directors
c/o Magnolia Management
PO Box 87234
Baton Rouge, LA 70879

The Board of Directors will address all complaints within thirty (30) days of receipt of complaint.