

SUMMARY OF BRIARPLACE RULES AND REGULATIONS

In order that homeowners may better understand the covenants they agreed to live under by buying a home in Briar Place, the Board of Directors is issuing a brief summary of the covenants. There are 133 lots in Briarplace Subdivision, each measuring 60 feet wide by 80 feet deep. The original plot map showing the subdivision of each property can be found on our website at briarplace.info.

If you bought a lot in Briar Place, you agreed to abide by the covenants. The covenants were created to keep our community a safe, clean, and desirable place to live.

Below is a synopsis of rules and regulations listed in the Briarplace Covenant. Please read the entire covenant located on the website at briarplace.info for detailed information.

COVENANTS SUMMARY

1. If you bought a home in Briar Place, you agreed to pay annual maintenance assessment fee. *Section 6.1*
2. Property in Briar Place cannot be used for any purpose other than a private residence. *Section 3.4*
3. No obstruction of the Common Area. Personal property may not be stored, nor your vehicle be parked on the grass in the common area. *Section 4.2*
4. No sign displayed except property for sale sign.
5. No animals, livestock, or poultry raised or bred, except for dogs, cats, or other common household pets, may be kept on your property and are subject to the rules of the Board and Parish Leash Law. *Section 4.4*
6. No noxious activity, annoyance, or nuisance to other owners. *Section 4.5*
7. Nothing altered or constructed in Common Area. *Section 4.6*
8. No unlawful use of subdivision property except for passive recreational activities. *Section 4.7*
9. No trailer, basement, tent, shack, garage, barn, or other outbuildings to be used for human habitation. *Section 4.8*
10. Keeping of mobile home or travel trailer is prohibited. Motorboats or houseboats must be stored completely within a structure approved by the board. *Section 4.9*
11. Each lot owner shall be responsible for the maintenance of landscaping, residence, and driveway in a clean and orderly fashion. *Section 4.13*
12. Each lot owner shall be responsible for maintaining and repairing water and sewerage lines. *Section 4.14*
13. General upkeep of the residence must be maintained, including the exterior of the home (paint, siding, windows) and landscaping, grass, and driveway clean and orderly.

BRIARPLACE PARKING RULES

Vehicles in Violation will be towed at Owner's Expense.

Section 4.11 Parking Rights - Briar Place, Inc. shall provide, and the Association shall maintain upon the common properties parking space for each lot. The Association shall make and enforce reasonable rules and regulations designating the use of these parking spaces and may restrict the use of particular spaces to a particular lot or lots. *(Excerpt from the Briar Place Covenant)*

As per *Section 4.11* of the Briar Place Covenant (above), the following parking rules have been published and enforced in some form by the Boards of Directors over the years. In order to make continued enforcement more certain, simpler, and less costly, the Board of Directors enumerated and unanimously ratified these following rules.

1. Parking on any grass at any time is prohibited.
2. Work and recreational trailers, motor homes, third wheels, pop-ups, RV's of any kind are prohibited.
3. Commercial vehicles longer than 212 inches or higher than 95 inches are prohibited anywhere/anytime.
4. Two commercial vehicles (commercial license plate) are allowed per property. They must be parked in the driveway.
5. Non-running vehicles may not be stored in Briar Place.
6. Parking in a manner that restricts access to driveways or cul-de-sacs is prohibited.

If you have any questions, please contact the Board of Directors at [**briarplacebrhoa@gmail.com**](mailto:briarplacebrhoa@gmail.com).

Respectfully,

Briar Place Owner's Association

Board of Directors