

The Townhomes of Park Oaks
4625 Park Oaks Drive
Baton Rouge, LA 70816
(504) 291-1372

Rules and Regulations

ASSESSMENTS

1. All Monthly and Special Assessments are payable and due on the first day of each month. No cash will be accepted at any time.
2. If one NSF check is paid then all future payments must be made by certified check, money order or cashier's check. A \$25.00 fee is charged for each NSF check and must be remitted immediately.
3. Assessments will be accepted in the office only during office hours. Assessments received in the office during office hours will be credited that day. Checks dropped in the mail slot at the office after hours will be posted with the following day's business. In the event payment is placed in the mail slot after office hours, the Association is not responsible for payment should it be lost.
4. Any payment made for Assessments will first be applied to any late charges, NSF fees or past due balances. A remaining delinquent balance on your account will be treated as the nonpayment of Assessments and subject to collection and lien procedures as detailed in the Declaration of Protective Covenants, Conditions and Restrictions.

PARKING AND PARKING LOTS

1. Lot Owners and guests must park in a uniform manner so as not to block other vehicles or prevent access to the dumpsters or an individual Lot Owner's reserved space. Care must be taken to park within the lines provided. VIOLATORS WILL BE TOWED AT THE OWNER'S EXPENSE.
2. Parking in the driveways is not permitted at any time.
3. All vehicles must be registered with the Association. Unauthorized vehicles including unsightly or unkept vehicles that adversely affect the appearance of the property will be towed at the owner's expense if not removed upon request at the sole discretion of the Association.

BEHAVIOR

1. Visiting friends or relatives are expected to follow all rules and regulations. Each Lot Owner is responsible for the actions of his/her visitors.
2. Children are expected to be under the control of their parents at all times. Children should not play in the driveway, parking areas or on the stairs. Each Lot Owner is liable for his children, and his guests' children, and for any damages created by them.

GENERAL

1. Pest control services are provided and required each month. The exterminator will be accompanied by an Association representative.
2. The Association is not responsible for delivery of telephone or any other type message or accepting packages or any delivery service without written permission and waiver of liability from the Lot Owner.
3. Door-to-door soliciting is not permitted except with the prior written consent of the Association. A Lot Owner is requested to notify an Association representative when solicitors appear in the subdivision.

POOL AND JACUZZI REGULATIONS

1. Pool is open between the hours of 8:00 a.m. and 10:00 p.m.
2. No glass containers are permitted in or around the pool area.
3. Each Lot Owner (or tenant of such Lot Owner) is limited to two guests per Townhome and the guests must be accompanied by the resident unless the resident receives prior permission from the Association.
4. No children under 12 are allowed unless accompanied by their parent or guardian.
5. No trash should be left in or around the pool. Garbage cans are provided for the disposal of trash.
6. Misconduct in or around the pool or jacuzzi will result in that person(s) being denied pool privileges for a specific period.
7. Lot Owner's hereby release, relieve and hold the Association blameless for any damage or injury to persons making use of the pool or jacuzzi through the use, permission or consent of such Owner. Each Lot Owner further agrees not to use or permit the use of alcoholic beverages within the swimming pool, jacuzzi and other public areas.

TENNIS COURT

1. Children are not allowed on the tennis court unless accompanied by a responsible adult.
2. No skate boards, bicycles, or toys are allowed on the tennis court.
3. Tennis Court is to be used to play tennis only.
4. Tennis Court hours are:

Sunday - Thursday	9 a.m. - 10 p.m.
Friday & Saturday	9 a.m. - 11 p.m.
5. Last person on tennis court is responsible for turning off lights.
6. No trash (tennis ball cans, etc.) should be left on tennis court.
7. Reservations are not accepted. A one hour time limit is imposed when others are waiting to use the court.

I have received a copy of these Rules and Regulations.

Executed in Duplicate

Date: _____, 19__

Lot Owner

Lot #

The Townhomes at Parkoaks
Homeowner's Association

By: _____
Association Representative