

BAYOU ROUGE CONDOMINIUM ASSOCIATION, INC.

Rules and Regulations February 2020

Mailing Address

Bayou Rouge Condominium Association, Inc.
11011 Cal Rd Office
Baton Rouge, LA 70809

HOA Manager Email: BayouRougeCondos@gmail.com

Website: BayouRougeCondos.com

News & Events Residents Can Join Our Facebook Group:
www.facebook.com/groups/BayouRougeCondominiums

Local Resources

EMS / FIRE	<u>911</u>
Sheriff's Department	<u>225-389-5511</u>
Animal Control acc@brgov.com	<u>225-774-7700</u>
Commerce Park Post Office/Perkins Road	<u>225-769-0542</u>
Entergy Electric	<u>1-800-368-3749</u>
Cox Cable, Phone, Internet	<u>225-615-1000</u>
AT&T U-Verse Cable, Phone, Internet	<u>1-800-288-2020</u>

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5.2.2 Report all hostile or aggressive incidents to HOA @ email...

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5.2.4 Pet is not allowed to intimidate, lunge or attack another pet or person on premises.

5.3 Pet Registration with HOA

5.3.1 Registration. Pet must be registered with Bayou Rouge HOA Pet Registration Form

5.3.2 Rabies License. Pet must have a current EBR Rabies License...Ordinance 14:200.

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5.4 Pet Supervision.

5.4.1 Leash Law. All pets (dogs and cats) are required to be on a leash when...outside

5.4.2 Tethering. Supervised tethering is allowed...when owner...is visibly present.

5.4.3 Pet Carriers. No pets are to be left in cages or carryalls outside at any time.

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- 5.8 City Ordinance, Fines & Pet Definition. Sec. 14:204. Sec. 14:110.
 - 5.8.1 City Ordinance – Violation of any Title 14 Animal Ordinance is,, a violation
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- 7.4 No Pets Allowed In Pool Area
- 7.5 Pool Is For Resident Use. Guests Must Be Accompanied By Resident. Guest Limit Five (5)
- 7.6 Pool Cannot Be Reserved
- 7.7 Pool is Always Open - No Loud Music/Noise After 10pm or before 8am
- 7.8 Family Friendly Swimming Attire. No Thongs Permitted.
- 7.9 No Cutoffs Permitted – Fibers Damage Pool Filtering System.
- 7.10 Remove Toys, Rafts & Trash From Pool Area When Leaving.
- 7.11 No Glass Bottles or Metal Objects In Pool Area.
- 7.12 No Running On Pavement.
- 7.13 Do Not Remove Pool Furniture From Enclosed Pool Area.
- 7.14 Do Not Play With Maintenance/Life-Saving Devices.
- 7.15 No Foul Language or Obnoxious Behavior.
- 7.16 Pool Key May Be Obtained By Resident From HOA Manager.
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- 7.18 No Smoking Around Other Guests. Do Not Leave Cigarette Butts.

8. Emergency & Security Procedures..... Pages 16-17

- 8.1 Emergency Procedures.
 - 8.1.1 Call **911** to report life-threatening emergencies...
 - 8.1.2 Call Sheriff’s Department at **225-389-5511** to report a crime...
 - 8.1.3 ...contact the HOA Manager... common ground emergency on-site.
 - 8.1.4 Tenants, contact your landlord to inform them of an emergency on the property
 - 8.1.5 Fire Safety.
 - 8.1.5.1 Use Metal Sheets under charcoal or gas grills...
 - 8.1.5.2 ...install UL listed / FM approved fire extinguishers...smoke detectors...
 - 8.1.5.3 Maintain a clear emergency exit path in front of...exterior door...

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8.2 Non-Emergency Procedures.

- 8.2.1 Call Sheriff's Department at **389-5511** to report noise...or suspicious activity...
- 8.2.2 Call HOA Manager to report an issue related to Bayou Rouge...
- 8.2.3 Call Board or HOA Manager if someone falls down the stairs...
- 8.2.4 Tenants should also call the unit owner or their own management company...
- 8.2.5 Contact Animal Control at **774-7700** for...animals running loose...

8.3 Security Procedures.

- 8.3.1 ...leave porch lights on at night for security purposes...HOA provides porch lights..
- 8.3.2 ...refrain from leaving valuables, medications, packages...in vehicles...
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- 9.3.2 Individual Owners are encouraged to carry Flood Insurance as we are in Zone AE.

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- 11.1.2 Advertising Signs...Signs in Windows, Flyers on Bulletin Boards, No Exterior...
- 11.1.3 Short-Term Rentals: All leases...in writing...not less than thirty (30) days.

11.2 Moving Boxes

11.3 No Vehicles on Sidewalks or Grass

- 11.3.1 PODS Storage Units are prohibited.

11.4 Mail...Mailbox keys...Commerce Post Office...

11.5 Litter

11.6 Utility Service...Entergy...

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12.2 Garage Sales...prohibited...

12.3 Guests Limit...Large social gatherings in the outdoor common areas are prohibited. The Clubhouse may be reserved for up to 50 people. (Refer to Section 10. Clubhouse.)

12.4 Reporting Incidents...Incident Report Form (See Attachments)

12.5 Revisions

13. Forms Online

13.1 Forms List

- Incident Report Form
- HUD DR Letter Rx Disability ESA
- HUD Request for Reasonable Accommodations
- Pet Registration Form
- Vehicle Registration Form
- Clubhouse Reservation Form
- Clubhouse Hold Harmless
- Other Miscellaneous Forms

13.2 Location of Forms. You can find the current version of any form referenced or listed below:

- Send an email request to BayouRougeCondos@gmail.com
- Search under Documents on our Website www.BayouRougeCondos.com/documents
- Search under Files on our Facebook Group www.facebook.com/groups/BayouRougeCondominiums/files/

14. Governing Documents Online

14.1 Governing Documents List

- Articles of Incorporation
- By-Laws
- Declaration
- Amendments
- Rules & Regulations

14.2 Location of Forms. You can find the current version of any form referenced or listed below:

- Send an email request to BayouRougeCondos@gmail.com
- Search under Documents on our Website www.BayouRougeCondos.com/documents
- Search under Files on our Facebook Group www.facebook.com/groups/BayouRougeCondominiums/files/

Bayou Rouge Condominium Rules and Regulations February 2020, Forms and Governing Documents: Articles of Incorporation, Declaration, Amendments and By-Laws, and Plat Maps are posted on the BRCA website <https://bayourougecondos.com/documents>, on the BRCA Facebook Group <https://www.facebook.com/groups/BayouRougeCondominiums/files/> or may be requested by emailing the HOA Manager at BayouRougeCondos@gmail.com.

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These Rules and Regulations have been written and approved by the Board of Directors to maintain a high quality living environment for all of the residents of Bayou Rouge Condominiums. These Rules and Regulations will be binding on all owners and residents, and should be made a part of all rental occupancy agreements. The owner of the unit will be held responsible for complying with these Rules and Regulations. Any waiver of these Rules and Regulations must be in writing and must be signed and approved by the Board of Directors.

1. Association Fees

1.1 **Monthly Assessments:** Monthly Association fees cover:

- a) Utilities – water, sewer, common area lighting electricity
- b) Insurance – on common grounds
- c) Maintenance – on common grounds
- d) Trash Pickup – Tuesday and Friday weekly by Waste Management
- e) Pest Control – Pest Control Service and Termite Contract
- f) Management Fees

1.2 **Due Date:** Association fees are due on the first (1st) day of each month in the amount approved by the association.

1.3 **Late Fees:** A late fee of ten dollars (\$10.00) charged to each unit owner on the twenty-first (21st) of each month for association dues not **received** or for **any** balance that is not paid in full by the twentieth (20th) of the month. No exception will be made as an additional 10 days grace period is already included.

1.4 **Collection of Delinquent Fees:**

<u>Notice:</u>	<u>Fees:</u>
1 st Letter – Late Fee Notification	\$10.00 Late Fee Will Be Charged on 21st
2 nd Letter – Water Service Disconnect Notice	\$10.00 Certified Return Receipt Letter
3 rd Letter – Intent to Lien	\$10.00 Certified Return Receipt Letter
4 th Letter – Lien/Legal Fees	\$10.00 Certified Return Receipt Letter

As directed by the Board, once a Unit Owner’s account becomes delinquent and the outstanding balance exceeds the equivalent of 2 months of Common Expenses or 2 months of payments by the Board-Approved Payment Plan, the Association shall be authorized to shut off and lock (water) utility services provided to the delinquent unit paid for by the Association. The (water) utility service shall remain locked until all assessments have been paid in full to the Association.

As directed by the Board, if no resolution is reached, the Intent to Lien letter for the outstanding balance will be sent to Unit Owner. This notice will state that the Association may proceed with other litigation, which could include a lien being placed on the subject property for the outstanding balance plus 10% interest as per the Declaration. Failure to pay as agreed will result in the intent to lien letter or further legal action by the Board and Attorney. Promptly communicated letters of hardship requesting reasonable arrangements will be reviewed and considered, and are subject to Board approval.

A \$10.00 Fee will be charged to Unit Owner’s Account for the actual costs to send this letter by Certified Return Receipt, by Regular Mail and by Email.

Refer to Louisiana Condominium Act, BRCA 1st Amendment to Declaration Language Dated 3/10/1987, Recorded 3/23/1987, Subparagraph (a) and (b) of Paragraph X.

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1.5 Multiple Convenient Payment Methods Available:

- Onsite Mailbox Drop Slot in Mailbox Area – 11011 Cal Rd Office, Baton Rouge, LA 70809
- Zelle Bank App (instant & no charge) to BayouRougeCondos@gmail.com
- Online Bill Pay through your Bank (Can be scheduled & recurring @ no charge)
- USPS Mail to: 11011 Cal Rd Office, Baton Rouge, LA 70809

1.6 Proportionate Share of Monthly Dues & Allocations (Frequently Asked Info):

1 Bedroom Unit = \$148	2 Bedroom Unit = \$186
1 Bedroom Vote = 0.856%	2 Bedroom Vote = 1.067%
1 Bedroom Square Ft = 776	2 Bedroom Square Ft = 968

2. Penalties and Assessments

2.1 Assessments for infractions: The Board reserves the right to charge assessments for infractions of the Rules and Regulations, the By-laws, and/or the Articles of Incorporation. Assessments and penalties will be set by the Board of directors.

2.2 Assessments for violations of the rules and regulations:

- 1st Violation -Letter to owner
- 2nd Violation -\$50 Assessment, unless otherwise stated
- 3rd Violation -\$100 Assessment, unless otherwise stated
- 4th Violation - \$200 Assessment, plus referral to Board Attorney for review and legal opinion.

2.3 Any costs associated with the collection of these fees or assessments shall accrue to the unit owner's account.

2.4 Board approval is required to waive violation assessments.

3. Building Common Elements

3.1 Condo - Structural & Appearance

3.1.1 No alterations to, additions on or changes are allowed to any common elements of the Bayou Rouge Condominiums without the express advance written permission of the Board of directors.

3.1.2 Any proposed alterations will require an architectural or engineering review and approval that must be submitted with the formal request. This architectural or engineering review will be solely at the unit owner's expense. All decisions of the Board of directors will be final and shall not be subject to appeal.

3.1.2.1 Supporting wall in lower level 1 Bedroom Units cannot be removed unless replaced with an Engineer-Approved Structural Beam or Column to support the upper level unit.

3.1.2.2 Ceiling beam in upper level 1 Bedroom Units are decorative, not structural. Be sure to annually inspect that beam is securely supported.

3.1.2.3 Vendor/Contractor work is limited to the interior unit work area, and its exterior front/back patio or porch area of the condominium. Vendor/Contractor not hired by HOA is prohibited from working in the common areas due to liability exposure to the HOA.

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3.1.3 No permanent structures may be added outside the units or in the common areas. See 11.3.1

3.1.4 Residents/owners should not display, hang, store or use any clothing, sheets, blankets, laundry, aluminum foil, colored window tinting, garbage bags, or other articles outside their unit, or which may be visible from the outside of their unit (other than draperies, curtains or shades of a customary nature and appearance.) American Flag may be displayed on a pole attached to the patio post and not be in a torn or faded condition, touch ground or hang over another condo patio.

3.1.5 Residents/owners should maintain window screens in good condition and replace or remove damaged window screens. AC window units are not allowed. There are new portable interior AC cooling units that can suffice for additional comfort if needed and not visible on exterior of unit.

3.1.6 Residents/owners should not paint or decorate the outside of their unit and should not install any canopy or awning unless approved by the Board. HOA will provide specific paint to unit owner for exterior unit door, trim or porch touchups.

3.1.7 Installation of Pet Doors in the door or exterior of the condo is not allowed.

3.1.8 Litter, Cigarette Butts, Dog or Cat feces, or Abandoned Mail are not allowed on the grounds. Everyone disposes of their own litter. Our grounds upkeep does not include picking up and throwing resident trash. See Section 12.1 Dumpster Use for Rules on Disposal of Items.

3.1.9 Pest Control

3.1.9.1 Pest Control Service is provided by the Association on a rotating quarterly (currently scheduled on the 2nd Tuesday of every month) treating the exterior doorway entry and windows. Email HOA Manager at BayouRougeCondos@gmail.com for contact info for current Pest Control provider to schedule interior treatment at no extra charge if on any routinely scheduled service day in which he will already be here. You will be responsible for letting the Pest Control provider into your unit; Keys are not accepted.

3.1.9.2 Critter invasion should be reported to the HOA Manager at BayouRougeCondos@gmail.com once detected. This includes squirrels, birds, wood ants, Asian beetles, termites, wasps and any other critters within the patio/porch areas, fireplace, dryer vent, attic, or within interior condo walls.

3.1.9.3 Contact Animal Control at **225-774-7700** if a stray/dead animal is identified on the property. Do not touch dead birds to prevent West Nile Virus. (See 5.2 Pet Safety...)

3.2 Porches / Patios

3.2.1 Stairwells. No permanent items may be stored on patios, porches or underneath stairwells. Area under the stairwells is considered common elements area. See 3.2.2 4

3.2.2 Personal Items. All personal articles must be kept from view of the streets at all times when not in use, and must not be left to block any streets, driveways, sidewalks, or passageways. Items left in these common areas will be removed and disposed of by Management.

3.2.2.1 Seasonal pool toys, sporting and game equipment or garbage containers are not allowed to be stored on porches or common areas at any time.

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3.2.2.2 Excessive clutter, ice chests, kegs, crawfish pots, burners, torches, sporting equipment are not allowed to be stored on the exterior. See 3.2.2.3

3.2.2.3 Storage items or items kept in a stored appearance are not allowed. Board-approved brown deck boxes are allowed to store items.

3.2.2.4 Bicycles and wagons are allowed as long as they are non-intrusive to neighbors, don't present a safety risk or trip hazard or become unsightly storage.

3.2.2.5 Porch/Patio holiday decorations are encouraged within 30 days prior to a holiday and must be removed within 20 days after a holiday, or as notified by Management.

3.2.3 Grills, Fans, Heaters, Chimineas, Generators. Metal sheets are required to be placed under all grills for wood floor protection on the upper level. Generators and exterior patio fireplaces (chimineas) are not allowed. Fans and heaters made for outdoor seasonal use are allowed temporarily but cannot remain outdoors when not in use and cannot be left running unattended.

3.2.4 Firewood. To prevent termite damage, dry firewood should be stacked on the limited condominium porch/patio area, and must not be touching any wood surface of the condominium.

3.2.5 Satellite Dishes: Are strictly prohibited.

3.2.8 Cleaning & Litter

3.2.8.1 Porches, patios and stairwells should be kept reasonably clean by the residents. If the association incurs additional expenses to clean, paint or maintain the porch/patio or stairwell area of a condo that is beyond normal care provided for all condo units, the Board may pass these maintenance expenses on to the unit owner.

3.2.8.2 Planter saucers are to be used to prevent water from damaging upper level wood floors.

3.2.8.3 Sheet metal is required to be placed under grills to prevent damage to upper level wood decks. (See 3.2.3)

3.2.8.4 Litter, Bags of Trash, Pet Feces, Cigarette Butts, and Beer Bottles are not allowed on porches / patios. See Section 12.1 Dumpster Use for Rules on Disposal of Items.

3.3 General Common Elements

3.3.1 Noise.

3.3.1.1 Noise Ordinance. All residents are required to refrain from creating loud noise, obnoxious behavior, or loud vehicle noise intrusive to neighbors at all times at Bayou Rouge Condominiums. Owners will be held accountable for their tenant's actions. Tenants will be held accountable for their guest's actions. Noise complaints can be reported at any hour to the Sheriff's Department. Children should be supervised when playing outside, keeping noise to a reasonable level considerate of neighbors, quieter on Sundays.

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Baton Rouge Ordinance Sec. 12:100. Noises interfering with enjoyment of property or public peace and comfort. Ord. No. 11697, § 1, 3-22-00; Ord. No. 12010, § 1, 5-9-01

3.3.1.2 Construction Noise. EBRP allows construction noise 7am to sunset Mon-Sat. Only quiet, non-intrusive work allowed on Sundays.

Baton Rouge Ordinance Sec. 12:101(9). The creation of loud and raucous noise by construction work in or adjacent to a residential area other than between the hours of 7:00 a.m. and sunset on weekdays and Saturdays...

Ord. No. 11697, § 1, 3-22-00; Ord. No. 12010, § 1, 5-9-01; Ord. No. 13552, § 1, 4-12-06

3.3.1.3 Overload Systems/Equipment Noise. Residents/owners should not overload electrical wiring in the building, or operate machines, appliances, accessories or equipment in such a manner as to cause an unreasonable disturbance to others, or connect any machines, appliances, accessories or equipment to the heating or plumbing system.

3.3.2 Illegal Activity. All illegal activity is forbidden. Call Sheriff's Department at 389-5511.

3.3.3 Speed Limit. The speed limit in the parking area is 15 MPH. Speeding is prohibited and can be reported to the Sheriff's Department. Slow down for Speed Bumps, Pedestrians & Pets.

3.3.4 Vendor/Contractor Work prohibited in common areas, on grass or parking lots. See 3.1.2.3

4. Parking

4.1 All vehicles parked on this property are required to complete a Vehicle Registration Form for safety and security reasons. Landlords please update Vehicle Registration Forms when transferring Parking Permits to a new tenant occupant. You can obtain a copy of this form by emailing BayouRougeCondos@gmail.com.

4.2 All registered vehicles will receive parking permits. There is an \$18 replacement fee for a lost permit.

4.3 All parking permits must be displayed for easy view from the outside of the vehicle windshield.

4.4 Only one vehicle per condo is allowed to park along the sidewalks in the covered parking area adjacent to buildings. Vehicles in violation will be towed or booted without notice.

4.5 All other vehicles, including guests should be parked in the Visitor Parking area along the outer fence line. Vehicles must not occupy more than one parking space at a time, and not block sidewalks. Resident is responsible for guest parking violations.

4.6 Parking lots are only for personal vehicles that fit under covered parking and don't protrude into the driveway presenting a safety hazard. Commercial vehicles, big box vehicles, larger 6+ wheel trucks, RV's, boats and trailers, and the like are prohibited, and will be towed or booted without notice at vehicle owner's expense except as provided herein. Motorcycles, vehicles and trailers, including moving vans and carpet cleaning vans, are not allowed to cross the sidewalk or on the grassy areas.

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4.7 Any vehicles which are not operational or street worthy will be towed or booted without notice at vehicle owner's expense. Street worthy shall be deemed to include current state license plate and inspection sticker (no sticker needed for out of state license plates), as well as all tires properly inflated. This determination is at the discretion of the HOA Manager and Board of directors. Vehicles that appear abandoned will be towed or booted without notice, unless prior arrangements have been made with the Board or the HOA Manager.

4.7.1 Motorcycles must be registered with the HOA Manager. Parking is restricted to Vehicle Parking Lot. Motorcycles aren't allowed on patio, common grounds or beyond driveway.

4.8 Vehicle maintenance and repair work is prohibited on the property with the exception of changing a flat tire or charging a dead battery to remove the vehicle from the property.

4.9 Washing of vehicles on the property is prohibited due to inequitable water usage and unsightly appearance of vehicle care at the front entrance.

5. Pets

5.1 Size. Pet size limited to small house breed (dogs and cats) up to 25 lbs. at maturity.

5.2 Safety. Hostile or aggressive pets are not allowed, in accordance with EBR City Ordinance.

5.2.1 Report all dangerous animal incidents to EBR Animal Control at 225-774-7700

5.2.2 Report all hostile or aggressive incidents to HOA at BayouRougeCondos@gmail.com. Document all details of incidents in email – also Incident Report form is attached. Multiple reported and documented aggressive incidents are subject to removal from the premises.

5.2.3 Basic obedience, handler and socialization skills are minimum skills on premises.

5.2.4 Pet is not allowed to intimidate, lunge or attack another pet or person on premises.

5.3 Pet Registration with HOA.

5.3.1 Registration. Pet must be registered with Bayou Rouge HOA Pet Registration Form

5.3.2 Rabies License. Pet must have a current EBR Rabies License, per City Ordinance 14:200.

5.3.3 Tag Displayed. EBR Rabies License current tag must always be worn and displayed on pet.

5.4 Pet Supervision.

5.4.1 Leash Law. All pets (dogs and cats) are required to be on a leash when they are outside the condominiums, in accordance with Baton Rouge Ordinance (noted under section 5.7.)

5.4.2 Tethering. Supervised tethering is allowed. This means the owner must be visibly present. Tethering ropes are not allowed as a permanent fixture and must be removed when not in use.

5.4.3 Pet Carriers. No pets are to be left in cages or carryalls outside at any time. This includes porches as well as common areas and parking lots.

5.4.4 Pet Gates. Pet Gates are not allowed in the common elements or limited common elements areas.

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5.4.5 Pet Doors. Installation of Pet Doors in the door or exterior of the condo is not allowed. (Refer to Section 3.1 and 3.1.7.)

5.4.6 Damages & Liability. All pet owners are responsible for any and all damages caused by their pets, not the HOA. All Residents with Pets are encouraged to have a Pet Liability Policy.

5.4.7 Noise. Excessive barking is not allowed, in accordance with Baton Rouge Ordinance (noted under section 5.7.) Noise complaints can be reported at any hour to the Sheriff's Department at 225-389-5073.

5.5 Dog Walking Policy. Socialized dog walking is permitted on the premises for everyone's enjoyment, not resulting in disturbance, intrusion or intimidation against another resident or their private patio area or flowerbeds – these are not potty areas.

5.6 Pet Feces Disposal Law & Policy. Per EBR City Ordinances, all pet feces (including scooped up feces or soiled cat litter) must be picked up immediately and properly disposed of in a sealed bag. Pet urination and feces not allowed next to another resident's private patio, their doorway or their flowerbed.

5.7 ADA Service Dog or FHA Housing Emotional Support Animal (ESA) Policy.

5.7.1 ESA Needing Reasonable Accommodations Are Not Allowed On Premises Until Approved

5.7.2 ADA Policy-Request for Reasonable Accommodation for Disability Need - hud.gov

5.7.3 ESA Policy-Request for Reasonable Accommodation for Disability Need - hud.gov

5.7.4 Dogs Needing Reasonable Accommodation Not Allowed On Premises Until Approved

5.7.5 HUD Letter Template – Physician Rx Letter for Disability for ESA

5.7.6 HUD Letter Template – Reasonable Accommodation Request for Disability Need

5.8 City Ordinance, Fines & Pet Definition.

5.8.1 City Ordinance – Title 14 Animals. Violation of any Title 14 Animal Ordinance is considered a violation at Bayou Rouge

5.8.2 Fines. Violation of any Pet Rule is subject to \$50 immediate fine plus \$10/day until resolved, removed, banned from property or injunction to remove if hazard to others.

5.8.3 Pet Definition. Pet Rules apply to every Pet on Bayou Rouge Condo premises, regardless of trial, temporary or permanent, visiting, sitter, rescue, foster, or adoption.

Baton Rouge Pet Ordinances – Nuisance Defined

Attachment: Title 14 Animals - EBR City Parish Ordinances (Brief)

Sec. 14:204. Owner's responsibility.

(b)(3) No dog or cat shall cause a nuisance. The owner or possessor of a dog or cat shall be held responsible for any behavior of the dog or cat that is deemed a nuisance. (Ord. No. 9634 § 1, 5-26-93)

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“Nuisance” is defined in Section 14:110, as follows:

Sec. 14:110. Definitions.

For the purpose of this title, the following definitions, terms, phrases, words and derivations shall have the following meaning herein, unless it shall be apparent from the context that a different meaning is intended:

Nuisance: Damaging, soiling, defiling or defecating on property other than its owner’s, or on public sidewalks, excessive noise making, excessive odor, excessive barking, molesting, threatening, attacking or interfering with persons on public or private property, chasing automobiles or other means of conveyance, attacking other animals and disturbing or turning over garbage containers or running at large or interfering with another person’s enjoyment of his property is hereby declared a nuisance.

(Ord. No. 9634 § 1.5-26-93; Ord. No. 9766, § 1, 11-24-93; Ord. No. 10263, § 1-3, 4-26-95)

Visit this link for the entire Title 14 Animals Ordinances...

https://library.municode.com/la/baton_rouge_east_baton_rouge_parish/codes/code_of_ordinances?nodeId=TIT14AN

6. Landscaping

6.1 Common Elements.

6.1.1 All planting on the common elements grounds of Bayou Rouge Condominiums must be approved by the Board.

6.1.1.1 Maturity size of all plants/trees must be considered to contain future maintenance expenses for the Association. Foundation needs a minimum of 3 inches of visibility with no soil or plants touching the siding, no plants within 6 inches of the buildings and no plants overlapping over the sidewalks. (**Note:** This is to prevent siding damage on buildings due to wood rot, mildew and termites and to prevent foundation damage due to roots growing into/under the foundation.) Only the Association can plant trees.

6.1.2 Any plantings in section 6.1.1 that increase Association maintenance expenses will be removed at the discretion of the Board with the costs passed on to the responsible owner.

6.2 Private flowerbeds.

6.2.1 Owners/residents may plant flowerbeds adjacent to their private patios (fireplace side) only. These beds need to be enclosed and maintained by the unit owner or occupant. Flowerbeds not maintained but enclosed will be removed at unit owner’s expense, as determined by the Board.

6.2.2 Flowerbed plantings must be to scale, not touch or interfere with Buildings or Sidewalks and be courteous to neighbors.

6.2.3 Tenants must have planting plans approved by the owner of their unit.

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6.5 Water Hoses. Water hoses and timers are permitted and encouraged to help maintain a beautiful and healthy green property. We encourage volunteers to help water all living plants, grass and trees that look like they need water. Water hoses should be kept rolled up when not in use. No car washing allowed.

6.6 Garden Club Volunteers. We encourage anyone interested in volunteering for a variety of gardening to contact HOA Manager.

7. Swimming Pool

7.1 No Lifeguard On Duty

7.2 Gates Must Stay Closed and Locked At All Times For Everyone's Safety

7.3 Children Must Be Accompanied By An Adult

7.4 No Pets Allowed In Pool Area

7.5 Pool Is For Resident Use. Guests Must Be Accompanied By Resident. Guest Limit Five (5)

7.6 Pool Cannot Be Reserved

7.7 Pool is Always Open - No Loud Music/Noise After 10pm or before 8am

7.8 Family Friendly Swimming Attire. No Thongs Permitted.

7.9 No Cutoffs Permitted – Fibers Damage Pool Filtering System.

7.10 Remove Toys, Rafts & Trash From Pool Area When Leaving.

7.11 No Glass Bottles or Metal Objects In Pool Area.

7.12 No Running On Pavement.

7.13 Do Not Remove Pool Furniture From Enclosed Pool Area.

7.14 Do Not Play With Maintenance/Life-Saving Devices.

7.15 No Foul Language or Obnoxious Behavior.

7.16 Pool Key May Be Obtained By Resident From HOA Manager.

7.17 Pool Is Professionally Cleaned Weekly.

7.18 No Smoking Around Other Guests. Do Not Leave Cigarette Butts.

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8. Emergency & Security Procedures

8.1 Emergency Procedures.

8.1.1 Call **911** to report life-threatening emergencies such as fire, car accident or health crisis.
Fire hydrant is located off-site near Blvd at the corner of Cal Rd & Airline Service Rd.

8.1.2 Call Sheriff's Department at **225-389-5511** to report a crime, such as car break-ins or theft.

8.1.3 Residents/Owners, contact HOA Manager to inform of common ground emergency on-site.

8.1.4 Tenants, contact your landlord to inform them of an emergency on the property.

8.1.5 Fire Safety.

8.1.5.1 Use Metal Sheets under charcoal or gas grills on upper levels. Have chimneys and dryer vents cleaned once a year to prevent bird nesting, fires or any other risks. Clean dryer filter regularly. No exterior patio fireplaces (chimineas) allowed on upper or lower level.

8.1.5.2 Owners are encouraged by the association and the insurance company to install UL listed / FM approved fire extinguishers with minimum rating of 2A:10B:C and smoke detectors in each unit. Fire extinguishers should be inspected annually, and smoke detectors tested every 6 months. Change batteries when time changes.

8.1.5.3 Maintain a clear emergency exit path in front of every condominium exterior door in the event of a fire or other emergency.

8.2 Non-Emergency Procedures.

8.2.1 Call Sheriff's Department to report noise complaints or suspicious activity on the property.

8.2.2 Call HOA Manager to report an issue related to Bayou Rouge common or limited common elements, such as fire or water leaks.

8.2.3 Call HOA Manager or Board if someone falls down the stairs or on the property. If they are seriously hurt, proceed with Emergency Procedures.

8.2.4 Tenants should always report any important, non-emergency issue to their landlord.

8.2.5 Contact Animal Control for situations requiring prompt attention, such as animals running loose, cruelty complaints, dangerous animal situations, dead or injured animals.

8.3 Security Procedures.

8.3.1 Residents/owners are encouraged to leave porch lights on at night for security purposes. HOA will provide and maintain hard-wired dusk-to-dawn exterior low watt LED light fixtures for any condo with the permission of the unit owner.

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8.3.2 Residents / owners should refrain from leaving valuables, guns, medications, packages, cell phone chargers, removable face plates to car radios and similar items in vehicles. Vehicles should be kept locked at all times for normal security.

8.3.3 Residents / owners are responsible for their own safety. Safety and Security information and resources can be found by visiting our Facebook Group or by contacting the HOA Manager.

8.3.4 Security Cameras & Camera Doorbells are allowed and encouraged for individual units.

9. Insurance Losses or Claims Procedures

9.1 Water Leaks.

9.1.1 Water incidents such as burst or leaking water pipes, or leaking roofs, need to be immediately reported to the HOA Manager.

9.1.2 Any water leaks from upper level or adjacent condos into lower level condos are to be handled by the affected unit owners and their insurance companies to resolve. All owners and residents are encouraged to have interior insurance, liability and water/sewer backup damage coverage. Typical water leaks include dishwashers, washing machine hoses, toilet wax rings, leaking showerheads or bathtub drains, or AC drain overflow. Note: When hot water overflow valve fails, it will shoot hot boiling water out of the exterior drain along the siding of the building.

9.2 Master Policy Claims Procedure

9.2.1 Any Master Policy claim can only be reported by the HOA Manager or Board. Please notify Bayou Rouge Board of Directors and HOA Manager in the event of common or liability loss.

9.3 Flood Insurance

9.3.1 Flood Insurance is not provided by the Association.

9.3.2 Individual Owners are encouraged to carry Flood Insurance as we are in Zone AE.

10. Clubhouse Reservations

10.1 Resident's Use. Any Owner or Tenant of Bayou Rouge may use the Clubhouse for personal use. The Clubhouse is not available for business or organizational use.

10.2 Reservations & Fees. The Clubhouse may be reserved by contacting the HOA Manager to request a specific reservation date. There is no rental fee for unit owners or tenants; however, a \$50 cleaning fee will be retained from the required \$150 money order reservation deposit to insure the clubhouse has been cleaned and there are no damages. A reservation is only secure after the HOA Manager has received the completed Clubhouse Reservation Form and a money order in the amount of \$150 to **Bayou Rouge Condominium Assoc. Inc.**

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10.3 Use Restrictions. Due to Fire Code regulations, we must limit all parties to 50 people. The person renting the Clubhouse must be present and responsible for their guests. Parking is limited to the guest parking along the front fence line. This excludes the mail box area and reserved handicap parking in front of the clubhouse. Smoking and pets are not allowed in the Clubhouse. The Clubhouse is not available for business or organizational meetings. No more than two reservations per condominium can be made at one time. The Clubhouse usage limitations are intended to promote fair availability to all residents for personal use and availability for Bayou Rouge business meetings or events.

10.4 Inspection & Deposit Return. A key/code to the Clubhouse is obtained from the HOA Manager the day before the reservation date and returned/deleted the day after the reservation date. A \$50 cleaning fee is retained from the \$150 money order deposit. The remaining \$100 will be returned if there are no damages identified on Clubhouse inspection walk through by the HOA Manager. Refer to the Clubhouse Reservation Form for more details.

10.5 Actual Costs: If there is any damage during your event, you will be responsible for actual repair costs, withheld from your deposit and the balance will be due upon receipt when presented with an invoice.

11. Moving, Sales & Advertising Guidelines

11.1 No On-Site Office: For assistance, contact your landlord or HOA Manager by email BayouRougeCondos@gmail.com with a description of the assistance needed.

11.1.1 Rentals/Sales/Finance: All condo mortgage surveys / questionnaires can be emailed to BayouRougeCondos@gmail.com for completion. There is no HOA Master Flood Policy. No FHA Financing - not an FHA-approved property. A copy of all legal documents along with Rules & Regulation are on our website and in the Files Section of the Facebook Group.

11.1.2 Advertising Signs: Rentals/Sales Signs must be placed inside window of available unit. Signs on Exterior of Unit or Common Grounds are prohibited. Flyers with a printed date may be placed on the Clubhouse Bulletin Board and on the Bayou Rouge Facebook Group.

11.1.3 Short-Term Rentals: All leases or rental agreements shall be in writing and specifically subject to the Declaration. No Unit may be leased for a period of less than thirty (30) days. (Use and Occupancy Restrictions in By-Laws Article V and Declaration XXI.)

11.2 Moving Boxes: Moving boxes must be broken down before placing them in the dumpsters, (preferably on Monday or Thursday nights right before trash pickup.) No items left around dumpsters.

11.3 No Vehicles on Sidewalks or Grass: Vehicles (including but not limited to Moving Trucks & Carpet Cleaning Vans) are not allowed on the property beyond the parking lot. The sidewalks can't sustain the weight of a vehicle and it damages our landscaping.

11.3.1 PODS Storage Units are prohibited on this property.

11.4 Mail: Mailbox keys can be obtained from Commerce Park Post Office on Perkins Road. There is a mail slot for outgoing or return mail. Mailboxes are located at the front entrance under covered parking.

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11.5 Trash/Litter: Trash, Cigarette Butts, Pet feces, or abandoned mail is not allowed on the property, in the parking lot or at the mailbox area. Everyone disposes of their own litter. Our grounds maintenance does not include picking up and throwing resident trash. Dumpsters are for Resident Use Only. All trash items must fit inside the closed Dumpster and not visibly protrude, non-hazardous and non-construction, boxes and small furniture broken down, not left on outside of dumpster. See Dumpster Rules Sign Posted. Violators will be fined. See Section 12.1 Dumpster Use for Rules on Disposal of Items.

11.6 Utility Services: Entergy (Phone 1-800-368-3749) is the Electricity Service Provider.

11.7 Insurance: Master Policy information for owners can be obtained from HOA Manager. Renters, Dwelling or HO6 Property Insurance can be obtained individually.

11.8 Welcome: As a newcomer to our property, we welcome you. We encourage you to meet your neighbors and get involved in our property events. Most of your questions will be answered by reading over all of the sections above – Parking, Pest Control, Pool, Lawn Service/Flowerbeds/Garden Club, Pets, Clubhouse Use, Facebook Group Access. Always direct questions or concerns to your landlord as well.

11.9 Events: Bayou Rouge likes to have social events (i.e. Spring Picnic, Christmas Party) to encourage a friendly neighborhood. (See **Bayou Rouge Condominiums Facebook Group page for more info.**)

12. Miscellaneous

12.1 Dumpster Use: Dumpsters are only for personal garbage use. All trash must be placed in bags, within the containers and not placed on top of closed dumpster lids. **Important Note: Appliances, Furniture, Christmas Trees and Large Items cannot be left at or around the dumpsters.** Contact HOA Manager for assistance to arrange for the removal of furniture, appliances or other large items.

12.1.1 Trash pickup is normally twice per week. Pickup for Donations of Unwanted Items may be arranged by contacting several resources. (See **Bayou Rouge Condominiums Facebook Group for Details & Resources or contact** HOA Manager.)

12.2 Garage/Estate Sales: Garage sales/Estate sales by any residents are prohibited in the complex.

12.3 Guests Limit: Large social gatherings in the outdoor common areas are prohibited. The Clubhouse may be reserved for up to 50 people. (Refer to Section 10. Clubhouse.)

12.4 Reporting Incidents: All Residents / Owners can report a violation or an incident at Bayou Rouge by completing the attached Incident Report, then submitting it to the HOA Manager.

12.5 Revisions: These Rules and Regulations may be amended from time to time by the Bayou Rouge Condominium Association Board of Directors. Email BayouRougeCondos@gmail.com for updates.

Bayou Rouge Condominium Rules and Regulations February 2020, Forms and Governing Documents: Articles of Incorporation, Declaration, Amendments and By-Laws, and Plat Maps are posted on the BRCA website <https://bayourougecondos.com/documents>, on the BRCA Facebook Group <https://www.facebook.com/groups/BayouRougeCondominiums/files/> or may be requested by emailing the HOA Manager at BayouRougeCondos@gmail.com.