**ACC - ACC Violation**

2.3 Architectural Review and Approval. All Owners and Occupants acknowledge that no improvements of any type shall be made on any Lot unless and until the plans for such improvements have been reviewed and approved.

**ACW – A/C Window Units**

2.13 Air Conditioning. No window mounted air conditioning or heating units are allowed. All air conditioning compressors and other similar equipment shall be visually screened from the street and from sideyard view by appropriate fencing, screening or landscaping. Details shall be submitted with the landscape plan for approval.

**ANM – Animals**

2.6. l Animals. Raising, breeding or keeping of animals, except that a reasonable number of dogs, cats or other usual and common household pets may be permitted in a Lot subject to the additional rules as may be adopted for the Properties or any portion thereof, which rules may prohibit all pets or specific types of animals. Any pet that the Board of Directors of the Association (the Board), in its sole discretion, determines to be a nuisance, shall be removed from the Lot upon request of the Board. If the Owner fails to honor the request, the Board may institute legal action to remove the animal. Pets shall not roam freely, and must be leashed or detained by fences. Household pets shall not be of such kind or disposition, or kept in such numbers to cause a nuisance. Any areas located on a Lot for the maintenance or confinement of pets is subject to prior approval by Developer or the Association, **but** in all situations, said confinement shall be constructed in the rear of the dwelling unit. The Owner of a pet, leashed or unleashed, is responsible for the removal of feces from any lot not owned by the Owner of the pet and all common areas. No kennels shall be placed in a location on any Lot where they can be seen from the street. Excessive and bothersome barking or noise made by residential pets will not be tolerated and may be addressed hereunder and other provisions herein;

**BAS – Basketball Goals**

**BOA - Boat Usage**

**BUL - Bulkhead**

**BUS - Business Use of Lot**

**CLO – Clotheslines**

**DEC – Decorations**

2.6.4 Decorations. Placement of decorations on any Lot, provided, however, that a reasonable number of holiday and religious decorations may be displayed on a Lot for up to Thirty (30) days prior to the holiday or religious observance and up to Fourteen (14) days thereafter without prior approval, subject to the right of Declarant, to require removal of any decorations which it deems to (a) be excessive in number, size or brightness; (b) draw excessive attention or traffic; or ( c) unreasonably interfere with the use and enjoyment of neighboring properties;

**DEK- Decks and Piers**

**EXT – Exterior Home Maintenance**

**FEN- Fence**

**2.9** Fences. All fences and similar improvements must be constructed, installed and maintained pursuant to standards and/or specific approval obtained from Committee after submission of drawings and/or proposal. Vinyl chain link or any other wire fences shall not be used. A wooden, brick, stucco, wrought iron or similar approved fence or privacy screen may be used if constructed pursuant to approval obtained from Committee. No fencing, including shrubbery used in a fence like manner, shall be allowed in the front of a Dwelling Unit and instead all fences, including shrubbery used in a fence like manner, shall end 3 feet from the front of the Dwelling Unit.

**FLG – Flags**

2.6.6 Flags. Flags of any kind (other than the American "Stars & Stripes") placed on a Lot so as to be visible from outside the dwelling on the Lot are prohibited unless approved by the Architectural Review Committee.

**FRM- Firearm**

**GAR- Garage Usage**

**GBG- Garbage Containers**

**GRD- Gardens**

**LAK- Lake Usage**

**LLT – Lake Lot Maintenance**

**LLF – Lake Lot Fences**

**LAN- Landscaping**

**LHT- Light**

**LOT- Lot Maintenance**

2.7 Lawn Care. All Lots, whether improved or not, shall be maintained to the edge of the paved street at all times to prevent overgrowth of weeds, grass and other vegetation, provided that no Lot may be mowed on a Sunday or legal holiday before 8:00 A.M., Parish of Ascension, Louisiana time.

**MAI- Mailbox/Plaque**

**NOI- Noise**

**NOX- Noxious or Offensive Activity**

**2.14** Nuisance/Offensive Activity. Any activity or condition that interferes with the reasonable enjoyment of any part of the Properties or that detracts from the overall appearance of the Properties. No noxious, offensive or unlawful use or activity shall be carried on upon any Lot or portion thereof, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance, or nuisance to the community. The Association has the sole right to define and determine the preceding activities. Developer shall have the express right, in its sole discretion, to publish rules from time to time to prohibit, regulate or otherwise deal with activities which violate this Section. All valid laws, zoning ordinances and regulations of all governmental bodies having applicable jurisdiction thereof shall be observed at all times. The responsibility of meeting the requirements of governmental bodies which require maintenance or modification of place or thing are enforceable in the same way as the responsibility for maintenance and repair of the Lot concerned.

**OFR- Off-Road Vehicle Usage**

2.6.8 Motorized Vehicles. Operation of golf carts, motorized minibikes, motorized go-carts, all terrain vehicles and other similar vehicles within the Properties, except as provided by the Rules for the Use Of Motorized Vehicles, provided that nothing herein shall preclude the operation of electric vehicles in and on streets and other paved areas intended for vehicular traffic, if the vehicles meet the requirements of Louisiana law for operation on public streets at night, and only if permitted by the Parish of Ascension.

**PAR- Parking Vehicles**

2.11 Parking. Each Owner shall provide sufficient space off Subdivision roadways, for the parking of approved vehicles for the Owner's and Owner's family's use and the use of Owner's guests in accordance with reasonable standards established by Developer. Parking on the paved portion of any roadway not identified as parking areas within the Subdivision shall be permitted for temporary purposes, but in no event shall such parking be overnight or for anything longer than nine hours. Any vehicle violating this restriction may be removed by Developer or the Association or its designated agent, and the owner of the vehicle shall be responsible for all charges for towing and storing the vehicle. The keeping of a mobile home or house trailer either with or without wheels on any parcel of property covered by these restrictions is prohibited. No boats, vehicles, motorcycles, trucks, campers, motor home or trailers of any kind may be parked, stored, repaired or maintained on the street, front yards, or in driveways. Visitors may park automobiles on the street and in driveways, but not for a period in excess of nine hours of continuous parking.

2.16 Parking. (a) Parking of vehicles on or in any portion of a Lot other than in or on an area specifically designed for such purpose (a parking space), a garage, a carport or a driveway; (b) Owners or Occupants may park on private streets; ( c) parking of commercial vehicles, equipment, mobile homes, boats, trailers, or stored or inoperable vehicles in places other than enclosed garages, except temporarily for a period not to exceed Twenty-four (24) hours for loading and unloading; however, these parking restrictions shall not apply to construction vehicles and service vehicles not owned by an Owner while such vehicles are reasonably necessary for providing services to the Lot or to guest parking in accordance with the reasonable regulations as the Reviewing Entity may adopt from time to time.

**PLY – Play Equipment**

**RES-Residential Usage**

2.4 Residential Use. Except as specifically provided in this Article 2, Lots shall be used for single family residential purposes only. No Lot or any part thereof shall be used for a school, church, hospital or other medical facility, assembly hall, group home of any kind, including without limitation, any community home as defined in LA R.S. 28:477, or any other use otherwise permitted under zoning ordinances of the City of Gonzales and the Parish of Ascension applicable to single-family dwellings.

**SAT- Satellite/Antennas**

2.6.2 Antennas. No exterior antennas, aerials, satellite dishes or other apparatus for the transmission or reception of television, radio, satellite or other signals of any kind shall be installed without first obtaining approval from the Association, and in no instance, unless it is: (a) an antenna designed to receive direct broadcast satellite services, including direct-to-home satellite services, that is 24 inches or less in diameter; (b) an antenna designed to receive video programming services via multipoint distribution services, including multichannel multipoint distribution services, instructional television fixed services and local multipoint distribution services, that is one ( l) meter or less in diameter or diagonal measurement; or ( c) an antenna that is designed to receive television broadcast signals (collectively, the Permitted Antennae); provided, Permitted Antennae shall be erected and installed only in the rear yard of a Lot or mounted on the rear of improvements upon a Lot in accordance with this Declaration; provided further, Permitted Antenna and related equipment and wiring shall be located so as to minimize their visibility from any contiguous Lot and any street adjacent to the front or side of any Lot. However, the provisions of this Section shall not prohibit Developer or the Association from installing any equipment it deems necessary for any reason or no

reason;

**SIG- Signs**

2.18 Signs. No sign, poster, circular, billboard or advertising is permitted upon any Lot or in any Common Area, except as follows: Each Lot may have posted, prior to initial occupancy or a residence, a sign setting forth the name of the Owner, architect and builder of the improvements upon the Lot and, in the case of a Lot owned by Declarant or a builder approved by Declarant, a sign indicating that the Lot is available for sale; provided, that any and all such signs must be approved by the Reviewing entity prior to placement on a Lot and shall be removed at the time of initial occupancy. One (I) sign not exceeding Eighteen by Twenty-four inches (18" x 24") in size containing endorsements of political candidates or issues may be posted on a Lot for only Forty five (45) days prior to an election or a vote on a referendum and for Two (2) days thereafter. One (I) sign not exceeding Nine inches by Twelve inches (9" x 12") in size may be mounted in a window or on a stake not more than Thirty-six inches (36") above the ground to identify the Lot as being equipped with a security system and/or monitored by a security service. Declarant may post model homes or **similar** signs on a Lot containing model homes open to the public prior to initial occupancy of the model home. Religious and holiday signs may be displayed if done in

accordance with provisions herein.

**STO- Storage Sheds**

**TEM- Temporary Structures**

2.6.5 Temporary Structures. No structure of a temporary character, trailer, storage shed, tent, shack, garage, barn or other structure not designed for initial occupancy shall be used as a residence, temporarily or permanently. Temporary structures are permitted only in connection with the construction of improvements on a Lot and must be removed within Two hundred Seventy (270) days of initial placement on the Lot. No residence may be occupied until the improvements on the Lot have been Substantially Completed in accordance with plans approved by the Declarant or Association, as applicable. Substantially Completed for purposes of this Subsection 2.6.5 shall be determined by Declarant or the Association, as applicable;

**TRE- Tree**

**TSH- Trash**

Trash and Building Materials and Equipment No Lot or Common Area shall be used for dumping of rubbish, trash, garbage or other **waste.** Each Property Owner must provide or require an on-site dumpster for trash and litter during construction or remodeling. rt shall also be the responsibility of each Property Owner and/or tenant thereof to prevent accumulations which shall tend to substantially decrease the beauty of the community as a whole. All equipment for storage or waste disposal shall be kept in a clean and sanitary condition. An Owner shall cause all debris to be removed from the Lot within Ten (10) days following Substantial Completion of improvements, including the initial construction of a dwelling. No building materials or equipment may be kept upon any Lot so as to be visible from the Lot or from outside the dwelling on the Lot, except those to be used in the continuing and uninterrupted construction of improvements which have been approved by the Reviewing Entity. **Substantial Completion** for purposes of this Subsection 2.22 shall be determined by Declarant or the Association, as applicable. Should the Association decide to remove any debris of any sort from a Lot, Dwelling Unit or other place, the Owner of such place where the debris was removed shall be responsible for the actual costs incurred by the Association, plus a penalty of $500.00, which shall be collected in the identical manner and with the same terms of any other assessment as provided herein. Household trash containers may not be placed in front of any Lot before 3 :00 P.M. on the day before trash pick-up and all trash containers shall be removed from the front of the Lot by 6:00 P.M. on trash pick-up day. Further, upon completion, Property Owner shall maintain the house in a clean condition free from any visible mildew.

**VEH- Vehicle Visibility**

2.17 Recreational Vehicles and Boats. No boat, boat trailer, four wheeler, dirt or street motor cycle or trailer for such, house trailer, horse trailer, trailer, camper, motor home, un-maintained cars, trucks, or any similar items shall be parked or stored on any Lot, Improved Lot or any other place in the Subdivision for a period of time in excess of Nine (9) consecutive hours, unless housed in an enclosed garage. No trailer, motor home, tent, garage, barn or other outbuildings shall at any time be used for human habitation, temporarily or permanently, nor shall any structure of a temporary character be used for human habitation.

**WCV- Window Coverings**