

# **PARK TIMBERS HOMEOWNERS ASSOCIATION**

## **POLICIES, RULES AND REGULATIONS**

### **SUMMARY**

This document is a summary of **some** of the policies, rules, and regulations applicable to properties within Park Timbers Homeowners Association. It is **not** an exclusive or exhaustive list. This document is intended as a quick summary for residents as to issues that often come up that can assist them in abiding by the Community Rules. Just because a restriction is not listed below does not mean that the applicable Covenant, By-Law, Standing Rule or other Community Rule has been abandoned or is not enforced. Other rules or limitations may apply, and the Board may pass additional rules as necessary in accordance with the Covenants (Article 1(E)).

### **SIGNAGE**

The only signs allowed on any property, visible from the street, are one sign advertising the home for sale or rent (size limitations apply) and one home alarm company sign posted in the front garden of the property. (Covenants Article 9 and ACC/Board Rules). This prohibition ensures no signs are placed in windows, on fencing or on the front and sides of the property (visible from the street). Examples of signs that are not allowed include, but are not limited to, graduation signs, political signs, school acceptance signs, contractor signs, for sale signs on vehicles, and beware of dog signs.

### **FENCING**

Chain link fencing or chain link gates, visible from the street, are not allowed. From the inception of the Architectural Control Committee (ACC) this material and design was deemed to not fit within the conformity and harmony of external design with existing structures in Park Timbers. (Article 1(I)).

Architectural Control Committee approval is required for any replacement of fencing, driveway gates, or walking gates. (Article 1(I)).

Fencing is required to be maintained and repaired as needed. Falling fence boards, leaning fences and missing gates/fencing is not allowed. (Article 1 (I) and New

Orleans Code of Ordinances Sec. 26-163 (requiring all fencing to be maintained structurally sound and in good repair)).

### **BRICK WALL SURROUNDING SUBDIVISION**

Homeowners whose properties are along the brick wall must keep all foliage off the wall and cannot plant anything that may cause damage to the wall. All trees shall have a minimum 2-foot clearance above the wall, and the overhang beyond the wall cannot be more than 3 feet beyond the threshold. (Covenants Article 1(E) and Board Rules per Article 1(E)).

### **TRASH AND RECYLING**

Trash cans and recycling cans are to be kept in a clean and sanitary condition and kept and maintained at the rear of the residential structure on each lot in a place **not** visible from the street. (Covenants Article 12 and Board Rules per Article 1(E)). This means that receptacles may **not** be kept in driveways, along the garage (if the side of the garage is visible from the street), in front of driveway gates, along the side of the house, and similarly situated places. If it can be seen, it must be relocated.

Trash and recycling receptacles are allowed to be placed at the curb after 4 pm on the day prior to collection and must be retrieved and properly stored by 8 pm on the day of collection. Leaving receptacles street side for longer than that period violates the Covenants (Article 12), Board Rules per Article 1(E) and the New Orleans Code of Ordinances Sec 138-42(2)

### **GARBAGE, DEBRIS AND ITEMS STORED IN DRIVEWAYS (OR ON PROPERTIES VISIBLE FROM THE STREET)**

No property shall be used to maintain rubbish, trash, garbage and other waste/debris except in sanitary containers. (Covenants Article 12).

All properties are to be always kept clean and free of unsightly obstacles. (Covenants Article 12). What constitutes an "unsightly obstacle" is determined by the Board, not the homeowner. It is determined based on several factors including but not limited to the whether the property is in conformity and harmony with other properties (Article 1(I)), is a nuisance (Article 8) and/or is considered an unsightly obstacle (Article 12).

The requirement that all properties are to be kept clean and free of unsightly obstacles means that nothing can be stored in view of the street (in the front of the

home, side of the home, driveway or side of the garage), including but not limited to gas cans, paint cans, dead tree limbs, garbage bags, barbeque pits, bicycles, doors, trash cans, unused stones, wood plants, dog kennels and/or other items of any sort.

## **ANIMALS**

Dogs are not allowed to be loose or off leash, even if the owner is present or if the dog is in the owner's front yard. This is considered a nuisance (Article 8) and is against the New Orleans Code of Ordinances Sec. 18-14.

Cats must stay on their owners' property and not be a nuisance (Article 8) to neighboring properties. (New Orleans Code of Ordinances Sec. 18-14(d)).

Excessive barking of dogs not allowed. (Article 8 (nuisance), Board Rules per Article 1(E)), and New Orleans Code of Ordinance Sec. 66-203(1) (allowing an animal to frequently or continually make noise which disturbs a reasonable person of normal sensitivity is prohibited).

No feeding of stray or feral animals, including cats. This creates a nuisance for your neighbors. (Article 8 and ACC/Board Rules Board Rules per Article 1(E)).

Certain animals are forbidden to be in Park Timbers, whether they are owned by a resident or are visiting with a guest. No owner may allow, directly or indirectly, the following animals to be on their property or anywhere within Park Timbers Subdivision: (1) pit bull breeds and/or any pit bull mix breed, (2) rottweilers, and (3) any dog with a history of, or who exhibits, an aggressive (malicious) demeanor when in the presence of strangers. (Standing Rules 4, Board Rules per Article 1(E), and New Orleans Code of Ordinances Sec. 18-292).

## **SOLAR PANELS**

Solar Panels are only allowed to be installed on a section of the roof of a house, garage, or any structure on the property that is not facing an adjacent street. No solar panel shall be placed on any part of a building's roof facing a street. For buildings located on corner lots, no solar panel will be allowed to face either street. Before installation, a written request together with a drawing, showing the exact location of all panels, must be made to the Architectural Control Committee. Written approval from said committee must be obtained before work begins. (Standing Rules 6 and Board Rules per Article 1(E)).

## **NOISE**

Loud music and unnecessary noise are a nuisance to neighbors. The Covenants define nuisance as a noxious or offensive activity or anything that may be or may become an annoyance or nuisance to the neighborhood. (Article 8)

Our Rules prohibit certain types of noises, including but not limited to

- (1) allowing an animal to frequently or continually make noise which disturbs neighbors. (Article 8, Board Rules per Article 1(E), and New Orleans Code of Ordinances Sec. 66- 203 (1).
- (2) playing, whether from the home or in the yard, a radio, television, loudspeaker, amplifier or similar device in such a manner that the sound is plainly audible on a neighboring property. (Article 8, Board Rules per Article 1(E), and New Orleans Code of Ordinances Sec. 66-203 (3)).
- (3) operating or permitting to be operated any power equipment (including but not limited to power washers, lawn mowers, edgers) between the hours of 10:00 p.m. and 7:00 a.m. on weekdays and 10:00 p.m. and 8:00 a.m. on weekends. (Article 8, Board Rules per Article 1(E), and New Orleans Code of Ordinances Sec. 66-203 (6)).
- (4) operating a motorcycle, dirt bike or similar device at any time when the sound level is excessive or disturbing to neighbors. (Article 8, Board Rules per Article 1(E), and New Orleans Code of Ordinances Sec. Sec. 66-206).

## **PARKING**

Parking work trucks, service trucks, commercial vehicles (including but not limited to work trucks, white box trucks, medical vans and semis), boats, trailers (of any kind including trailers used to haul items), campers, or similar items in driveways, side yard, front yard or on the street is prohibited. (Articles 8, Board Rules per Article 1(E), New Orleans Zoning Ordinance Sec. 22-13, and New Orleans Code of Ordinances Sec. 154-925).

Disabled vehicles (including but not limited to a vehicle that is inoperable or a vehicle that has no license plate) are not allowed to be visible from the street even if parked in your driveway. No vehicle is to be on blocks or on a jack in any driveway. This is considered a nuisance. (Article 8, Board Rules per Article 1(E), and New Orleans Code of Ordinances Secs. 26-164, 66-102, 66-103 and 66-104).

There is no parking of any motorized vehicle or device on sidewalks or lawns.

## **SINGLE FAMILY USE ONLY**

Article 2 of the Covenants controls the Land Use of each property. Each property is for single family use only. No businesses are allowed to be operated out of the home or from a property. This means no business of any kind including short term rentals, taxi-cab business, transportation services, accounting businesses, or any other professional or commercial enterprise. (Article 2).

No home shall sublet out any room or rooms. (Article 2).

Short-term rentals are not allowed. (Article 2).

No filming or tv production is allowed within the neighborhood. (Article 2).

## **EXTERIOR CONDITION OF HOME, GARAGE AND PROPERTY**

The exterior of the property must be maintained within community standards. (Articles 1, 8 and 12, and Board Rules per Article 1(E)). This requirement includes but is not limited to:

- (1) Shutters shall be in good condition and not be hanging by a hinge, have broken slats or need repair/painting.
- (2) Exterior paint of home shall not be peeling or discolored.
- (3) Mailboxes shall not fall into disrepair or be unsightly. Mailboxes must have working doors and not be held together with tape, rope, pins, twist ties, or similar types of items.
- (4) Sidewalks must be repaired and maintained by homeowners.
- (5) Homes need to be pressure washed as needed to eliminate any mildew, mold, rust or dirt from accumulating.

(6) Garages cannot be converted into dwelling quarters or living quarters of any kind. Any proposed conversion of a garage into anything other than 100% use as a garage must be presented to ACC.

(7) All accessory structures, including garages, fences, and walls, must be maintained structurally sound and in good repair (see also Code of Ordinances Sec. 26-163 and 26-167 et seq.). This includes the requirement that your garage door be operable.

## **LAWNS AND GARDENS**

All homes must have their lawns mowed and edged to keep them in proper condition (which in the Spring, Summer and Early Fall is weekly). (Article 12, Board Rules per Article 1(E), New Orleans Code of Ordinances Sec. 26-160 and 66-312).

All homes must maintain landscaping in the front yard, including flower beds and shrubbery, and must do so such that the landscaping is clean and well-manicured. (Article 12, Board Rules per Article 1(E)).

Properties must be clean, maintained, edged, mowed and free of excessive weeds. (Article 12, Board Rules per Article 1(E), New Orleans Code of Ordinances Sec. 26-160 and 66-312).

## **MISCELLANEOUS**

No drones shall be flown over a homeowner's property without the homeowner's explicit consent and approval. (Article 8, Standing Rules 5, Board Rules per Article 1(E)).

Christmas Lights must be removed from the exterior of the property no later than January 31 of each year. (Article 8 and Board Rules per Article 1(E)).

No firearms are allowed on any portion of the premises located at 1 Park Timbers Drive at any time. (Article 8 and Board Rules per Article 1(E)).

No basketball goal or other athletic equipment may be placed within 20 feet of the front lot line or 10 feet to any side street line. Such equipment may not obstruct

any part of a sidewalk. (Article 8, Board Rules per Article 1(E), New Orleans Code of Ordinances Sec. 146-494).

No homeowner may allow any car to be repaired or have the oil changed while the car is parked in the driveway or on the street. (Article 8, Board Rules per Article 1(E), New Orleans Code of Ordinances Sec. 154-897).

No home shall have broken or torn window coverings, including but not limited to blinds, curtains and sheers visible from the street. (Article 8 and Board Rules per Article 1(E)).

Each property is responsible for paying the PTHOA Maintenance Fee (i.e. Yearly Homeowners Dues). (Article 16).

Unkept swimming pools are a nuisance and a hazard. All swimming pools must be maintained and either in working condition with clean, circulating water OR drained and filled. (Article 8 and New Orleans Code of Ordinances Sec. 26-166).

### **OBTAINING ARCHITECTURAL CONTROL APPROVAL**

Architectural Control Approval is required for all improvements, alterations, changes, or work being done to the exterior of your property (not just the residence building). (Article 1(I) and Covenants generally). These items include, but are not limited to:

- Solar Panels or Solar Screens
- Painting (including color approval) of any portion of the outside of your home (including doors, trim, shutters and garage)
- Any additions to the structure (patios, walkways, sheds, pools)
- Playhouse/structures, non-standard size swing set, and tree house
- Gazebos
- Outdoor sauna or hot tub
- Awnings, gutters, and/or shutters (repair, replacement and/or painting)
- Any additions/conversions
- Balcony railings (repair, replacement and/or painting)

- Exterior Doors (including color, stain, associated framing and trim – this is for existing doors and installation of new doors)
- Driveway or sidewalk re-paves or new pours
- Window replacements
- House raising
- Yard Fountains
- Roofing Materials
- Mailbox Replacement
- Driveway Fencing or Driveway Gates (Installation and/or replacement)
- Placement of a POD or Dumpster at a home
- Landscaping of front yard
- Repair/Repaint of Chimney Box
- Changing or eliminating Cross-Boards on siding (or repair/replacement of siding or stucco exterior)
- Fence Replacement
- Garage Door replacement/painting
- Exterior repair of termite damage
- Any extension or modification to the exterior of the home