



PARK TIMBERS HOMEOWNERS ASSOCIATION

Gracious Southern Living
In a Covenant Restricted Community

Park Timbers Homeowners eMESSAGE...March 2017

Homeowners PLEASE READ: Short Term Rentals

SHORT TERM RENTALS ARE NOT PERMITTED IN PARK TIMBERS.

Park Timbers is a covenant protected community. These covenants were put in place to assure that over time the neighborhood retained the peaceful, residential nature it was conceived to have. This assurance protects our property values, our security, and our quality of life.

While the City of New Orleans sets standards and regulations for humane and safe living, covenant protection sets a higher, more stringent standard, and is binding. Put another way, covenants trump city ordinance.

Short term rentals are in violation of covenants:

Article 2 Land Use

Each lot shall be used for single family residential purposes only. The term "residential purposes" as used herein shall be held and construed to exclude, by illustration, and not by limitation, the following: Hospitals, clinics, duplex houses, apartment houses, boarding houses, hotels and to exclude commercial, rental, and professional uses whether from homes, residence or otherwise, and any such use of said lots is hereby expressly prohibited. ...

Article 15 Conflict with Other Regulations

Nothing in these Residential Area Covenants shall be construed to minimize or lessen or reduce the minimum requirements of the Comprehensive Zoning Ordinances of the City of New Orleans, the City Planning Commission, or Division of Regulatory Inspections of the City of New Orleans; but rather, in any case of conflict between these regulations and/or requirements, the greater or more stringent shall take precedence or govern.

Article 18 Enforcement

In the event that any person, firm, corporation or other entity shall violate or attempt to violate any of the foregoing restrictions, covenants or conditions, any person owning or having an interest in any lot in Park Timbers may institute and prosecute any proceeding at law or in equity to abate, enjoin or otherwise prevent any such violation or attempted violation.

The foregoing power and authority shall also be and is hereby expressly vested in the Park Timbers Owner Association or its successors or assigns.

The information listed above is not new. It is in the Covenant Agreement for every home in Park Timbers and is a legal agreement.

<http://www.parktimbers.com/covenants--by-laws.html>

www.parktimbers.com