



Homeowners Association, Inc.

PO Box 6552

New Orleans, LA 70174-6552

March 7, 2025

Dear Park Timbers Homeowners -

LONG and SHORT TERM LEASES/RENTALS BANNED in PARK TIMBERS

Effective immediately, the Park Timbers Homeowners Association (PTHA) will enforce a ban on BOTH Long and Short Term Rentals/Leases.

A ban on short term rentals is currently listed on the www.parktimbers.com website.

By a majority vote of the Park Timbers Board and in accordance with our covenants, property owners are no longer permitted to rent or lease their properties for any duration. As a result, new lessees or renters will not be allowed to move into Park Timbers.

This policy is effective immediately and applies to all properties within the community.

Current tenants who are leasing or renting within Park Timbers and are in compliance with all the rules and regulations can remain in their homes for as long as they want. These residents will be allowed to renew their rental or lease agreements indefinitely, as long as they continue following the community's rules. However, once a current tenant moves out, the property will no longer be allowed to rent to new tenants. Any property currently being rented that has violations of the community's rules must have the tenant move out within 90 days.

A new message to this effect will be posted on the Park Timbers website:

www.parktimbers.com.

Chris Andrieu

President

Park Timbers Homeowners Association

Park Timbers Homeowners MESSAGE March 2025

Homeowners PLEASE READ: Long & Short Term Rentals

LONG & 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.

Long and 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 lot 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 or Regulatory Inspections of the City of New Orleans; but rather, in any case of conflict between these two 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 or law or in equity to abate enjoin or otherwise prevent any such violation or attempted violation. The foregoing power and authority shall be and is hereby expressly vested in the Park Timbers Homeowner's 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.

Section 1: <https://parktimbers.com/wp-content/uploads/2023/05/Covenant-1.pdf>

Section 2: <https://parktimbers.com/wp-content/uploads/2023/05/Covenant2.pdf>

Section 3: <https://parktimbers.com/wp-content/uploads/2023/05/Covenant3.pdf>

Section 4: <https://parktimbers.com/wp-content/uploads/2023/05/Covenant4.pdf>

Distributed via email, hard copy in mailboxes, and posting on the Park Timbers website: www.parktimbers.org.