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Adopted May 18, 2015

**RULES AND REGULATIONS OF
LASALLE SCHOOL CONDOMINIUM ASSOCIATION, INC.**

The following Rules and Regulations have been adopted by the Association and govern the use of the property comprising the LaSalle School Condominium and the conduct of all "Occupants" (defined below).

Section headings are for convenient reference, do not limit the content of the section, and shall be disregarded in interpreting these Rules and Regulations.

"Common Elements" means Common Elements, Limited Common Elements, and Special Limited Common Elements. **"Occupant"** means the Unit Owner(s), tenants, invitees, guests, and any other person who is in a Unit with permission of the Unit Owner or tenant. **"Unit Owner"** means the owner(s) of a Unit and, if applicable, any tenants.

1. Single Family - The Units shall be used for single-family residences only except that home offices (without regular patient/guest/client visits) as permitted by the City of New Orleans' Comprehensive Zoning Ordinance, may be included in the permitted portion of a Unit.

2. Repair; Cleanliness - Each Unit Owner shall keep his or her Unit in a good state of preservation, repair and cleanliness.

3. Noise - No Occupant shall make or permit any noise of any kind which disturbs or annoys the Occupants of any other Unit or engage in any other conduct which interferes with the rights, comfort or convenience of any other Occupant.

4. Behavior - No Unit shall be used or occupied in such a manner as to obstruct or interfere with the enjoyment of Occupants of other Units, nor shall any nuisance or illegal activity be committed or permitted to occur on or about any Unit or upon any part of the Common Elements. At no time may any item be thrown, tossed, dropped or handed from the decks, balconies or the roof, and climbing from decks or balconies is prohibited.

5. Unit Access - The Association, Manager, and any other person authorized by the Board of Directors, and their employees, agents and contractors, shall have the right of access to each Unit to correct any condition originating in a Unit and threatening damage to other Units or the Common Elements, or to install, alter, replace or repair any portion of the Common Elements accessible from such Unit. Notice of such entry shall, when practicable, be given at least 24 hours in advance, and entry shall be scheduled for a time reasonably convenient to the Unit Owner or Occupant; provided, however, in the case of an emergency, such right of entry shall be immediate, whether or not the Unit Owner or Occupant is present. The person(s)

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exercising such right of entry shall take reasonable precautions to protect the Unit and its contents from theft or other loss or damage incident to such right of entry.

The Manager shall retain a pass key to each Unit and Storage Locker, if applicable. No Unit Owner shall install a lock on any door of the Units or storage areas without the written consent of the Board. If a Unit Owner installs a new lock or alters an existing one, the Unit Owner shall promptly provide the Manager with a key or other means of access. If entry is required in an emergency and access has not been furnished as required by these Rules, the Manager (with authorization from an officer of the Board) may forcibly enter without liability for damages for trespass provided that reasonable care is exercised.

6. Structural Changes - Nothing shall be done in, on or to any Unit or the Common Elements which would impair the structural integrity of the Building, or of any other Unit, except as may be specifically authorized in advance, in writing, by the Board of Directors. No Unit Owner shall make any structural addition, alteration or improvement to his or her Unit or any of the Common Elements ("Common Elements" is defined in the second paragraph at the top of page one), including, but not limited to, alterations to the interior partitions of the Unit, without the prior written consent of the Board of Directors. Any application to any governmental authority for a permit to make an addition, alteration or improvement must be approved in advance by the Board of Directors in its discretion.

7. Employees - No Unit Owner shall engage any employee of the Association or Management Company for any private business during business hours without prior written consent of the Board of Directors.

8. Signs - No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed on any window, door or other part of the Building or the Common Elements, and no one may paint any exterior portion of the Building or the Common Elements, in any such case without the prior written consent of the Board of Directors.

9. Unit Identification - Unit Owners may not place their names on any entrance to the Building or any Unit except in the places provided by the Association for such purpose.

10. Exterior Decoration; Awnings- No exterior portion of any Unit, and no Common Element that is visible from anywhere outside the Unit, shall be painted or decorated in any manner and no shades, awnings, curtains, drapes, window guards, ventilators, air conditioning units, radio or television aerial or antennae of any type or fans shall be hung or attached to the exterior of the building, in each such case without the prior written approval of the Board of Directors. No decorations or landscape designs may be attached to any outside rails without such prior approval. Additionally, no clothes, sheets, blankets, laundry of any kind or other articles shall

be hung out or exposed from any Unit, balcony, railing, or other part of the Common Elements. The residents of each floor, other than the first floor, shall have the discretion to agree on any decorations or lighting which they deem necessary or appropriate for the foyer area immediately outside their respective Units. Patio furniture and plants within the confines of the outside railings of decks are permitted.

11. Storage - The courtyards, foyers, hallways, entrances and stairways of the Building shall not be obstructed or used for any purpose other than for ingress to and egress from the Units. No Common Elements (including Unit balconies) shall be used for storage. "Storage" is defined for purposes of this paragraph to include, but is not limited to, bicycles, motorcycles, furniture, coolers, ladders, cleaning equipment, laundry, other person's personal property or any other item which the Association deems to be detrimental to the appearance of the Building.

12. Trash - All trash, debris, boxes, storage containers and the like shall be placed in the outside trash cans with tops closed. Discarded cardboard boxes shall be broken down and neatly placed in the outside trash bin, and the gate to the trash bin area shall be kept closed. Discarded kitty litter or similar items must be bagged and placed inside the trash cans with tops closed.

13. Damage - Move-in/Move-out - Any damage to the Building or to the Common Elements caused by the moving or carrying of any article into or out of the Building shall be paid for by the Unit Owner causing such damage or whose Occupant caused such damage. Move-ins/outs from the Building must be scheduled with the Manager no less than one week before the actual move. The Manager shall install protective blankets in elevators prior to any move. Only one person (or family) may move in or out on any given day unless the Manager otherwise approves.

14. Packages - Supplies, goods and packages of every kind are to be delivered in such manner as the Association may prescribe, and the Association shall not be responsible for the loss or damage to any such supplies, goods or packages except to the extent such loss or damage occurs through the gross negligence or willful misconduct of the Association.

15. Pets - No more than two dogs, cats or a combination of dogs and cats shall be kept in any Unit. No other animal or pet shall be kept in any Unit. No combination of pets shall be allowed in excess of 100 pounds (whether initially or after full growth). All pets shall be accompanied by a responsible person while in any Common Area and such person shall clean up and hose down areas where the pets relieve themselves. Pets must not bark or howl or in any other way become a nuisance or threat to any Occupant. Pets shall be kept free of fleas and offending Unit Owners are responsible for the cost of any and all infestation treatments which may be required. Any damage or injury caused by a pet shall be the responsibility of the Unit Owner who owns or invited such pet. Notwithstanding the foregoing, pet

fish in aquariums shall be allowed provided that no aquarium tank shall exceed 20 gallons in size. Other "house pets" may be kept with the prior consent of the Board of Directors, which may impose conditions on the granting of such consent or may deny granting such consent, in its sole discretion.

16. Grills - There are no restrictions on grills being kept and used on balconies or terraces that are not covered, provided the grill meets all legal requirements and does not create a fire hazard. For balconies or terraces that are covered, only natural gas, propane and electric grills are allowed.

17. Roof - No one shall be allowed on any portion of the roof of the Building for any purpose without the permission of the Manager. The Manager shall only grant such permission to a qualified, licensed and insured roofing contractor or other qualified person for the purpose of inspecting, maintaining or repairing equipment, repairing the roof, or inspecting the roof.

18. Water Sources - Water closets and other water sources in and about the building shall not be used for any purposes other than those for which they were constructed and designed, and no sweepings, rubbish, rags, papers, ashes or other articles shall be deposited in such facilities. Any damage resulting from the misuse of any water closet or other water facility shall be paid for by the Unit Owner causing such damage or whose Occupants or Unit caused it. Occupants shall not use excessive amounts of detergent when using washing machines which may cause drains to clog and back up. To prevent clogged drains, Occupants using garbage disposals shall not overload or place grease, coffee grounds, stringy fruits or vegetables, fish scales and bones, and hard shells from shrimp, crabs and other shellfish in disposals. Hot water should be run simultaneously with the disposal and at least ten seconds thereafter. Any cost incurred to clean drains and disposals shall be the responsibility of the Unit Owner. Each Unit Owner shall familiarize himself/herself with the location and operation of the water cut-off valve(s) in his or her unit. Unit Owners shall install metal reinforced hoses which lead to or from all toilets and appliances in order to prevent flooding of the Unit and possible water damage to other Units and Common Elements.

19. HVAC - No Unit Owner shall interfere in any manner with any portion of the heating, air conditioning, plumbing or lighting appliances which are part of the Common Elements.

20. Flammables - No Unit Owner shall use or permit to be brought into the building or garages any paint, oils or other flammable materials or articles without in each case obtaining written consent of the Board of Directors. This rule does not apply to gasoline and oil properly in the gasoline tank or crankcase of a vehicle in a garage.

21. Exercise Room - The exercise room may only be used by Unit Owners and their guests. No children under the age of 12 shall be permitted in the exercise room. Children ages 12 through 17 must be accompanied by an adult. Television or radio volume must be kept at a minimum in the exercise room so as not to inconvenience others in the lobby area of the Building. The exercise room must be kept in proper order with weights and other devices properly stored while not in use. Television and exercise room lights must be turned off after use. Users may adjust the thermostat down while they are in the exercise room, but upon leaving must re-adjust the thermostat to its usual setting. Except for Unit Owners, persons who permanently reside in the New Orleans metropolitan area are not permitted to use the exercise room. Each person who uses the exercise room does so at his or her own risk.

22. Courtyard - The inner courtyard of the Building may be used for private parties with the permission of the Board of Directors. Unit Owners may use the courtyard to walk their pets provided that the owners clean up as provided in Section 6. Anyone using the courtyard must respect the rights and privacy of those Unit Owners whose units are within sight or hearing of the courtyard patio. All courtyard doors and gates must be locked for security purposes after use.

23. Common Space Exclusive Use - The main floor common spaces are available for limited gatherings by Unit Owners upon approval by the Board of Directors. The Unit Owner shall insure that the common spaces so used shall be cleaned immediately following the gathering and that all trash collected is removed from the Building.

24. Smoking - Smoking is prohibited in all inside areas of the Common Elements.

25. Evacuation - In the event of an evacuation of the Building due to an order of a governmental authority, all Occupants shall empty their refrigerators/freezers of all perishable contents and remove said contents from the Building and dispose of the items appropriately. In such event, the Occupant shall use the cut-off valve to cut off water to the Unit, shall turn off all water outlets in the Unit, and shall leave open all drains, including those in showers and tubs. Additionally, in such event, the Association, in order to protect the Building and the Units therein, shall have the right (but not the duty) to enter any Unit in order to secure, safeguard, repair or correct any problems due to acts of nature, casualty or any other catastrophic event. Further, each Unit Owner shall provide the Association and Manager with contact information (i.e. telephone, cell, electronic email addresses, facsimile numbers and family contacts outside the New Orleans metropolitan area).

26. Swimming Pool - The swimming pool shall only be used between the hours of 6:00 AM and 10:00 PM daily. No life guard is provided and any use of the pool shall be subject to the user's risk. Signs providing warnings in this regard and rules concerning pool use shall be posted at the pool entry. All swimmers shall abide by

the posted rules. All users of the pool area shall clean up any trash left by them and deposit such trash in the bins provided in the pool area. Pets are allowed in the pool area but not in the pool itself, and the pool area shall be subject to the same rules for pets as in Section 15 (Pets). Children under the age of 18 must be accompanied by an adult, and no child shall be allowed to swim alone. All swimmers must dry off before entering the lobby and elevator areas after exiting the pool area and must lock all pool gates during and after use.

27. Parking Spaces - All parking spaces are reserved to specific Units and Unit Owners. Occupants shall not park in reserved parking spaces belonging to or assigned to other Unit Owners without the owner's express consent. The two front drive parking spaces are for guests only. Unit Owners may use them for a limited time. The front drive curb cuts and the circular drive area between them must be left open for emergency purposes and for picking up and discharging passengers.

28. Garages - Garage doors should be kept closed at all times when not in use for security and aesthetic purposes. Should a garage door or the entrance gate to the parking area on Perrier Street malfunction for any reason, such event should be reported to Manager as soon as possible. Garage opening codes shall be given to the Manager and updated when changed.

29. Security - The front and side entrances to the Building are protected by security keypads. Access to the Building can be attained by use of fobs supplied to the Unit Owners or by use of the Unit Owners' four-digit entry code. A telephone entry system is furnished at the front door for guests. All service personnel shall register with the security personnel at the front lobby desk during the hours when security personnel are on duty. All doors leading to the outside of the Building must be locked at all times. Security cameras provide coverage to the front and side entrances of the Building, to the gated parking areas, and to the exit gate. Stairwells from all floors are for emergency exit and must be kept clear of all debris or other stored items. Outside security is provided by The Upper Hurstville Security Association.

30. Insurance - Nothing shall be done or kept in any Unit or in the Common Elements which will increase the rate of insurance on the Building, or the contents thereof, without the prior written consent of the Board of Directors. No Unit Owner shall permit anything to be done or kept in his or her Unit or in the Common Elements which might result in cancellation of insurance on the Building or the contents thereof, or which would constitute a violation of any law.

31. Complaints - Complaints regarding the operation and management of the Building and grounds or regarding the actions of Occupants shall be made in writing (email is acceptable) to the President of the Association or to the Manager.

32. Rule Violations - Every Occupant shall comply with and be subject to these Rules and Regulations and with any and all rules and regulations which from time to time may be adopted hereafter as well as with the provisions of the Declaration, By-Laws and Articles of Incorporation of the Association, as may be amended from time to time. Unit Owners shall be responsible for noncompliance by themselves and by other Occupants of the Unit. The failure of a Unit Owner or any of the Occupants of the Unit to so comply therewith shall be grounds for action which may include, but not be limited to, eviction, fines, recovery of sums due, and all other remedies which, in the discretion of the Board of Directors, may be imposed for failure of the Occupant to comply with any covenant, restriction, rule or regulation herein or in the Declaration, Articles of Incorporation and By-Laws, provided that the following procedures are adhered to:

(a) Notice: The Association shall notify the Unit Owner of the infraction or infractions involved. The notice shall include an opportunity for a hearing before a committee of the Board on a date not less than 10 nor more than 60 days after notice of the infraction is given.

(b) Hearing: The non-compliance shall be presented to the committee. The Unit Owner shall present his or her reasons why penalties should not be imposed. A written decision of the committee shall be submitted to the Board of Directors.

(c) Fines: The committee may impose fines against the Unit Owner up to the maximum amount of \$100.00 per violation.

(d) Violations: Each separate incident which is grounds for a fine may be the basis for one separate fine. In the case of continuing violations, each continuation of same after a notice thereof is given shall be deemed a separate incident, one for each day of such continuation.

(e) Payment of Fines: Fines shall be paid not later than 30 days after notice of the imposition thereof. Fines exceeding \$500 for any offense or series of related offenses may be appealed to the Board of Directors.

(f) Application of Fines: All monies received from fines shall be allocated as directed by the Board of Directors.

(g) Non-Exclusive Remedy: The imposition of fines shall not be construed to be an exclusive remedy for infractions but shall be in addition to all other rights and remedies to which the Association may be otherwise be entitled.

33. Amendments - These Rules and Regulations may be amended at any time by the Board of Directors in the manner provided for in the Condominium Documents. In addition to the above Rules and Regulations, all Occupants shall be subject to all

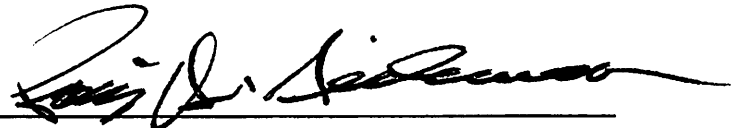
applicable federal, state and city laws, ordinances and regulations with respect to the use of the Units and the Building.

34. Interpretation - The Board of Directors has authority to make any necessary interpretations of these Rules and Regulations, and all reasonable interpretations will be final and binding.

* * *

I, the undersigned Secretary of LaSalle School Condominium Association, Inc., a Louisiana non-profit corporation (the "Association"), hereby certify that the foregoing Rules and Regulations of the Association were duly adopted by its Board of Directors on May 18, 2015, and replace in its entirety the "Rules and Regulations" that was filed as Exhibit F with the Condominium Declaration of LaSalle School, a Condominium, recorded 4/25/2014, Conveyance Instrument 553577.

New Orleans, Louisiana, this 19th day of May, 2015.



Louis Y. Fishman, Secretary
LaSalle School Condominium Association, Inc.