

## **RULES AND REGULATIONS OF THE CHATEAU RIDGELAKE CONDO ASSOCIATION**

1. No Unit Owner or Occupant or his or her family, servants, employees, lessees, guests, or licensees shall permit any activity to be carried on in any unit or in the Common Elements that will interfere with the rights, comforts, or convenience of other Unit Owners and Occupants. Phonographs, radios, and televisions are to be played only in a manner that will not disturb or annoy other occupants.
2. All Common Elements and Limited Common Elements and private balconies shall be kept free and clear of rubbish, debris, and unsightly material.
3. Each Unit Owner shall keep his own Unit, its windows and doors to his Unit in a good state of preservation and cleanliness and shall not sweep or throw therefrom any dirt or other substance. Residents who violate this rule (sweeping debris from their balconies in the courtyard area will be assessed a \$25.00 clean-up fee for each incident.
4. NO ITEMS are to be left or stored in the Common Elements. The sidewalks, entrances, passages, stairways, balconies, etc. must not be obstructed or used for any purpose other than ingress and egress. There is a \$50 PER DAY fine for anything left in these areas. No exception to this rule.
5. No foil, tape, or unsightly covering is to be placed on the interior surfaces of the windows. Drapes or blinds used in units are to be lined or colored so that only white or off-white colors are visible from the exterior of the units.
6. Boats, campers, trailers, and recreational vehicles are to be parked only in the space reserved for the exclusive use of the Unit owner owning said vehicles. No truck over three-quarters (3/4) of a ton or with more than two (2) axles shall be parked at any time in any parking area or in the public street adjoining the Condominium Property, except for temporary parking of such vehicles while making pick-up and deliveries. No broken or abandoned automobile is to be left in the parking area or on the public street adjoining the Condominium Property for more than seven (7) days.
7. No Unit Owner or Occupant shall attach any awnings, shutters, screen, television, or radio antennas, satellite dish, or any other projections to the outside walls, roof, or balcony railing.
8. Nothing shall be done or kept in any Unit or in the Common Elements which will cause cancellation or increase in the rate of insurance on that portion of the Condominium Property by the Association without prior written consent of the Board of Directors.
9. No sign, advertisement, notice, or other lettering shall be placed by any Unit Owner or Occupant on any part of the outside of the buildings or the Common Elements without prior written consent of the Association.
10. Nothing shall be done in, on, or to the Common Elements which will impair the building's structural integrity or alter its appearance, except upon the written consent of the Board of Directors.
11. Complaints regarding the service and maintenance of the buildings of the Common Elements or regarding actions of other Unit Owners shall be made in writing to the Board of Directors.

12. Leased units shall be subject to the terms of the Declaration, By-Laws, and Rules and Regulations of the Association. Any failure of the lessee to comply with the terms of the Declaration, By-Laws, or Rules and Regulations shall be a default under the lease, enforceable by the Association. The Owner leasing a Unit must provide the Association with a copy of the lease including a copy of a background check, the lessee's name, phone number and email address. This provision shall not be construed to provide any lessee with a right to sublease any leased premises.
13. No Unit Owner shall barbeque or cook with any open fire, gas, or charcoal grill on any second-floor or third-floor balcony. No charcoal grills are permitted on any second- or third-floor balcony and may not be used underneath an overhang on the first-floor. Gas grills with a cylinder capacity of over 2.5 pounds (1 kg) are not permitted on the property, as per Rule #3-4.3 of the Jefferson Parish fire code.
14. No children shall be allowed to play on the stairways or in corridors of any of the common areas and no child under twelve (12) shall be allowed in or around the swimming pool without adult supervision. No child under three (3) years of age is allowed in the swimming pool at any time. PARENTS MUST RESTRAIN THEIR CHILDREN FROM RUNNING UP AND DOWN WITHIN THEIR UNIT OR THE STAIRS (EPECIALLY THE UPPER UNITS) WHICH WILL DISTURB THEIR NEIGHBORS ON EITHER SIDE OR BELOW THEIR UNIT.
15. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any of the properties, except for dogs, cats, or other household pets which may be kept provided that they are not kept, bred, or maintained for any commercial purpose and shall be subject to the rules and any and all governmental ordinances and laws. Pets are to be leashed at all times when outside a Unit and shall be kept "heeled" by owner's side while in the common elements. Pet owners shall not allow any pet to use any part of the Common Elements for the purpose of urination and/or defecation and must take pets off Chateau Ridgelake Property for excretion purposes. Pet owner shall not allow pets in the gardens at any time. If allowed by leasing owner, only two (2) pets per unit is allowed. Only pets under 20 pounds are acceptable. Noisy pets (especially barking dogs) are not allowed to annoy or disturb any resident which constitutes interference of their rights, and comfort. All pets constituting a nuisance may be ordered by the Board to be kept within certain areas of the owner's unit or ordered expelled from the property.
16. Quiet hours for use of the common facilities, shall be from 10:00 p.m. through 7:00 a.m. no disturbances should occur after 10:00 p.m.
17. Pool hours are from 7:00 a.m. until 10:00 p.m.
18. Private parties in the pool and common areas should be limited to fifteen (15) guests who actually use the pool, leaving available room for 5 remaining residents. No boom boxes, DJs, or other amplified music is allowed. If clean-up of area is not done immediately, we may have to consider collecting a deposit before every pool party.

*Chateau Ridgelake Condominium Association*