

RULES AND REGULATIONS FOR WOODSTONE OF SUBDIVISION

These Rules and Regulations for Woodstone of Mandeville Subdivision are hereby adopted by the Architectural Control Committee, as provided under Article VII, Section 2 of the Restrictive Covenants and these Consolidated Restrictions, and are in addition to the Articles of Incorporation, By-Laws and Consolidated Restrictions, which constitute the Community Documents as defined under La. R.S. 9:1141.2(3). Violations of these Rules are subject to the enforcement regulations under the Consolidated Restrictions.

- a.) All Lots are for single family residential purposes only, no industrial or commercial uses are allowed. No building or structure intended for or adapted to business purposes, and no apartment house, double house, lodging house, rooming house, hospital, sanatorium or doctor's office, or other multiple family dwelling, shall be erected, placed, permitted or maintained on any Lot or Common Areas, or any part thereof.
- b.) No Noxious or offensive activity shall be carried on upon any Lot or within any dwelling situated upon the Property, nor shall anything be done therein or thereon which may be or become an annoyance or nuisance to the neighborhood or other Members.
- c.) The maintenance, keeping, boarding and/or raising of animals, livestock, insects colonies, bee hives, or poultry of any kind, regardless of number shall be and is hereby prohibited on any Lot or within any dwelling situated on the Property, except that this shall not prohibit the keeping of dogs, cats, and/or caged birds within the confines of a cage, structure or fencing so as not to roam free. Domestic pets shall not be kept, bred or maintained for commercial purposes, and provided further, that such domestic pets are not a source of annoyance or nuisance to the neighborhood or other Members. Pets shall be registered, licensed and inoculated as may from time to time be required by law and shall be kept on a leash when not in an enclosed area.
- d.) No burning of trash and no accumulation or storage of litter, lumber, scrap metals, refuse, bulk materials, waste, new or used building materials, or trash of any other kind shall be permitted on any Lots provided, however, that the storage of building materials and equipment shall be permitted during period of new construction, remodeling and/or renovation of any improvements located upon any Lot, and further provided that the burning of trash and other debris from the clearing of Lots shall be permitted during the period of new construction.

- e.) No structure of a temporary character, trailer, camper, camp truck, mobile home, or other prefabricated trailer, house trailer, camper, or mobile home having once been designated to be moved on wheels, tent, shack, barn or other outbuilding shall be used on any Lot at any time as a residence either temporarily or permanently, except where a natural disaster has rendered a home built on any Lot to be temporarily uninhabitable and the Federal Emergency Management Agency (FEMA) installs a temporary Mobile Home or Trailer on such lot for the exclusive use of the Woodstone Homeowner. Storage sheds, garden sheds, greenhouses, pool houses or cabanas or similar structures will be permitted provided that such structures are kept in the back yard of all dwellings and are behind fences and not visible from the front, side or back of any dwelling when viewed from ground level. Boats, RV's, Campers of all types, Camp Trucks, House Trailers, Mobile Homes and commercial vehicles and machinery of any kind (including farm implements, tractors or off road or recreational vehicles or racing vehicles), must be stored in an enclosed storage room or garage or stored in the rear yard, behind a fence, and not visible at ground level, in whole or in part from the front, side or rear of the dwelling where stored. No Junk Cars or vehicles undergoing restoration or repair may be stored in the driveway of any dwelling or the street adjoining any lot in the subdivision in such a way that such vehicle is visible from front, side or rear of any dwelling when viewed from ground level. Fixed basketball goals must be concealed from view by a fence at all times. Temporary/portable basketball goals will be allowed in front of homes as long as they are stored within three (3) feet of a plane parallel to the front of the home and ten (10) feet on the side of the home. The goal must be stored within that plan and the home when it is not being utilized. Permanent goals are not allowed in the front of any home. Temporary goals may be stored in a backyard or in the home as long as it is within the allowed area described above. Basketball goals, fixed or portable, may not be used or situated in such a manner as to permit or encourage play in the street at any time.
- f.) Trash and garbage containers shall not be permitted to remain in public view except on days of trash collection. No incinerator shall be kept or maintained upon any Lot. Garbage, trash and other refuse shall be placed in covered containers.
- g.) No Lot shall be used for the purpose of boring, mining, dirt removal, quarrying, exploring for or removing oil or other hydrocarbons, minerals, gravel, or earth.
- h.) No satellite dishes, antenna, towers or other devices for the reception of communications signals shall be allowed on the front one-half (1/2) of the house, except those within a closed structure approved by the Architectural Control Committee and television satellite dishes cannot be visible from the front one-half (1/2) of any house when viewed from the street and/or are concealed behind a fence, shrub or part of the structure. Clothes lines or drying yards are strictly prohibited. Temporary communication antennas, towers or other devices may be erected and used during any State of Emergency. Any temporary communication antennas, towers or other devices remaining for more than 72 hours after the State of Emergency shall have ended must be approved by the Board of Directors.

- i.) No water pipe, sewer pipe, gas pipe, drainage pipe, telephone line, electrical line or cable, television cable or similar transmission line, or the like, shall be installed or maintained on any Lots above the surface of the ground except for above ground lawn hoses.
- j.) No structure of a temporary character, and no trailer, house trailer, mobile home, stable, or outdoor clothes dryer shall be erected, used or maintained on any Lot at any time provided, however, the foregoing restriction shall not prohibit the maintenance of those temporary structures, trailers or the like which are necessary during the construction, remodeling and/or renovation of any improvements thereon. No such temporary structures, trailers or the like shall be utilized for dwelling purposes and all such structures, trailers or the like shall be removed from the Lot promptly following the completion of any or such improvements. The foregoing notwithstanding, a boat or trailer is allowed to remain in a driveway for up to 72 hours without violating any restriction. If and when any boat or trailer is moved after the 72 hour period, it cannot be returned to the driveway until at least seven (7) days have passed, after which a new 72 hour grace period shall commence.
- k.) Except for entrance signs, directional signs, signs for traffic control or safety, and such promotional signs or signs as may be maintained by the Association, no signs or advertising of any character shall be erected, posted or displayed upon, in or about any Lot or dwelling situated upon the Property, provided that one temporary real estate sign and one temporary builder's sign, not exceeding six (6) square feet in area, each, may be erected upon and Lot or attached to any dwelling placed upon the market for sale or rent. Any such temporary real estate sign shall be removed promptly following the sale or rental of such dwelling. Temporary parking reflectors may be posted for up to 24 hours. Parking poles are not permitted.
- l.) No structure, planting or other material other than driveways or walkways shall be placed or permitted to remain upon any Lot which may damage or interfere with any servitude, including but not limited to any servitude for the installation or maintenance of utilities, or which may change, obstruct or retard direction or flow of any drainage channels.
- m.) No dwelling or other improvements which are located upon the Property shall be permitted to fall into disrepair and all such dwellings and other improvements (including lawn and other landscaped areas) shall be maintained in good condition and repair. Each Lot shall be maintained in a clean and sanitary condition, free of trash, rubbish and other offensive matter. The failure of the Lot Owner to comply with this section shall authorize the Association to provide for the necessary work, labor, materials and maintenance necessary to bring the Lot into compliance and to charge the Lot Owner for the expense as an additional assessment owed by the Lot Owner. The collection of amounts owed shall be made in accordance with the rights and remedies provided in Article VI, Section 3 hereof, and/or the Louisiana Homeowners Association Act.

- n.) Fences may be erected and maintained only after approval as to location, design and materials by the Architectural Control Committee. No fence may exceed a maximum height of eight (8') feet.
- o.) All dwellings constructed on any Lot shall meet the following minimum square footage requirements:
 - (i) Each dwelling on Lots 1 through 140, inclusive, of Woodstone Subdivision shall contain at least 2,600 sq. ft. of living area (heated and cooled space); and not less than 3,000 sq. ft. under beam which includes a two car garage. No garage may be converted to be used as living quarters.
- p.) Utility servitudes are hereby established in accordance with the Plat.
- q.) No Lot shall be divided or subdivided and no portion of any Lot (other than the entire Lot) shall be transferred or conveyed for any purpose. No portion of any dwelling (other than the entire dwelling) shall be leased and then for a period of not less than six (6) months. The provisions hereof shall not be construed to prohibit the granting of any servitude and/or right of way to any state, parish, municipality, political subdivision, public utility or other public body or authority, or the Association. The provisions of this subsection shall not apply to resubdivisions submitted to the City of Mandeville.
- r.) No dwelling shall be built or constructed within 30 feet of the front property line of any Lot; or within 25 feet of the rear property line or within 10 feet of the side property line of all Lots except corner lots, and within 15 feet of the street side of a corner lot.
- s.) The front, side and rear setback line restrictions established hereinabove shall apply to all types of buildings, structures, sheds and other constructions and works on any Lot except swimming pools, and decks. In no event shall a swimming pool or deck be located nearer than ten (10) feet to any Lot line.
- t.) All driveways and aprons must be concrete and must connect the driveway from the street to the garage. Circular driveways, and particularly driveways having an ingress or egress to a street at more than one location is prohibited unless waived by the Architectural Control Committee.
- u.) [DELETED].
- v.) The construction of sidewalks has been mandated by the City of Mandeville and shall run parallel to the street fronting on any Lot. The construction of a walkway leading from a driveway to a front or rear door of a house is not prohibited. No walkway leading from the street to the front door shall be allowed, except on the house of a corner lot, and only with approval of the Architectural Control Committee.
- w.) No individual water wells or sewerage treatment systems shall be allowed on any Lot. Each Lot shall utilize the central sewerage and water systems available within the subdivision for all water and sewerage uses.

- x.) Outdoor loudspeakers, radios, public address systems and the like, whether they be of a temporary or permanent nature, are expressly prohibited. Noise emanating from inside a structure shall not be audible outside the structure. All other noise which offends, disturbs or constitutes a nuisance is expressly prohibited.
- y.) In order to maintain a uniform design for mail boxes, all mail boxes located within the Property shall be approved as to design, quality, manufacturer and location by the Architectural Control Committee.
- z.) The main roof of any dwelling should not be sloped less than 6 vertical to 12 horizontal.
- aa.) Chimney chases are not mandated to be incased. However, if a chimney chase is incased surrounding the flue pipes the incasement shall be clad with either masonry or stucco. Vinyl siding is not an acceptable chimney chase cladding.
- bb.) Garages shall be designed for a minimum of two automobiles.
- cc.) With respect to pier foundations, all openings between piers shall be concealed.
- dd.) [DELETED].
- ee.) Each individual building site drainage design shall be such that runoff is directed to the front property line. The minimum slope of front to rear drainage is 1" for every 15 feet.
- ff.) Each building site plan must include a landscape and fence plan. The Architectural Control Committee shall be the sole authority to approve or disapprove landscape and fence plans for individual residences.
- gg.) No contractor or any contractor personnel will be permitted to bring alcohol to the property.
- hh.) With respect to roofing material, no roofing material shall be of a standard less than "Architectural Dimensional Shingles".
- ii.) Architectural styles such as Country French, English Country, Acadian, Georgian, Classic and Colonial are encouraged.
- jj.) No changes in the elevations or drainage of the land, including placement of fill or grading of any lot except changes required to meet government regulations, and required by a governmental agency to assure implementation of the City of Mandeville approved drainage plan, shall be made on the property without prior approval of the Woodstone Architectural Control Committee (WACC). Such changes shall in no manner adversely affect any neighboring property. Nor can the drainage servitude be filled or obstructed so as to prevent drainage flow.

kk.) Trampolines, swing sets, or yard play sets installed or placed on the Property after May 1, 2015 must be placed behind fences that prevent them from being seen in plain view from the street. Those existing prior to May 15, 2015 are not affected by this rule. If a wooden fence is not used then tall bushes, trees, shrubs or some type of screening must be used to prevent them from being seen in plain view from the street.

Last Revised April 19, 2015

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