

LEMANS VILLAGE RULES AND REGULATIONS

In accordance with Article VIII, paragraph 1A of the Declaration of Covenants, Conditions and Restrictions of the LeMans Village Townhomes, the following Rules and Regulations have been adopted by the Board of Directors.

1. Parking

a. Vehicles are to be parked in the driveways, **ONLY**. No vehicles will be parked on green areas, temporarily or permanently, ever.

b. Parking areas/driveways are common area, owned by the Association and are not part of the purchased lot. Each parking area/driveway is assigned exclusively to each unit by the Association.

c. A parking space/driveway shall not be used for other than parking one (1) vehicle per parking spot.

d. No commercial or recreational vehicles shall be parked anywhere in LeMans Village, including the street and/or driveways.

e. Parking on Paradis Lane is limited to the hours of **7:00 AM to 11:00 PM**. Parking on Paradis Lane is **STRICTLY PROHIBITED** from **11:00 PM to 7:00 AM**.

2. Pets

a. No dogs are allowed in the pool area. Leashed dogs can go no further than the end of the resident's patio inside the gated pool area.

b. There is no designated area in which to curb the pets. Residents are expected to clean up after any pet defecates on any part of the Common Area.

3. Signs

a. No signs or advertising of any kind shall be erected on or fixed to any part of the property, with the exception of those specifically approved by the Board as follows:

One (1) single or double-faced sign showing the property – For Sale – For Lease – For Rent, on a single signpost. No other sign will be allowed.

4. Pool Rules

a. Owners (and their tenants) behind on dues or owing fines will not be allowed to use the pool area.

b. Loud noises, excessive running or horseplay will not be permitted.

c. Any conduct disturbing residents of LeMans Village will not be tolerated. Violators will be expelled from the pool and possibly fined.

d. Limit of 4 guests per townhome. Guests must be accompanied by a resident over the age of 18. Unaccompanied guests will be asked to leave.

e. No dogs are allowed in the pool area.

f. No glass or breakable objects are allowed in the pool area.

g. No hair pins or metal barrettes allowed due to rusting and possible damage to the pool.

h. No wheeled vehicles, such as bicycles, skateboards, rollerblades, motorcycles, etc.

i. Children under 18 must be accompanied by an adult who is on the pool deck the entire time. LeMans Village will not be responsible for any unsupervised children.

j. Please keep audio equipment sound levels to a minimum.

k. Appropriate bathing suits are to be worn when swimming. No cutoffs are allowed. Infants who are not potty trained must wear swim diapers.

l. Please pick up all trash, containers, cigarette butts, food, etc. when you leave the pool area.

m. Pool noodles and other Styrofoam toys disintegrate into particles that can clog the pool filter causing expensive damage. Please do not hit them on pool surfaces and check that they are undamaged before using them.

n. Be sure that pool gates remain locked at all times.

o. Personal items left at the pool overnight will be discarded.

5. Trash

a. Waste Pro is the city trash collector. They can be reached at 504-392-4619 or wp4kenner@wasteprousa.com

b. Pickup days are Monday and Thursday. Do not place trash out sooner than the evening before pickup.

c. Trash should be placed in sealed containers.

d. Trash containers, refuse piled, or other unsightly objects or materials shall not be placed and/or remain on the Common Area.

These Rules and Regulations have been established to benefit the entire community. The Board, when necessary, will provide one (1) written notice of violation of the Rules and Regulations. Subsequent repeated violations will be fined as follows:

First Offense: Written warning

Second Offense: Loss of pool privileges plus \$100 fine.

Third Offense: Continued loss of pool privileges plus a fine of \$200.

Fourth Offense: Continued loss of pool privileges plus a fine of \$300

After the fourth offense and fine, the Association attorney will be called in.