

Maison Du Lac Subdivision Rules

The Maison du lac Owners' Association has put together a condensed version of the subdivision's restrictive covenants and basic rules for all residents to follow. Upon purchasing a Lot or residence in Maison Du Lac subdivision, you have agreed upon said restrictive covenants which run with the title of your property. Every resident should read the full set of the Declaration of the Covenants, Conditions, and Restrictions (restrictions) for Maison du Lac which can be found at maisondulac.com. The associations goal is to ensure that all residents conform with the subdivision's restrictions in order to maintain a consistent aesthetic image for all homes.

Rules, Regulations and Covenants and Restrictions Cheat Sheet

- 1) Maintenance and Landscaping:** All maintenance and repairs of all lawns, landscaping and grounds within a lot or dwelling shall be the responsibility of the owner of each lot. All yards shall be fully sodded and maintained with Bermuda grass, including to the street fronting the Lot. All residents of lake lots shall maintain grass up to the water's edge of Lake Charmant. The association requires routine cutting of grass and weed treatment. (Section 5.01)

- 2) Minimum Landscape Requirements:** Every dwelling shall meet the minimum tree and landscape requirement, meaning this area should be completed filled with plant material. An unplanted garden bed does not fulfill this requirement. A copy of the required Class A trees is attached. (Section 10.06)

Lake Lots:

- (i) Minimum of 300 Square feet of planted area
- (ii) One (1) Class A tree (minimum 10' in height) in the front yard
- (iii) Two (2) Class A trees (minimum 10' in height) in the backyard

Perimeter Lots:

- (i) Minimum of 200 Square feet of planted area
- (ii) One (1) Class A tree (minimum 10' in height) in the front yard
- (iii) Two (2) Class A trees (minimum 10' in height) in the backyard

Garden Home Lots:

- (i) Minimum of 50 Square feet of planted area

- 3) Improvements (i.e. Fences, Pools, Gutters, etc.):** All improvements must be approved by the ARC prior to commencing work on your dwelling. You must submit an ARC form which can be found on the website. Pools must meet St. Tammany Parish standards and are not allowed where visible on lake lots. Fences on lake lots must be wrought iron or aluminum and cannot exceed four (4') feet in height. Fences on perimeter lots can be wood, wrought iron, brick or stucco matching the house and cannot exceed six (6') feet in height. (Section 10.03)
- 4) Satellite Dishes:** Satellite dishes must be approved by the ARC prior to installation. Satellite dishes are allowed as long as they are not visible whatsoever. They must either be on a pole behind a fence or completely screened. We do not allow satellite dishes on a roof unless otherwise approved by the ARC. (Section 10.15)
- 5) Pets:** Pets shall be under leash at all times when walked or exercised in any portion of the Common Areas, and no pet shall be permitted to leave its excrement on any portion of the Common Areas, and the Owner of such pet shall immediately remove same. No pet shall be allowed to make an unreasonable amount of noise or to become a nuisance. The association has the right to fine any owner up to \$150 per violation. (Section 10.16)
- 6) Parking:** All vehicles must be parked in driveways and garages at all times. Residents must fully utilize their garages and driveways and must not park their vehicles in the streets, especially overnight. While we understand that you may need to have guests park on the streets from time to time, this in no way authorizes residents or their guests to do so for an extended period of time. Garden Home residents may park on the driveway apron, only if their entire car fits on said apron. No part of the car can touch the alley way, in order to keep access down the alley ways completely open and passable. The subdivision does not have overflow parking; therefore, if your cars do not fully fit in your garage, driveway or driveway apron, you must find a place to park outside of the subdivision. The playground can only be utilized for parking if approved by the ARC. (section 10.19)

- 7) **Trash Receptacles:** Trash and garbage containers shall not be visible on any portion of the lot except during the period commencing at 6:00 pm on the day before a scheduled trash collection day until six hours after trash collection is completed. (Section 10.22)

- 8) **Traffic Safety:** The subdivision speed limit is 20 MPH. The speed limit and stop signs are in place to ensure the safety of all residents. The association can impose fines on violators of \$100 per occurrence. While the subdivision streets are privately owned and maintained, St. Tammany Parish has passed an ordinance allowing police to enforce all traffic violations. (Section 12.01)

- 9) **Gate Access:** Each resident is given a unique code and car decal for gate entry. These codes are not to be shared with anyone. All guests are to use the call box at the front entrance to find your name and dial your phone. When answering, press the #6 to open the gates. New gate decals can be purchased on Maison du Lac's website under the homeowners tab.