


Harborview Homeowners Association Inc.'s Amended Rules and Regulations

Harborview Homeowners Association, Inc., acting as duly authorized by its Board of Directors, files the following amended rules and regulations for recordation in the public records of Orleans Parish. These amended rules and regulations amend and supersede the Rules and Regulations for Harbor Homeowners Association, Inc. filed as Exhibit G to the Condominium Declaration of Harborview Condominiums dated April 4, 1983 (the "Declaration"). The Declaration was originally filed and recorded as NA # 492 425, in COB # 788A/587-612.

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Concerning Rules & Regulations: These amended rules and regulations amend and supersede the Rules and Regulations for Harbor Homeowners Association, Inc. filed as Exhibit G to the Condominium Declaration of Harborview Condominiums dated April 4, 1983. It seems to date there has been little to no enforcement for breach of Harborview Rules and Regulations. Therefore, the Board of Harborview, together with the attorney, have reviewed the manner in which they are enforced and have established the enforcement to be structured in the following ways; 1) For the first infraction of a rule, there will be one formal warning in writing (with a copy sent to the Board); 2) if it is found that this warning was not complied with, a fee (subject to the amount listed on the attached page) will be assessed, with a time limit of 30 days to be paid to Harbor Homeowners Association, Inc.; 3) if this fee is not paid within the 30 day time limit, the fee will continue to double each 30 days thereafter that it is not paid; 4) after a period of 6 months where the fee has not been paid, a lien will be placed on the owner's unit. In the case where it is a rented unit, the unit owner is responsible and will be sent a copy of all correspondence sent to the person living in the unit.

Pool: The pool hours are from Monday to Thursday 9am to 10pm and Friday and Saturday 9am to midnight; Sunday 9am to 10pm. Exercise swimming outside pool hours is allowed, as long as there is no noise disturbance. No diving is allowed at any time. All parties must be coordinated in advance through the manager's office if the pool area is to be used. Parties of more than four (4) guests are to be limited to four (4) hours per party during the hours of 1pm to 8pm with one party per day. All residents who invite guests, whether in parties or not, assume legal liability for any injury to guests or any damage caused by guests and financial responsibility for any infraction by their guest and must accompany their guest in the pool area. The maximum number of guest allowed is fifteen (15) guests per unit. Cooking is restricted to the pit area. Reserving parties with the manager should be done seven (7) days in advance of the party. However, at the manager's discretion, a party can be reserved with less notice. An adult must accompany all children under the age of sixteen. There is absolutely No Running in the pool area and No Glass of any kind allowed in the pool area. Residents using the pool at any time must clean up after themselves and dispose of any trash, food, etc. taken into the area (by using the dumpster in the rear). Smokers must use an unbreakable ashtray to dispose of cigarette butts. Please do not leave personal items or pool toys in the pool area and remember to shower before entering the pool to remove excess suntan oils, etc. as these tend to cause problems with the filtration systems. No eating while in the pool or seated with any part of the body in the water. No children still in diapers are allowed in the water. As a security measure no one may prop the front door or entry point open at any time for any reason. Use restroom facilities in your unit; do not use the Fitness Room or the Lobby facilities when wet or in pool attire.

Barbecue Pits: Personal pits or smokers are not allowed at Harborview. Two (2) gas grills are available for your use. Never leave common pits unattended. After using the grills, turn them off; clean the grills using a wire brush, close the tops and leave the area clean for the next person to use. All food trash must be placed in the dumpster, not in the trashcans by the pool.

Common Elements: Anyone who breaks any common element (such as a window or door) is responsible to fix it at their own expense promptly, or the association will have the right to fix that common element and charge the cost of repair back to the person who broke that common element.

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Decorum: shirts must be worn in all common areas, except the pool. No owner or tenant is allowed to be rude to the Harborview Personnel.

Delinquent Unit Owners: Any Unit Owner that is delinquent in payments for regular assessments for over ten (10) days and special assessments for over thirty (30) days may lose their right to use their key fobs for any door or gate other than the front lobby door and the lobby stairwell. Any such owner's parking gate cards will also be deactivated during the period of delinquency. Any such Unit Owner's or tenant's vehicle found in the parking garage during this period will be immobilized and towed at their expense. Until such overdue assessments, penalties, interest and related legal fees and costs are paid in full, access to the building for any such owner and their tenants will only be allowed through the front lobby door and the lobby stairwell door.

Parking: Park in your assigned space only, or in the unassigned area numbered spaces 122 thru 142 on the west side of the building. Your visitor/guest should park in the designated area in the front or rear of the building. The eight (8) parking spaces in front by the building, nine (9) spaces across rear of building outside fence, and parking spaces across from the entrance door of Harborview are designated for vehicle guest parking. **NO BOATS OR TRAILERS ARE ALLOWED IN FRONT OF BUILDING AND WILL BE TOWED AT OWNER'S EXPENSE.** The unassigned spaces are on a first-come first-serve basis, and are not to be blocked under any circumstances. These spaces are not to be used by your visitor/guests. All vehicles in garage must have the proper updated insurance documents on file with property manager. Any Unit Owner or tenant that has an expired driver license or insurance documents on file with property manager for over fourteen (14) days may lose their right to use their key fobs for the parking area. Vehicles that are not in running order cannot be parked in the unassigned area. All unauthorized vehicles will have one written warning issued and three (3) days later, if not removed, will be towed at owner's expense. Even though the parking area is reasonably secure, the association is NOT liable for anything stolen or removed from vehicles or for any damage to vehicles. When using any parking space in the garage, please pull in all the way, so that you do not block the driveway and make it difficult for cars parked behind you to get out of spaces. All traffic in the garage must proceed **SLOWLY** and yield to pedestrians.

No Parking Zones: There is to be absolutely NO Parking in "NO parking zones" at any time.

Entry Gate: Do not attempt to follow another car through the gate. Once your car passes the eye, the gate will begin to close; this is to insure that no other car can follow one through the gate. You must have an activated card or key fob to get into the gate and activate the eye. Anyone hitting the gate will be held responsible for cost of repairs in all instances.

Pets: No snakes are allowed at Harborview at any time. No animal or reptiles of any kind shall be raised or bred for any commercial purposes in any unit or in the common elements. Dogs, cats and other household pets owned by the unit owners are allowed, but are restricted by weight limit of twenty (20) pounds and limited in numbers to two (2) per unit, unless otherwise approved by the Board of Directors. Owners are responsible for their pets. Any pet causing or creating a nuisance or unreasonable disturbance or noise shall be permanently removed from the property upon three (3) days written notice from the Board of Directors. In no event shall any pet be permitted in any portion of the common elements unless on a leash. Additionally, pet owners are responsible for cleaning up after their pets and infractions will be

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fined accordingly. No tenant will be allowed to house a pet over ten (10) pounds (existing pets at the time of the vote will be grand fathered-in for that pet's lifetime). **Pets are not allowed in the Pool Area, Lobby Area or Fitness Room.**

Car Washing: Car washing and cleaning is allowed only in the back parking area by the meter room as Designated by management. After using the car washing facilities, clean up after yourself and turn the water off and roll up hose. Do not empty your ashtrays in the garage area--put them in the trash.

Trash: All trash is to be deposited in the compactor chute. Large items that will not fit in the chutes should not be forced, nor should building materials or paint cans be deposited in the chute. Trash deposited in the chute must be in **CLOSED** containers (plastic garbage bags that are tied closed or other closed containers). Do not deposit ANY loose garbage in the chute (including cigarette butts)! Do not put garbage from your unit on walkways or in any of the trash cans in any common areas, including the laundry rooms, pool area, lobby entrance to stairways and lobby door. Renovation debris, such as sheet rock, carpet, appliances, etc. must be removed from the premises by the owner or his designee. Harborview does not have a recycle program; therefore, please do not stack papers, etc. on the stairwells.

Air Conditioners: Your air condition filter should be changed once a month. Also, it is important that you clean your air conditioning drain line each month. If your drain line becomes clogged it will flood your unit and the one below you. You will be responsible for any damages caused. All units should be checked and cleaned professionally on an annual basis. If your air conditioning unit causes a noise burden to those people living below it, you must immediately have the unit serviced to eliminate the noise.

Elevators: The front elevator is for **PASSENGERS ONLY!** It is not to be used to move furniture, boxes, building material, or bicycles. The back elevator is to be used for these purposes. Do not allow children to play with emergency phones in elevator, as we have installed a new system that allows for a person from the company to automatically come to Harborview if the phone in the elevator is activated. If it is a false alarm, they will charge us a fee and this fee will be passed on to the person falsely setting the alarm. It is imperative that you do not let children play in the elevator, especially for their own safety. Do not enter the elevator while wet from the pool. Pet are to use the rear elevator, and all "accidents" must be cleaned up by the pet owner. Remember: it is the law that there is **NO SMOKING** in the elevator.

Noise: Music or TV is not to be turned on loud enough in your unit so it may be heard in the pool area. Portable radios are allowed in the pool area, but are not to be played loud enough to disturb others. When playing music inside your unit, you must not play it at a level that can be heard in other units around you.

Alterations: Nothing shall be altered or constructed or removed from the common elements except upon the written consent of the Board of Directors. No structural changes may be made to any unit without the submission of an Engineer's review to the Board and approval of the Board of Directors. No contractor/sub-contractor can perform work on a unit without having signed in with property manager, and having his license and insurance on file, before any work begins. The homeowner will be held responsible for having these documents on file with property manager, before any work begins. Any

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damages incurred to another unit or common element by the respective contractor/sub-contractor hired by a homeowner will be the responsibility of that homeowner. Any sawing, grinding of any kind must be done inside your unit, or in the rear of parking garage by storage buildings. All debris shall be cleaned up by contractor/sub-contractor or homeowner immediately at the end of each day.

Laundry Rooms: See instructions on the wall in the laundry room if you have a problem with any of the washer or dryers. The machines will not operate properly if they are overloaded with clothes or detergent. Remove your laundry promptly when finished. Clean up after yourself.

Grocery Carts: Carts are found in the rear stairwell next to the back elevator for your use in hauling groceries to your unit. Do not leave carts in the garage, as they may roll into cars. No carts are to be taken into the front lobby or elevator at any time. Return carts to the back stairwell by the elevator after use.

Plants: Keep plants outside of your doors neat. Outside plants are limited to two (2) at each unit (no more than four (4) feet high), with one being placed on each side of the door. Please put trays under the plants to catch water, even if they are on your balcony (water runs through the concrete and rots the wood beneath). Window boxes, hanging brackets and plant stands are not allowed. No empty pots, pots with dead plants, or garden equipment are allowed on the walkways. Due to upgraded fire codes, there can be no chair or seating of any kind on the walkways.

Exercise Room: The exercise room is for the use of current residents. Please turn off TV, lights, fans, a/c or heat when you leave the room as a safety precaution. Children (under 16 years of age) are not allowed in the exercise room unsupervised. Notify the manager of any problems with the equipment. When using a radio, tape player or watching TV, please keep it at a reasonable volume. Carry out everything you bring in with you, do not leave anything behind (e.g. newspaper, cups or empty water bottles). Weight room hours will be restricted to the hours posted.

Appearance of Building: Please keep your balconies neat. Nothing should be left hanging on the balconies or walkway railings. Window curtains or blinds must be neutral color (white or off white) in front of the building and inside facing all courtyards. Nothing should be placed in the windows.

Smoking: Smoking is not permitted in Lobby/Entertainment Room, Elevators, Stairwells, Laundry Rooms, on Walkways, in Fitness Room, and in North side Alcoves. Smoking is permitted in your unit, on your Balcony (If Applicable), Pool Courtyard, Center & Rear Courtyards. Please clean up behind yourself, bring your own unbreakable ashtray to collect your cigarette butts, and dispose of them properly. **Cigarette Butts are not to be left on walkways, stairwells, or any other common area!**

Maintenance Personal: Maintenance personnel employed by Harborview are to keep the building clean and do some exterior maintenance. They are not to enter individual units to do repairs, perform maintenance, or personal services. Please do not ask them to do so. If you have a problem that you feel we may be able to assist you with, notify the manager. They are not allowed to wash cars between the hours of 7:00 am and 5:30 pm.

Manager's Office: No repair or delivery people will be allowed access to your unit unless you have notified the manager in advance. Packages delivered by delivery service or items from the post office that are too large to fit into mailboxes may be picked up in the package room. In the event of an after-hour **Emergency**, (danger to person(s) or property) for emergencies, please call the office phone (283-3661) to speak to the manager or leave a

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message. The Property Manager is not a real estate agent and is not permitted to give real estate advice. Each tenant must provide the manager with a data sheet listing all contact numbers in case of an emergency. Also, owner is responsible for giving the necessary information regarding their renters, in case the manager needs to get in touch with a renter.

HARBORVIEW HOMEOWNERS ASSOCIATION

FINES

VIOLATION	FEE	DUE DATE
Unscheduled Party in Pool Area	50.00	
Pool Area Not Cleaned after Party (plus cost of any Damage incurred)	75.00	
Glass in Pool Area	200.00	
Children not Accompanied by Adults in Pool Area	100.00	
Blocking exterior Doors Open	200.00	
Depositing Household Trash in containers in Laundry Room, Pool Area, Lobby or Garage	50.00	
Pet not on Leash or not being carried	50.00	
Not Cleaning up after Pet Accident	50.00	
Illegal Parking	100.00	
Not returning Grocery Basket to back Stairwell	50.00	
Moving Furniture or Building Materials in front Elevator	100.00	
Bicycle in front Elevator	50.00	
Dog in front Elevator, Lobby Area, Pool Area or Fitness Room	50.00	
Leaving Trash Outside front Door in Walkway	50.00	
Placing Non-Household Trash in Dumpster or Compactor (Large Boxes must be cut up and placed in Dumpster NOT in COMPACTOR CHUTE)	100.00	
Using front Elevator, Fitness Room Bathroom or Lobby Area when Wet from Pool	50.00	
Entertainment Room Not Cleaned after Party	75.00	
All other Violations in conjunction with the "RULES & REGULATIONS"	50.00	

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AMT: \$90.00
DATE: 7/7/2011 2:11:19 PM
DALE N. ATKINS
CLERK, CIVIL DISTRICT COURT