

Livingston Parish Recording Page

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SPRING LAKE HOMEOWNERS ASSOCIATION

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SPRING LAKE HOMEOWNERS ASSOCIATION

Index Type : Conveyances

File Number : 963557

Type of Document : Restrictions

Book : 1372 **Page :** 82

Recording Pages : 3

Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for Livingston Parish, Louisiana.

On (Recorded Date) : 12/17/2019

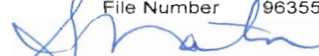
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CLERK OF COURT
JASON B. HARRIS
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I certify that this is a true copy of the attached
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**SPRING LAKE HOMEOWNERS ASSOCIATION
RESOLUTION 2019-12-01
DECEMBER 14, 2019**

ESTABLISHMENT OF GENERAL RESTRICTION ENFORCEMENT POLICY

RESOLVED, that the Board of Directors of the Spring Lake Homeowners Association (the "Association") adopts the following rules and regulations, in accordance with Spring Lake Homeowners Association Declaration Art. VIII Sec. 10(N)-(O).

Possible violations may be reported to the Association by anyone, whether directly or via the Violations Committee. It is preferable that any such report include a time-stamped picture of the suspected violation, along with the specific location. Upon being notified, the Association will determine if a violation exists, and if it does, whether it is an emergency as defined in the Spring Lake Homeowners Association Declaration Art. IV Sec. 23(A). Upon determination that a violation exists, the following actions will occur:

1. In the event of an emergency violation:
 - a) The Association will contact the homeowner immediately, via certified mail and by whatever other means necessary, and inform them that a violation exists, that it must be corrected immediately, and that the homeowner is subject to a fine which may be assessed immediately.
 - b) In addition, the Association may elect to have the violation corrected themselves, at the expense of the homeowner. Notice shall be given to the homeowner of all assessed amounts.
 - c) Items 2-4 do not apply to such emergency violations, and are omitted. Proceed to item 5.
2. The homeowner will be contacted via a written letter, and via email if their email address is on file. That letter shall request that the homeowner correct the violation within 10 days, in which there will be no penalty.
3. If the violation has not been corrected after 10 days, a certified letter will be sent to the homeowner. This letter will state:
 - a) The homeowner is in violation and subject to an initial fine of not less than \$100.00.
 - b) The homeowner has 10 (ten) days in which to request a hearing with the Association, or to correct the violation and submit proof that it has been corrected.
4. If the violation has not been corrected after 15 days, the fine shall be assessed. In addition, the Association may elect to have the violation corrected themselves, at the expense of the homeowner. Notice shall be given to the homeowner of all assessed amounts.
5. Should the violation remain uncorrected, or be repeated, the Association may impose escalated fines of no less than \$200.00 each.
6. Escalated fines will continue until the violation is corrected. When the cumulative fines reach a point determined by the Association, the Association will file a lien on the homeowner's property and/or a judgment against the homeowner. Such filings will include the fines as well as all associated expenses, court costs, and attorney fees. Under Louisiana law, a judgment then allows the creditor (Association) to collect garnishments and seize personal property from the debtor (homeowner) to satisfy the debt.
7. Until the violation is corrected, escalated fines will continue to be assessed after the lien and/or judgment has been filed.

The undersigned, Board of Directors, hereby affirms the above adoption and declares the facts stated herein are true as of the 14th day of December, 2019.

Gregory Bunch

Charlie J. Weems

Tom B

Tomas Lamine

[Signature]

**SPRING LAKE HOMEOWNERS ASSOCIATION
RESOLUTION 2019-12-02
DECEMBER 15, 2019**

ADOPTION OF NEW RULES AND REGULATIONS

RESOLVED, that the Board of Directors of the Spring Lake Homeowners Association (the "Association") adopts the following rules and regulations, in accordance with Spring Lake Homeowners Association Declaration Art. VIII Sec.10(N)-(O).

Rule 1. Hiring of a managing agent

The hiring of a managing agent as described in Section 2.8.2 of the Bylaws and Declaration Art. VIII Sec.10(U)-(V) requires the approval of 2/3 of all Owners. This Rule cannot be modified, deleted, voided, revoked, or otherwise circumvented or made ineffective without the approval of 2/3 of all Owners. For such votes, all Owners without exception are eligible to vote, notwithstanding their status with regard to violations, delinquency, or any other factor. For such votes, a quorum shall consist of no less than 90% of all Owners and shall not be reduced for any reason. Regardless of the actual number of Owners voting, the required number for approval remains 2/3 of all Owners.

Rule 2. Parking

- a) Parking of any vehicle, including but not limited to cars, trucks, vans, boats, recreational vehicles, trailers, etc on the grass of any lot, including within any servitudes upon that lot, is prohibited.
- b) Overnight parking of any vehicle, including but not limited to cars, trucks, vans, boats, recreational vehicles, trailers, etc on any common area, servitudes, recreational areas, park, or on the streets of Spring Lake Subdivision, is prohibited.

Rule 3. Interpretation/clarification regarding the parking of commercial vehicles per the Spring Lake Homeowners Association Declaration Art. IV Sec.5

There shall be allowed no overnight parking of school buses, 18-wheeler vehicles, truck tractors, trailers, or any other type of large commercial or work vehicles of any kind in the driveway of any lot, upon any lot, in any common areas, servitudes, recreational areas, park, or on the streets of Spring Lake Subdivision or any other area covered by these restrictions and covenants.

The undersigned, Board of Directors, hereby affirms the above adoption and declares the facts stated herein are true as of the 15th day of December, 2019.

Gregory Bunch

Charlie J. Weems

Tom B

Tamara L. Hume

[Signature]