

## Covenants and Restrictions

### Calhoun Crossing – 141 Brownlee Rd, Calhoun, LA 71225

It is the goal of Patel&Self LLC to provide residents with a clean and quiet community. To this end, we have developed a list of community expectations. Common courtesy will go a long way towards helping us achieve our goal of a pleasant community. It is our policy to be fair but firm in the enforcement of these regulations and each resident is asked to adhere to them, as well as, their visitors. The following “Covenants and Restrictions” are enforced and management reserves the right to terminate the tenancy of any resident that fails to adhere. Management retains the right to amend or revise this document, with a 30 day written notice. Such amendments or revisions will be delivered to each tenant and posted on their door.

#### **ARRIVAL:**

Condition of proposed manufactured home will be verified by management prior to community admission.

ALL manufactured homes will be parked under the supervision of management to insure proper location, set-back and utility line protection. An appointment must be made with management for home arrival.

Decks, awnings, carports, porches, steps, cabanas and utility storage buildings (one to each lot) must be approved, in advance, by management and consist of manufactured or professionally constructed materials.

The tongue of the home must be removed and stored under your home.

All water, gas and electrical lines from hook-ups to the mobile home must be buried underground by a qualified person.

Residents must make arrangements for utilities and permits.

**The skirting of mobile homes with materials approved by management is required. All mobile homes must be skirted within 45 days of arrival in the community and maintained for as long as the mobile home is present on the property.**

#### **LOTS:**

Residents/Tenants are responsible for the overall appearance of their home site. It should be kept **orderly, neat, clean and free of litter.**

Waste management is provided by Calhoun Crossing at no cost to tenants. Garbage is to be put **inside** the dumpsters (NOT on the ground, NOT outside of dumpster, NOT on top of the dumpster) and is NOT allowed to be set outside of the home.

Any alteration to the landscape needs to be approved, in advance, by the management to insure utility lines are not damaged.

Lawn Maintenance around your home is the responsibility of each tenant at Calhoun Crossing. We have a professional lawn maintenance company to maintain all of the common areas. If you do not have mowing equipment, you may contact the Property Manager to schedule service by this company at a cost of \$30 per month. Management retains the right to have your lot mowed and trimmed, **at your expense**, if you fail to properly and consistently maintain your lot.

#### **QUIET ENJOYMENT:**

Residents/Tenants will be considerate of neighbors by refraining from loud noises between the hours of 10PM – 7AM CST.

During these hours, turn down home sound systems, quietly close doors, and refrain from any loud conversations on the premises. This also applies to ANY/ALL 2-6 wheeled motorized vehicles of any make and model.

Obey the laws.

**No disorderly conduct or illegal activity will be tolerated, PERIOD.**

Firearms (including BB guns), fireworks and other dangerous weapons are not to be discharged in the community at any time.

Parents are responsible for supervising their children at all time to ensure their children do not disturb neighbors or abuse property. Parents will be held responsible for damage (s) caused by their children to private or park property. This is for their protection, as well as, yours.

#### **VEHICLES:**

**Speed limit is 15 MPH while inside the park.**

All vehicles in the park must be street legal and kept and operated in compliance with LA Law.

No more than 2 vehicles allowed per lot. One driveway will be designated for visitor's vehicles.

**no more than 2 vehicles allowed per lot.** Overflow parking will be designated for visitor's vehicles.

Parking must be in the spaces provided for your home, **NO PARKING ON THE LAWNS**

Only minor maintenance allowed on vehicles while in the park. Vehicles not running cannot be stored on the property for over 30 days.

No ATVs, Moto-Cross Bikes, go-carts, Golf Carts or loud cars may be operated in park. Motorcycles are allowed as long as noise regulations are obeyed.

## **PETS:**

Pets will be allowed at Calhoun Crossing, with restrictions. A **\$350, non – refundable** pet deposit is required, in addition to your Security Deposit for homes owned by Patel&Self, LLC. The following restrictions apply to **ALL** pets living at Calhoun Crossing:

1. Domestic Pets only (all pets must be approved and belong to the lessee)
2. Pets must have all required shots, licenses and tags, as required by the state of Louisiana.
3. Pets must weigh 10 pounds (lbs.) or less, **fully grown**.
4. NO MORE than two (2) Pets per home.
5. Leashes are required for all pets, when outside your unit.
6. Residents/Tenants must maintain control of their pet at all times, as well as, clean up after their pets inside and outside their homes; they must be kept indoors and remain under control of their owner at all times.
7. Animal waste will be picked up and disposed of properly.
8. Lessee must ensure their pet does not go onto other lessee's property, at any time.
9. Pets should **not** be a noise disturbance to our Calhoun Crossing community.
10. Tenants are **fully liable** for any damages exceeding their pet deposit, caused by their pet. (Damage includes, but is not limited to: chewing damage, scratching paint off doors, scratching glass, damage to mini blinds, wood work or walls, etc.)

Failure to comply with ALL the above listed "pet restrictions" is considered a breach of contract and could result in the loss of your right to keep a pet at Calhoun Crossing and/or terminate your tenancy. If only the pet is removed, this will have no effect on the liability and validity of the signed lease agreement, which the lessee will still have to adhere to.

Patel&Self, LLC is free to make changes to this pet policy with a 30 day written notice.

## **MISCELLANEOUS:**

No commercial business or advertising will be permitted on park grounds.

Manufactured Homes sold in the community must be removed, unless an application for the new owner is approved for tenancy.

Manufactured Home removal will be supervised by Property Manager to insure no damage to utilities.

Tenants will be responsible for the conduct of their children and visitors. Invitees will comply with all Covenants and Restrictions for Calhoun Crossing.

Only persons listed as residents are allowed to live in the home. Invitees staying more than 48 hours need to register with the Property Manager.

**No foil will be allowed on windows of any mobile homes, while residing in Calhoun Crossing.**

## **LIABILITY:**

The owners of this property will not be held liable for any of its Residents/Tenants or their guests' possessions or belongings due to theft, fire or any/all disasters, injury or any causes of death.

**Stay here at your own risk.**

**WITH YOUR HELP, WE CAN MAKE THIS A GREAT COMMUNITY!**

I have received a copy, read and understand the Covenants and Restrictions for Calhoun Crossing. I also agree to abide by the above mentioned Covenants and Restrictions and that by not abiding by these as set forth by the owners of Calhoun Crossing is grounds for eviction. If evicted for not obeying by the said Covenants and Restrictions, I, \_\_\_\_\_, will be responsible for removal of any personal property owned by myself or brought to the community by myself or representative of myself.

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

