

**CLIPPER ESTATES MASTER  
HOMEOWNERS' ASSOCIATION, INC.  
1299 Cutter Cove, Slidell, LA 70458**

June 1, 2007

Dear HOA members:

First we would like to welcome all of our new residents to the subdivision. We hope you are getting acclimated to the area, and are enjoying life on the water. Please take time to visit or call the HOA office for a copy of the CC&Rs for your phase, if you do not already have a copy. The Design Guidelines are on the website for your convenience.

Please be aware of the posted speed limit signs and stop signs throughout the subdivision. We have had several complaints of speeding, and the Sheriff's Office has been contacted concerning this issue. They informed the HOA that they can and do come into the subdivision on a regular basis to thwart speeders. You can, and will, be ticketed if you are caught. Also, PLEASE STOP CUTTING THE CIRCLE AT CLIPPER DRIVE AND CUTTER COVE, before someone gets hurt.

We will soon begin repairs to the curbing in the subdivision, beginning at the front entrance. We are also working on, and have made major improvements, to the green spaces and HOA parks in the subdivision.

Because of the heavy work load being generated by our residents concerning new construction projects, it has become necessary for us to ask you to schedule an appointment to meet with the ARC chairperson, Shelly. She is here on Wednesday of each week. The ARC meets every Wednesday as well, and will become more efficient with a more structured allotment of time. As most every resident has experienced, construction projects and the labor to implement them are difficult to procure and slow with coming to conclusion. We, too, have felt the frustration of post-storm productivity and assure you that the ARC and HOA are working diligently to expedite our residents' requests.

Be advised that the parish has accepted most classes of palm trees as Class "A" trees; of course, depending on the size and height requirements. If you would like to place palm trees on your property, please check with the ARC on these requirements.

We are continuing in our efforts to get back to as much normalcy as possible. To that end, the following is a list of items that have been a part of the CC&Rs and/or Design Guidelines, but seemed to have fallen by the way side as everyone concentrates are getting their homes and property put back together:

1. All construction projects of any kind including pools, retaining walls, bulkheads, decks, boathouses, etc. must be submitted to the ARC for review and approval. Most projects of this nature require a stamp by a Louisiana licensed engineer. Typically, it takes less than two weeks to receive approval from the ARC in writing, however, the CC&R's give the committee 30 days if all relevant information is submitted.

2. No open parking space, driveway, or street area shall be used for storage of boats, trailers, skis, or other crafts, campers, unused or inoperable automobiles, or vehicles of any kind. Also, commercial trucks with signage on them are not allowed to be parked on the street or in the driveways overnight or on weekends. Please move all such items immediately.
3. Basketball goals are not allowed in the front of the homeowner's property.
4. Garbage cans must not be visible from the street when not in use. They should be put out the evening before collection days, and picked up as promptly as possible after collection.
5. Landscape and property must be maintained in accordance with the Design Guidelines. Also, it is imperative that everyone keeps their grass cut and property cleared of trash and construction debris. No one is to allow the grass on their property to grow taller than 12" in height. If the owner does not come into compliance after notification of the non-compliant issue, the HOA is authorized to cut the grass, clear the property, and charge the homeowner the costs.

These restrictions are in place to protect and preserve the value of everyone's property here. Fines are in place and will be levied against any property not in compliance.

Please be advised that if you are scheduling a special event such as a party at your residence, you can come to the office to get a special one time temporary code to use for that evening. **DO NOT USE YOUR PERSONAL CODE.** And especially, **DO NOT PLACE YOUR PERSONAL CODE ON A CARD OR POSTER AT THE CONTROL PEDESTAL.** You should not place any code on a poster at the pedestal, as it negates the security the gate, cameras and system in general helps to establish. If you are sending out invitations, place the code on the invitation or give it out verbally.

Housing trailers need to be removed from the subdivision as soon as possible. Extensions are running out and the two-year deadline is fast approaching. It may become necessary to file a lawsuit to interrupt prescription to preserve our rights to enforce the CC&Rs. The HOA does not want to bring homeowners into court unnecessarily, just to preserve every homeowner's rights against another, who might not have good intentions of renovating their property, or removing their trailers, PODS or other temporary structures. Please keep us informed of the progress of your repairs to your property, and if there is anything the office can do to help, please give us a call.

Last but not least, a friendly reminder to all homeowners to please pay your dues in a timely fashion. Late fees are now \$25.00 per quarter. We have many homeowners in substantial arrears at the present time, and this is hindering our efforts to concentrate our funds on other, more important projects.

As always, it has been a pleasure working with everyone, and hope you have a great, fun-filled summer!!

Barbara Zoerner  
HOA Administrative Assistant