

CLIPPER ESTATES MASTER HOMEOWNERS' ASSOCIATION, INC.

1299 Cutter Cove, Slidell, LA 70458

A Deed Restricted Waterfront Community; www.clipperestates.com for Governing and Founding Documents

**2nd Quarter 2011 Newsletter
March 1, 2011**

Hello Clipper Property Owners and Tenants. February was beautiful, but felt like May. Everyone is eager to begin improving the landscape and enjoying the outdoors.

Welcome to all of the new Members and tenants. Please e-mail your updated contact information including phone numbers and e-mail addresses to lpittman@clipperestates.com.

1. John & Wendy Quillin
Lot 023 Clipper Drive
2. Jimmy and Carolyn Hebert
Lot 028C Royal Palms
3. Brandt & Beth Martin
Lot 027 Clipper Drive
4. Joe & Cheryl Rickett
Lot 032H Royal Palms
5. George & Tara Hsu
Lot 005 Clipper Drive

The Association is trying to help make each Member and Tenant aware of the Deed Restrictions filed with the St. Tammany Parish Clerk of Court's Office and posted at the web site www.clipperestates.com for Member's convenience.

As previously stated in the last quarter's newsletter:

DEAD TREES AND LANDSCAPE REQUIREMENTS

Last year's winter took its toll on the trees and landscaping within Clipper Estates and with the economic downturn CEMHOA relaxed enforcement for tree replacement and landscape guideline requirements. However, this cannot continue and in the spring full enforcement of the Governing Documents will resume. There is a St. Tammany Parish ordinance that requires a minimum of three class "A" trees in the green belt near the streets. The Design

Guidelines has all the information and you will note that CEMHOA requires a minimum of seven trees, inclusive of parish three, and 50 one gallon pots of shrubs divided 50-50 in front and back yards. Fence lines should not have grass growing up into the fencing and flowerbeds should be weed free and maintained all year.

Hopefully **Phase 1** was completed, and everyone has been successful in

removing all dead trees and gardening material, and pruned all dead branches.

Phase 2: Beginning of March restore front yard according to Parish and Design Guideline standards.

Phase 3: Beginning of June restore back yard according to Design Guideline Standards.

MEMBERS ARE REPORTING CONCERNS TO THE OFFICE REGARDING:

Please understand that fellow Members of CEMHOA are contacting the office with these concerns.

And Members, remember this is your community and each Member should be assisting in maintaining compliance with all Deed Restrictions and Parish Laws and reporting any unacceptable activity to the proper authority.

1. LAWN SERVICES AND GRASS CLIPPINGS

Dumping debris on private property or in lakes, canals, and waterways is illegal.

The Association has discovered that dumping anywhere that is not a permitted waste collection site is illegal.

Recently a Member discovered banana tree branches and a discarded Christmas tree washed up under the dock on the lot/unit owned.

Mr. Rick Moore of the St. Tammany Parish Department of Environmental Services (985) 898-2535 was contacted.

He advises that anyone witnessing the dumping of any debris report it immediately. Please provide the license number of the vehicle, or the address of the person dumping the debris, if known. The DES will dispatch an officer to issue a warning citation. Continued activity will result in a ticket with a fine of \$500.00, court appearance, court costs, and possible jail time.

The property owner where the debris is dumped or drifts onto from the waterway is responsible for the clean up, so report illegal dumping when at all possible.

When cutting your grass, or hiring a

lawn maintenance crew, please take a moment to verify that the grass clippings generated by the mowing is removed and not blown into the street or the canals.

Clippings should not be allowed to collect near the curbing or carried into the storm drains or blown into the canals, or dumped on empty lots and into waterways.

ANIMAL OWNERS NEGLIGENCE RESPONSIBILITY

**PARISH ORDINANCE
SEC. 4-124.00 GENERAL DUTIES OF ALL ANIMAL OWNERS**

Continued complaints of domestic animals, dogs and cats, roaming the neighborhood unleashed and **urinating or defecating** upon lawns, shrubs, buildings or any property, either **public or private**, and excessive or untimely **barking, howling or yelping** loudly and intrusively and essentially **interferes with the right of privacy** of neighbors have been received. All animals must be leashed, and all feces removed by the pet owner whether deposited in the presence of the pet owner or not.

St. Tammany Parish Ordinances states that fines up to \$500.00 and/or imprisonment up to 30 days, or both, and possible seizure of pets, for **each violation**

St. Tammany Parish Animal Control (985) 809-0183 has advised that the description of the animal and address of the pet owner should be reported. Upon receiving the complaint a deputy will be dispatched to the address and a warning citation will be issued. Repeated calls will result in fines, court costs, jail time etc.

This is also a violation of the Governing Documents regarding **Article XII Section 2. Nuisances:**

..., nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood or the public.

This is directed to pet owners that have small pet yards which contain animals. All feces should be removed and sanitation practices for urine should be in place to prevent any inconvenience to the neighborhood.

Failure to maintain pet yards, or containment which may be of a cruel nature may also be reported to Animal Control for actions to protect the animals as well as the public.

The animal owners excerpt from the parish ordinance has been posted to the Clipper Estates web site with the restrictions section, and the entire Code of Ordinances is located under Resources. Of course you may review the parish web site <http://www.stpgov.org/code/> for this information, and any other concerns you may have.

2. Placement of household waste carts curbside too far in advance of collection days.

3. Failure to remove household waste carts from curbside, or allowing carts to remain outside of an ARC approved enclosed structure and remaining visible from the street and/or waterway.

4. Parking outside of the paved driveway, in the street, on grass, or empty lots.

5. Failure to keep grass—from street to water's edge—**mowed**.

6. Storing objects visible from the street or waterway, i.e. motor homes, commercial vehicles, boats or jet skis on trailers, empty trailers, garbage cans, gardening tools, ladders, iron racks, etc.

7. Signage placed in landscape or vehicles being posted for sale.

8. Maintain Construction Standards, failure to submit an ARC application with necessary drawings and engineered plans for any exterior project.

9. Non-payment of Assessments, the burden falls to the Members who respect the Assessment obligation and pay all Assessments timely.

10. Removal of newspapers that are paid subscriptions. Not all newspapers deposited onto driveways are complimentary editions. **Many members pay for a monthly subscription**. Please do not remove anything from a neighbor's yard without asking permission from the lot/unit owner.

GOVERNING DOCUMENTS AND ENFORCEMENT

Governing Documents establish the Deed Restrictions, enforcement, and remedies including fees, fines, and costs incurred by the Association by an Owner and become a Special Assessment on the property for failure to comply.

These documents are filed with the St. Tammany Clerk of Court's Office and CEMHOA has posted them for your review at www.clipperestates.com. A reference to the Governing Documents should be noted in the conveyance document that establishes the Owner of Record or from the Title Insurance Company or abstract documents during the Act of Sale and in Lease Agreements.

HOW ARE NOTICES OF VIOLATIONS PRESENTED?

When a violation is documented, with photograph and written log, a letter or e-mail is sent **once** to the Owner to inform the Owner of the Deed Restrictions. This is to remind the Member of the Governing Documents, keep the Member informed, and to allow the Owner to remove the violation. Some notices are required to be sent certified.

In most circumstances one letter is enough to assist the Owner with understanding the restrictions and learn where to research Governing Documents before any action is taken that may generate a violation. In most instances no further action is required by the Association.

This not always the case so, the Association is adding the notification of violations on invoices and quarterly statements, and in some cases a second letter will follow and will be mailed, both standard and certified mail, to the lot/unit where the violations were noted.

Documentation establishes that the Association is taking every measure to bring about awareness of all Deed Restrictions and to re-enforce the dedication to enforcement, and to allow the Member to remove the violation.

Regular Assessments are due thirty days after the date of the invoice, and a fifteen day grace period is granted before a late fee assessment. However, Special Assessments are due upon issue. Failure to pay any Assessment in full when due generates full enforcement and a lien is filed on the property. A Member that has the lot/unit leased is responsible for the Tenants compliance, as every Member or Tenant is responsible for family and friends visiting the Clipper Estates Subdivision.

No member may reduce or vitiate any portion of any Assessment for any reason.

Members may appeal decisions by the Architectural Review Committee or Late Fees and Fines with a written request to the Board of Directors. The written request offered for consideration should

include a full explanation of the activity and the reasons that the citation was in error. Any other documents available that can help the Board in deciding the matter should also be included.

The Deed Restrictions are in place to keep up property value, maintain building continuity, and allow all residents/Members to abide by the same covenants.

ARC APPLICATIONS AND FEES

ARC applications and fees, for any and all exterior projects, whether new construction, repairs to existing structures, painting exterior walls, etc. are required. The ARC evaluates the required applications to maintain the Construction Standards and set backs set forth in the Governing Documents. To protect the Owners and adjacent properties applications need engineered and architectural stamped plans, current surveys, paint and materials samples, drawings, design layout, etc. to complete the request before approval to begin construction. No construction project can begin before receiving ARC approval. Fines are Assessed per day until the project is either approved or removed.

ADDRESS CORRECTION:

Many Members continue to use the former address for the office trailer, but that has been changed since September 2007.

Please note the correct mailing address for the Association office is:

1299 Cutter Cove, Slidell, LA 70458

COASTAL WASTE NEWS RELEASE:

Slidell—The water distribution system for Eden Isles, Oak Harbor, Clipper Estates, Highway 11 and Lakeview Drive has a water leak on Marina Drive. Last time there was a leak at the beginning of the distribution system, the entire water system had to be shut down. Coast Waterworks cannot tell the severity of the leak until it is uncovered.

Coast Waterworks has scheduled the repair for **March 14, 2011**. In the event the water service is shut down, the water will need to be boiled when turned back on until further notice. Boil the water for one minute after water is brought to a roiling boil.

Coast Waterworks may be contacted at (985) 641-7932,

Ludy L. Pittman,
Office Manager

lpittman@clipperestates.com
www.clipperestates.com