

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

4th Quarter 2011 Newsletter

September 1, 2011

www.clipperestates.com is a valuable tool to Members of CEMHOA. The Association tries to update information timely for your review. Use this tool when researching Deed Restrictions, construction standards, or news reports power outages, etc.

New Residents/Tenants/Members

1. David & Julie Boihem Lot 002 Vela Cove
2. Iberia Bank Lot 004A1 Royal Palms Dr.
3. Iberia Bank Lot 004C1 Royal Palms Dr.
4. Iberia Bank Lot 004E1 Royal Palms Dr.
5. Ronald & Pam Cannon Lot 056 Clipper Dr.
6. Fred & Terri Gard Lot 067 Clipper Dr.
7. Mario A. & Desiree Guerrero Lot 023B Royal Palms Dr.
8. Tom & Amy Morton Tenants Lot 053 Clipper Drive
9. Ashley O. Lopez and Ed Oltmann Lot 024B Royal Palms Dr.
10. Prestige Realty Lot 201 Regatta Cove
11. Prestige Realty Lot 202 Regatta Cove
12. Prestige Realty Lot 209 Regatta Cove
13. Tony and Marie Talamo Lot 251 Cutter Cove
14. Donald Caillouet Tenants Lot 008 Vela Cove
15. Prestige Realty Lot 264 Cutter Cove
16. 6319 Marshall Foch, LLC Lot 018D Royal Palms Drive
17. John Alsanders Tenants Lot 033D Royal Palms Drive
18. David & Cristina Garcia Tenants Lot 022 Vela Cove
19. Mark Rapiere Tenants Lot 032G Royal Palms Drive
20. Putty & Paint, LLC Lot 016A Royal Palms Drive
21. Putty & Paint, LLC Lot 016B Royal Palms Drive
22. Putty & Paint, LLC Lot 016C Royal Palms Drive
23. Putty & Paint, LLC Lot 016D Royal Palms Drive
24. Putty & Paint, LLC Lot 016E Royal Palms Drive
25. Andrejs Murnieks Lot 029C Royal Palms Drive
26. Ricky & Gwen Pichoff Lot 205 Regatta Cove

THE ASSOCIATION feels it is important to address the Design Guidelines and wants to remind every member that no exterior project can begin until an Architectural Review Committee (ARC) application has been submitted, and a letter of approval for construction to begin is issued.

ANY EXTERIOR WORK that alters the aesthetics of the property or improvements that were approved for construction requires a new ARC review.

Whether painting the buildings, refurbishing or adding landscaping, changing fencing materials, covering a patio, repairing bulkhead or decks and docks, etc.

FILL FOR FLOWER BEDS, or landscape pavers, and other ornamental additions can directly affect the drainage causing flooding of your property, or neighbor's property.

FAILURE TO SUBMIT an application results in a fine of \$25.00 per day from the date the project begins, until the project is removed or approved.

FAILURE TO PAY ASSESSMENTS when due results in full enforcement, including but not limited to filing a lien on the lot/unit, lien processing fee of \$300.00, all costs, legal fees, and all other enforcement remedies contained in the Governing and Founding Documents.

**DESIGN GUIDELINES:
STREETSCAPE**

A) ADDRESS NUMBERS: Address numbers will be displayed on the mailboxes. If you desire additional identification, an address may be placed on the front of your house subject to the Committee's approval. Suggested locations include to the right of the front door, over the door or etched in the transom. The location, size and type style will be reviewed and approved by the Architectural Review Committee.

B) MAILBOXES: The Architectural Review Committee will approve mailbox designs based on the architecture and materials of the house, assuming it conforms to the standard of the U.S. Postal Service. The Architectural Review Committee may specify a standard mailbox design for your subdivision; check the CC & R's for your subdivision.

C) FLAGPOLES: Permanently installed flagpoles will not be permitted. Temporary flagpoles, installed on

national holidays in the front yard or rear of your house is permitted. Only the United States flag, the State of Louisiana flag, and the Mardi Gras flag will be permitted.

NEIGHBORHOOD CONCERNS

1) SOLICITORS or prohibited. Taping flyers to mailboxes or hanging flyers on doors IS NOT ACCEPTABLE. Many of these vendors are not licensed in St. Tammany Parish, or not insured. Report this activity to the Association so a complaint can be filed with STP Code Enforcement and Sheriff's office.

2) PAINTING CURBING is graffiti and not an approved streetscape. A notice of violation is being mailed to each lot/unit with unapproved streetscapes. Failure to remove the graffiti or other non-approved items will result in full enforcement.

3) INSPECT THE STREETSCAPE of your property. Mailbox numbers must be displayed on the mailbox. If the mailbox numbers are not all properly displayed arrange to have the numbers restored. All lettering must be approved by the ARC. Magnificent Mailboxes can restore the entire mailbox at a nominal fee. Call Kevin at (985) 774-9096 for a quote.

4) PERMANENT FLAGPOLES are prohibited. Only temporary flagpoles are allowed and must be approved by the ARC before installation. Please check the Governing Documents for all Restrictive Covenants.

5) EVERYONE SHOULD AGREE: Clipper Estates Subdivision is a Deed Restricted community, and Members of the Association accept the terms of the Restrictive Covenants with acceptance of the conveyance document or purchase agreement.

6) EVERYONE SHOULD AGREE: The Association is a work in progress. New techniques are implemented daily to improve costs, and to maintain a low and predictable quarterly assessment.

7) EVERYONE SHOULD AGREE: Enforcement is not easy and requires everyone to work together to maintain the integrity of the Clipper Estates Subdivision. This is your neighborhood. Restrictive Covenants are in place to maintain individual property values.

8) NOTICE OF VIOLATIONS has a new look, in an attempt to reduce labor costs to the Association for tracking and recording violations.

a) ONLY ONE NOTICE stating Article and violation, and allowing one

grace period, will be mailed Standard and Certified mail. No additional notices are issued for the same or similar violations. Fines are assessed per event, per violation, per object.

Fines Increase To \$25.00 Per Day Per Violation Beginning 9/1/2011.

9) THE ASSOCIATION does strive to assist Members with all matters of concern.

THE ASSOCIATION advises Members who may have the occasional need to store an object on the lot/unit for a few hours to submit a written notice, by email, standard postal delivery, or using the drop box. State the details that generate the need and the time required for temporary storage. More than three times in one calendar year results in daily fines per event per object.

THE ASSOCIATION cannot grant permission to violate the Restrictive Covenants; however, the Association understands that there is the occasional need to store an object outside of an ARC approved enclosed structure.

BECAUSE OF ABUSE by a few Members regarding storage of objects, it is necessary to define Occasional and Need as follows:

a) OCCASIONAL: Once or twice in one calendar year, and never more than three times. Fines apply daily.

b) NEED: That which cannot be avoided. An emergency repair or catastrophic weather condition that mandates storage on a lot/unit for a few hours, and should not be overnight, and **Never Convenience Generated!**

HABITUAL VIOLATORS BEWARE: Full enforcement includes, but is not limited to, a petition for a restraining order if the Association believes that the violation will continue to occur in the future.

10) REPAIRS: Of any kind is prohibited on any portion of the lot/unit, unless the work is performed inside an ARC approved enclosed structure.

11) MAINTENANCE PROJECTS: Be aware of the work you are performing on your property and how it affects your neighbors. Dust or sawdust or other bi-products may create litter on your neighbor's drive/boat/deck. Be courteous and inform the neighbor of litter and offer to clean it up. Especially if items are dropped from roofing or two and three story units. Some items fall and shatter on neighbor's boats or decks. Let the neighbor know about the incident so the item is cleaned and restored to a useable condition.

12) WATERWAY RESTRICTIONS: USE OF BOATS: Boats shall be permitted to use the waterways within the subdivision and the adjoining lake. No swimming and scuba-diving shall be allowed on the Waterways of the Subdivision. Owners, their guests and invitees shall obey the provisions of St. Tammany Parish Police Jury Ordinance No. 90-1289 making it unlawful to

exceed a speed of five (5) miles per hour on the waters of the subdivision and to ski in the waters of the Subdivision.

13) NUISANCES: Non noxious, illegal or offensive trade or activity shall not be carried on or upon any Lot and/or Unit in the Subdivision, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood or the public.

a) LOUD NOISE, music, explicit or vulgar language, urinating out of doors, public drunkenness, and barking dogs, are a few examples of activity that may become an annoyance or nuisance to the neighborhood, and are also violations of public ordinances. Report this to the STP Sheriff's Office.

Code of Ordinances St. Tammany Parish:

“SEC. 14-001.00 Purpose and Definition (Note: Sections 14-001.00 through 14-009.00 repealed and replaced with Sections 14-001.00 through 14-011.00 per Ord. 04-0943, adopted 08/05/2004)

THE PURPOSE of these Articles is to define and prohibit conduct that constitutes a nuisance. “Conduct that is defined as a nuisance is expressly prohibited, and shall constitute a misdemeanor punishable according to the penalties and provisions set forth in Section 14-009.00, which shall apply to all nuisances, unless a separate penalty is otherwise provided. In this regard, conduct that is a ‘nuisance’ is hereby defined as any unlawful act or omission, or suffering or permitting any condition or thing to be or exist, which act, omission, condition or thing either:

(A) INJURES or endangers the health, safety or well-being of others; or

(B) ESSENTIALLY interferes with, obstructs or tends to obstruct or renders dangerous for passage any public or private street, highway, sidewalk, stream, ditch or drainage; or

(C) INJURES, damages, threatens to damage or tends to depreciate the value of any public or private property; or

(D) ESSENTIALLY interferes with the right of privacy within one's home or unreasonably interferes with the use of one's residential property, including sounds and noises as enumerated in Section 14-002.00(e); or

(E) ACTUALLY causes, or imminently threatens to cause, material and substantial disruption within the community or is an invasion of the rights of others, including sounds and noises as enumerated in Section 14-002.00(f).”

SEC. 14-002.00 Illustrative Enumeration

(E) ALL NOISES and sounds, including animal noises, that are unreasonably loud and intrusive, raucous, jarring or disturbing and which

essentially interfere with the right of privacy within ones home or unreasonably interfere with the use of one's residential property, which is defined to include single-family, duplex or multifamily dwellings, nursing homes, outpatient surgical facilities and similar facilities.

(F) ALL NOISES or sounds that are unreasonably loud and intrusive, raucous, jarring or disturbing and which actually cause, or imminently threaten to cause, material and substantial disruption of the activities of such places as schools, courts, churches or businesses.”

14) LANDSCAPING should be reviewed and restored. The Design Guidelines establish the requirements that you must maintain. A few lots/units still have dead trees or shrubs that need to be removed and replaced. Notice of Violation letters are being mailed soon. Please restore your property and avoid fines.

15) FLOWER BEDS infested with noxious weeds.

a) NOXIOUS WEEDS are invasive species of plants that grow aggressively, multiply quickly without natural controls and adversely affect native habitats. The list of invasive species in North America includes torpedo grass (*Panicum repens* L.).

b) CHEMICALS that will help to control torpedo grass can be found at local feed and seed businesses. *Vantage*, *Ornamec*, and *Over-the-top* are three such products.

c) SETHOXYDIM is one such chemical that kills grasses by preventing the synthesis of lipids, but it has little or no impact on broadleaf herbs or woody plants. Sethoxydim is readily degraded through microbial metabolism and photolysis, and possibly by hydrolysis. Numerous degradation products have been identified, some of which are also toxic to plants. The average half-life of sethoxydim in soils is four to five days, but half-lives can range from a few hours to 25 days. Because sethoxydim is water-soluble and does not bind strongly with soils, it can be highly mobile. No reports, however, were found referring to water contamination or off-site movement by sethoxydim. Sethoxydim is of relatively low toxicity to birds, mammals, and aquatic animals, and has little noticeable impact on soil microbe populations. An oil adjuvant or non-ionic surfactant should be used to facilitate absorption of sethoxydim by plants.

Ludy L. Pittman,
Office Manager/Compliance Officer
lpittman@clipperstates.com