

BLUEBONNET HIGHLANDS HOMEOWNER'S ASSOCIATION, INC.

CORPORATE RESOLUTION

July 25, 2023

Pursuant to the Louisiana Nonprofit Corporation Act La. R.S. 12:201 *et seq.*; the Act of Restrictions for all respective filings of Springlake at Bluebonnet Highlands and Fairhill at Bluebonnet Highlands; and Articles III and IV of the Articles of Incorporation of Bluebonnet Highlands Homeowners Association, Inc., the majority of the Council (Board of Directors) of said corporation does by signature of its president and a majority of the Council members subscribed hereto adopt the following resolution informing its action related to the Purpose of the corporation:

WHEREAS, Bluebonnet Highlands Homeowners Association, Inc., is authorized by the Act of Restrictions for the respective filings of Springlake at Bluebonnet Highlands and Fairhill at Bluebonnet Highlands to enforce the Act of Restrictions; and

WHEREAS, the Council has determined that the activities listed below violate one or more of the obligations contained within said Act of Restrictions; now therefore,

BE IT RESOLVED, the Council hereby adopts, in accordance with its duty under the Purpose to provide for maintenance, preservation and control of residential lots, common areas and lakes within the respective filings of Springlake at Bluebonnet Highlands and Fairhill at Bluebonnet Highlands (hereinafter, the "Subdivision"), the following process and specific assessments which shall be levied against lots found to be in violation of the General Covenants, Obligations and Restrictions of the Subdivision:

Upon the Council, or its representative, learning of a violation of any of the below listed covenants, obligations and restrictions established by the duly recorded Act of Restrictions for the Subdivision, the owner of the lot shall first be provided a courtesy notice, in writing mailed to the property address within the subdivision and/or via email, if an email address has been provided to the Council or its representative.

If, after thirty (30) days from the date of the courtesy notice, remedial action is not taken by the homeowner, then a formal written notice of the violation and demand shall be sent via United States mail, first class postage prepaid to the property address within the subdivision, and via email, if an email address has been provided to the Council or its representative. Written notice shall also be delivered to the offending property and posted on the door facing the front elevation.

If, within ten (10) days of mailing and posting of formal notice and demand, the owner has not taken remedial action to bring the lot into compliance with the Act of Restrictions, a specific assessment of one-hundred and no/100 dollars (\$100.00) per day shall be levied against the property continuing thereafter until such time as the property shall be in compliance with the Act of Restrictions. Notice of the commencement of the specific assessment shall be provided to the owner of the lot via United States mail, first class postage prepaid, and via email, if an email

address has been provided to the Council or its representative. Written notice shall also be delivered to the offending property and posted on the door facing the front elevation.

Thereafter, the offending owner shall be allowed to appear before the Council at the next regularly scheduled Council meeting for the purpose of addressing the circumstances surrounding the violation and specific assessment. The Council, in its sole discretion, shall then vote to ratify the assessment, reduce the assessment, or eliminate the assessment. The decision of the Council shall be final and unappealable in accordance with its interpretation of the Act of Restrictions and may thereafter be collected in any manner provided by the Act of Restrictions or Louisiana law.

No assessment for a violation contained herein shall exceed two thousand, five-hundred and no/100 dollars (\$2,500.00) per violation per year. This limitation shall not be cumulative in the event of multiple discreet violations.

Violation of any of the covenants, obligations and restrictions established by the duly recorded Act of Restrictions shall be assessed as detailed above. The violations include, but are not limited to, the following:

- 1) Failure to remove a property improvement that was not approved in advance by the council, which the council determines does not meet the standards set forth in the deed restrictions.
- 2) Use of a trailer/basement, shack, garage, barn or outbuilding as a residence within the subdivision.
- 3) Failure to maintain lots free of rubbish, trash and debris.
- 4) Keeping of any mobile home or trailer (with or without wheels) on a lot or street right of way in the subdivision without prior Council approval.
- 5) Any parking violation set forth in the deed restrictions including without limitation:
 - Parking, storing or permitting to remain any automobile, boat, truck, bus, trailer, camper or other vehicle of conveyance on any lot for more than 30 days unless previously approved by the council.
 - Regular and recurrent parking of any automobile, boat, truck, bus, trailer, camper or other vehicle of conveyance in any street right of way in the subdivision without prior Council approval.
 - Regular and recurrent parking of 3 or more vehicles at any residence without prior approval by the council.
- 6) Failure to keep a Motorboat or similar vehicle completely housed within a structure or in a place approved in advance by the Council.
- 7) The mounting of any window heating or air conditioning unit to any residence. The mounting of any window heating or air conditioning unit to any storeroom that has not been approved by the council in advance.
- 8) Use of residential lots within the subdivision for business or commercial purposes.
- 9) Failure to maintain a tidy driveway.
- 10) Continuance of noxious or offensive activities that have become an annoyance or nuisance to other homeowners, as determined by the Council.

11) Failure to remove outside lines, outside television antennas, satellite dishes in excess of 32'' (or that are installed on the front of the house or lot or on the side, if corner lot), above ground improvements or hanging devices that have not been approved by the council.

12) Failure to remove outside lighting, outside music or sound producing devices, and any other mechanical devices that are not approved by the council.

13) Keeping of artificial grass, plants, or vegetation on lots.

14) The raising of livestock or poultry of any kind.

15) Keeping of domestic animals in such numbers that cause a nuisance.

16) Keeping of garden compost in excess quantities required by one (1) household. Keeping of garden compost that is visible from the street or produces noxious odors and insects.

The foregoing resolution and authorization of specific assessments was adopted on the 25th day of July, 2023 by the undersigned Council as evidenced by their signatures hereto.

Alexander Tardo
Alexander Tardo (Jul 25, 2023 15:24 CDT)

PRESIDENT,

Michele Blackwell
Michele Blackwell (Jul 28, 2023 15:14 CDT)

DIRECTOR,

David R. Bencaz
David R. Bencaz (Jul 25, 2023 14:55 MDT)

DIRECTOR,

Marianne Burke
Marianne Burke (Jul 25, 2023 15:50 CDT)

DIRECTOR,

Rick Smith
Rick Smith (Jul 25, 2023 16:27 CDT)

DIRECTOR,
