

RESOLUTION OF THE  
BOARD OF DIRECTORS OF  
OAK HARBOR PROPERTY OWNERS' ASSOCIATION, INC.

The Board of Directors of Oak Harbor Property Owners' Association, Inc. met at its regular meeting on August 21, 2008 at 9:00.p.m. at the offices of the Association, 59118 North Pearl Drive, Suite 4, Slidell, LA, 70461.

A majority of the members of the Board of Directors being present, and a quorum present, the following resolution was adopted by the Board of Directors:

I.

BE IT RESOLVED, that the Oak Harbor Property Owners' Association, Inc. hereby approves the RULES AND REGULATIONS REGARDING COMPLIANCE WITH THE RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, ALL SUPPLEMENTARY DECLARATIONS, ARCHITECTURAL DESIGN GUIDELINES AND THE RULES AND REGULATIONS OF THE OAK HARBOR PROPERTY OWNERS' ASSOCIATION, INC., AND ITS SUBASSOCIATIONS, OAK HARBOR SUBDIVISION, ST. TAMMANY PARISH, LOUISIANA, (hereinafter "Rules and Regulations Special Assessments"). A copy of the approved Rules and Regulations Special Assessments are attached to this Resolution as Exhibit "A" and made a part hereof.

II.

BE IT FURTHER RESOLVED, that the Board of Directors authorizes the Architectural Review Committees of the Association and its Subassociations to enforce these Rules and Regulations in addition to the enforcement powers of the Board of Directors.

III.

BE IT FURTHER RESOLVED, that the Board of Directors authorizes its President, Patrick J. McElroy, and any future President or other authorized officer, to execute any liens for any unpaid Special Assessments and to enforce said liens in accordance with the Restated Declaration, any Supplementary Declaration and the rules and regulations of the Association.

IV.

BE IT FURTHER RESOLVED, that the Board of Directors approves and authorizes that these Rules and Regulations Special Assessments be recorded in the office of the Clerk of Court for the Parish of St. Tammany, State of Louisiana.

received  
9-11-08

St. Tammany Parish 1766  
Instrmnt #: 1697334  
Registry #: 1858668 SHC  
8/28/2008 12:33:00 PM  
MB X CB X MI UCC

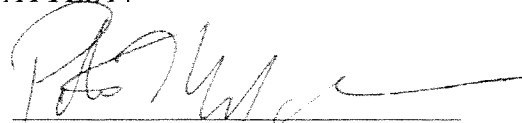
V.

BE IT FURTHER RESOLVED, that the Board of Directors approves and authorizes that these Rules and Regulations Special Assessments will become effective and implementation will commence October 1, 2008.

I, certify that I, LYNNE LAGROSSA , am the Secretary of the Oak Harbor Property Owners' Association, Inc., and that the above resolution is a true and correct copy of a resolution unanimously adopted at a meeting of the Board of Directors of the corporation held at its office on the 21st day of August, 2008 with a quorum of the members of the Board of Directors being present and voting.

  
LYNNE LAGROSSA, SECRETARY

**ATTEST:**

  
PATRICK J. MCELROY, PRESIDENT

RULES AND REGULATIONS REGARDING COMPLIANCE WITH  
THE RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS,  
OAK HARBOR SUBDIVISION, ST. TAMMANY PARISH, LOUISIANA,  
ALL SUPPLEMENTARY DECLARATIONS, ARCHITECTURAL DESIGN GUIDELINES  
AND THE RULES AND REGULATIONS OF  
THE OAK HARBOR PROPERTY OWNERS' ASSOCIATION, INC.,  
AND ITS SUBASSOCIATIONS  
OAK HARBOR SUBDIVISION, ST. TAMMANY PARISH, LOUISIANA

For the following violations of the RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OAK HARBOR SUBDIVISION, ST. TAMMANY PARISH, LOUISIANA, ALL SUPPLEMENTARY DECLARATIONS, ARCHITECTURAL DESIGN GUIDELINES AND THE RULES AND REGULATIONS OF THE OAK HARBOR PROPERTY OWNERS' ASSOCIATION, INC., AND ITS SUBASSOCIATIONS a fine/ special assessment as listed on the schedule below will be imposed until the violation is corrected. This fine/ special assessment is in addition to any and all enforcement rights of the Association under the RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OAK HARBOR SUBDIVISION, ST. TAMMANY PARISH, LOUISIANA, ALL SUPPLEMENTARY DECLARATIONS, ARCHITECTURAL DESIGN GUIDELINES AND THE RULES AND REGULATIONS OF THE OAK HARBOR PROPERTY OWNERS' ASSOCIATION, INC., AND ITS SUBASSOCIATIONS, or imposed by or under the law. These fines, are a special assessment, and if not paid, will be enforced as per the RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OAK HARBOR SUBDIVISION, ST. TAMMANY PARISH, LOUISIANA, ALL SUPPLEMENTARY DECLARATIONS, ARCHITECTURAL DESIGN GUIDELINES AND THE RULES AND REGULATIONS OF THE OAK HARBOR PROPERTY OWNERS' ASSOCIATION, INC., AND ITS SUBASSOCIATIONS, which includes the filing of a lien against the Owner's lot or lots. The RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OAK HARBOR SUBDIVISION, ST. TAMMANY PARISH, LOUISIANA, is registered in the office of the Clerk of Court for the Parish of St. Tammany, State of Louisiana on June 28, 1989 in CIN 723795.

**All Special Assessments are \$25.00 per day, with the exception of Section 5H, Swimming Pools. Special Assessments will begin 15 days from the date that notification of non-compliance is sent to the property owner via certified mail. Unless otherwise stated below, the maximum amount of the Special Assessment will be limited to \$3,000.00 per Special Assessment plus all other expenses, costs and attorneys fees as specified by the restrictive covenants.**

**Violations 2, 3 and 5F have additional assessments of costs or expenses to bring the property into compliance, in addition to the maximum assessment of \$3,000.00 plus all costs and expenses.**

EXHIBIT "A"

VIOLATION	FINE/SPECIAL ASSESSMENT	TIME TO COMPLY
1. Design Guidelines & Restated Declaration Article VII		
A. Failure to submit for additions, changes or renovations including but not limited to exterior treatments, garages, gazebos, storage sheds, decks, bulkheads, boathouses, landscaping, gardens, arbors and trellises to the Association or Subassociation ARC for approval and /or failure to obtain written approval.	\$250.00 per occurrence if approved.	
	\$25.00 per day until removed if not approved.	
B. Failure to complete or changes made to plans submitted and approved by the Association or Subassociation ARC.	\$25.00/day	15 days
C. Non-Compliance with street scape requirements regarding address numbers, mailboxes, flagpoles, basketball goals, antennas, satellite dishes, and exterior lighting.	\$25.00/day	15 days
Streetscape Requirements - Supplementary Declarations:		
C-1. Addresses will be displayed on mailboxes. An additional address may be placed on the front of house consistent with requirements of the Supplementary Declarations and / or Architectural Design Guidelines.	\$25.00/day	15 days
C-2. Flagpoles of a permanent nature are not allowed, as applicable. Temporary flagpoles may be installed on national holidays.	\$25.00/day	15 days
2. Design Guidelines & Restated Declaration, Article VIII		
A. Lack of proper maintenance of grounds such as dumping of rubbish and trash, removal of weeds and dead trees, and removal of construction debris.	\$25.00/day	15 days

3. Restated Declaration, Article IV, Section 2, Article V  
Article IX.

Any costs or expenses incurred by the Association in connection with repair or restoration of any common areas or common items, servitudes, easements or properties.

Cost of Repair and/or forfeiture of deposit, if any, plus a \$300.00 handling fee

4. Restated Declaration, Article XI, Section 6

A. No commercial activities shall be permitted on the lots and units without express written permission of the Association.

\$25.00/day

15 days

5. Supplementary Declarations

A. Parking

Parking of vehicles except on paved driveways is prohibited except when making delivery.

\$25.00/day

15 days

Use of driveway, open parking space or street area for storage of boats, trailers, campers, ATV's, motorcycles, go carts, golf carts, unused or inoperable vehicles is prohibited nor shall they in any case be visible from the street, waterway, golf course or levee.

\$25.00/day

15 days

Parking of commercial vehicles or trailers in street is prohibited except when making a delivery.

\$25.00/day

15 days

Driving on or parking on any Common Areas or common items, servitudes, easements or properties is prohibited.

\$25.00/day

15 days

B. Temporary or other structures

No structure of a temporary character, out building, shed, shack, barn, tent, mobile or modular home, trailer or any other structure other than the residence and an enclosed structure to house a trailer, commercial vehicle, boat, camper, or motor home shall be placed on any lot.

\$25.00/day

15 days

C. Signage

No signs of any kind, including political signs, shall be placed on any property, other than advertising the property for sale.	\$25.00/day	15 days
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D. Exterior Lighting

No spot lights on front or sides of residence are allowed, as applicable, other than a motion floodlight directed at the driveway as approved by the Association or a Sub-Association's ARC. Lighting must not infringe upon neighbors.	\$25.00/day	15 days
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E. Refuse Disposal and Lot Maintenance

All property shall be kept in a healthful, sanitary and attractive condition. No garbage, trash, junk, or debris shall be allowed to accumulate on any property. No weeds, unsightly grass or underbrush shall be allowed to grow up un-maintained on any lot.	\$25.00/day	15 days
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F. Fences

No fence shall be constructed nor installed without prior approval from the Association's or Subassociations' ARC. All fences must be maintained in a neat, clean and attractive manner. Chain link fences are prohibited.	\$25.00/day	15 days
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G. Swimming Pools

Swimming pools, patios and decks shall be constructed or installed on the rear portion of the property and not visible from any street. They shall be constructed in the ground at normal ground level. No above ground pools are permitted. A fence shall completely enclose any pool. All must be approved by the Association's or Subassociations' ARC prior to construction or installation.	\$30.00/day	15 days
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Maximum amount of special assessment will be limited to \$10,000.00 plus all other expenses to bring the property into compliance and expenses, costs, and attorneys fees as specified by the restrictive covenants.

H. Animals:

No animal shall be permitted to run loose, free, or at-large in or upon any part of the Properties of the Subdivisions. All animals shall be under the control of a competent person and restrained by a substantial chain or leash. \$25.00/day 15 days

Maximum legal allowable interest will be charged and applied to any amounts owed the Association.

A temporary waiver or variance of any of the conditions or requirements of the RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OAK HARBOR SUBDIVISION, ST. TAMMANY PARISH, LOUISIANA, ALL SUPPLEMENTARY DECLARATIONS, ARCHITECTURAL DESIGN GUIDELINES AND THE RULES AND REGULATIONS OF THE OAK HARBOR PROPERTY OWNERS' ASSOCIATION, INC., AND ITS SUBASSOCIATIONS will only be considered if a written request is submitted. Approval in writing must be obtained from the Association's or Subassociations' Architectural Review Committee or the Association's or Subassociations' Board of Directors upon appeal prior to the implementation of the temporary waiver or variance.

Reports of violations from members must be submitted in writing to the office of the Association or Subassociations.

