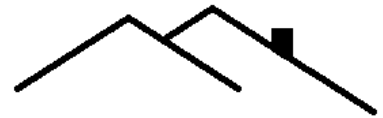


**ST. CHARLES PLACE CONDOMINIUMS OF VERSAILLES
CONDOMINIUM ASSOCIATION, INC.**

529 Z Versailles Blvd; Alexandria, LA 71303

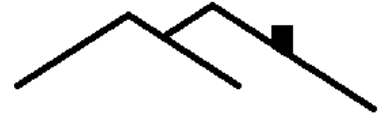


Rules and Regulations (Revised 12/7/2015, updated 1/17/2016)

1. No part of the Condominium Property shall be used for any purpose except Housing and common recreational purposes for which the Condominium Property was designed. Each Unit shall generally be used as a residence for a single family, its servants and guests. No portion or all of any Unit, may be used as a professional office whether or not accessory to a residential use, except with the express written consent of all the Unit Owners and the Board of Directors of the Association.
2. There shall be no obstruction of the Common Elements nor shall anything be stored in the Common Elements without prior consent of the Board of Directors except as herein or in the By-Laws expressly provided. Each Unit Owner shall be obligated to maintain and keep in good order and repair his own Unit in accordance with the Provisions of the Condominium Declaration.
3. Nothing shall be done or kept in any Unit or in the Common Elements that will increase the rate of insurance on that portion of the Condominium Property insured by the Association, without the prior written consent of the Board of Directors of the Association.
4. No animals or reptiles of any kind shall be raised, bred, or kept in any Unit or in the Common Elements, except that dogs, cats or other household pets owned by Unit Owners, not the exceed two (2) per Unit without the approval of the Board of Directors, may be kept in the Units, subject to rules and regulations adopted by the Board of Directors provided they are not kept, bred or maintained for any commercial purposes; and provided further that any such pet causing or creating a nuisance or unreasonable disturbance or noise shall be permanently removed from the Condominium Property upon three (3) days written notice from the Board of Directors. In no event shall any pet be permitted in any portion of the Common Elements unless on a leash. Each pet owner, and or person accompanying pet(s) must pick up **ALL** fecal and other waste originating from their pet(s). It is suggested that owners carry clean up supplies with them when accompanying pets. Should it ever happen that an owner/responsible party have to leave their pet's waste to get clean up supplies; they are to do so immediately. Unit owners shall be responsible for the immediate removal of pet waste. A forty (\$40.00) penalty will be issued for the first documented occurrence of St. Charles Place management initiated clean up of pet waste. This penalty will be billed to the registered unit owner, of the unit where the pet resides. A seventy-five (\$75.00) penalty will be

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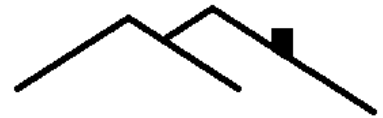


issued for subsequent occurrences. Penalties are subject to late fees and standard collection policy that can lead to a lien being filed on the unit if the balance hits \$500.00. All penalties to be issued will be approved by a majority of the SCP Board. Penalties may be disputed after the penalty is paid. All disputes will be managed by the SCP Board.

5. No noxious or offensive activity shall be carried on in any Unit, or in the Common Elements, nor shall anything be done therein, either willfully or negligently, which may become an annoyance or nuisance to the other Unit Owners or occupants. No Unit Owner shall make or permit any disturbing noises in his individual units by himself, his family servants, employees, agents, visitors and licensees nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of the other Unit Owners.
6. Nothing shall be done in, on, or to the Common Elements which will impair the structural integrity of any Unit or which would structurally change any of the units.
7. The Common Elements shall be kept free and clear of rubbish, debris and other unsightly materials.
8. No industry, business, trade, occupation or profession of any kind, commercial, religious, education or otherwise, designated for profit, altruism, or otherwise, shall be conducted, maintained or permitted on any part of the Condominium Property and accessory structure, or with the consent of all the unit Owners and the Board of Directors of the Association nor shall any Unit be used or rented for transient, hotel or motel purposes. The right is reserved by the Developer and the Board of Directors or its agent, to place "For Sale," "For Rent," or "For Lease" signs on the street with respect to any unsold or unoccupied Units, and the right is hereby given to any mortgagee, who may become the owner of any Unit, to place such signs on any Unit owned by such mortgagee, but in no event will any sign be larger than two foot by two feet. (2' x 2'). Notwithstanding anything set forth herein to the contrary, nothing in this document shall prevent the Developer or Declarant from placing a sign on the Condominium Property as large as ten by ten feet (10' x 10') advertising the development of the Condominium and/or the availability of the Units for sale as construction is complete.
9. Nothing shall be altered or constructed in or removed from the Common Elements, except upon written consent from the Board of Directors.

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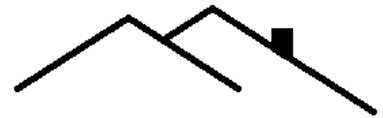
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10. Each Unit owner shall keep his Unit in good state of preservation and cleanliness and shall not sleep or throw or permit to be swept or thrown therefrom, or from the doors, windows, or balconies thereof, any dirt or other substance.
 11. All radio, television or other electrical equipment of any kind or nature installed or used in each Unit shall fully comply with all rules, regulations, requirements or recommendations of the board of Fire Underwriters and the public authorities having jurisdiction, and the Unit Owner alone shall be liable for any damage or injury caused by any radio, television or other electrical equipment in such Unit. The location of any television satellite dish shall be determined by the Board of Directors as set forth on Exhibit I to the Condominium Declaration. The installation of any satellite dish must be approved by the Board of Directors. The maximum size of the satellite dish shall be twenty inches (20") in diameter.
 12. Any consent or approval given under these Rules and Regulations may be added to, amended or repealed at any time by resolution of the Board of Directors.
 13. Any Unit Owner wishing to plant flowers, trees or shrubs within the Common Elements must obtain in written permission from the Board of Directors before doing so.
 14. Complaints regarding the management of the Common Elements or regarding actions of the other Unit Owners shall be made in writing to the Board of Directors using the following email or mailing address:
Email: BOARDSCP@GMAIL.COM
Address: 529 Z VERSAILLES BLVD, ALEXANDRIA, LA 71303
 15. Unit Owners are encouraged to utilize the parking spaces that correlate with their Unit. Guest parking is designated for the convenience of visitors of Unit Owners.
 16. Unit Owners who rent and/or lease their Unit must submit in writing the name, address and a working telephone number of the renter, tenant, and/or lessee to the current Property Manager company.
 17. Ownership of units is limited to three (3) units per individual. A single entity may own a maximum of three (3) units. Where ownership exceeded three (3) units prior to 04/01/2015, reduction to three (3) or fewer units is not mandated.

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18. Unit owners must maintain a minimum of \$60,000.00 insurance coverage on their units. All unit insurance policies should include coverage for equipment and appurtenances located within and without the unit that are designed to serve only that Unit. Items considered part of the unit include but are not limited to appliances, non-bearing partition walls, flooring material, outlets, fixtures, cabinets, counter tops, wall finishes, and the like. All personal property kept within and without the unit should be covered by the policy. Proof of insurance is only required upon request of the St. Charles Place Board of Directors.

 19. Any owner of any unit who shall lease a unit shall enforce their tenants to purchase Renter's insurance prior to occupying the unit. The minimum Renter's Insurance required coverage is \$50,000.00. All lease agreement must mention this Renter's Insurance requirement in writing. A copy of any lease agreement must be forwarded to the St. Charles Place Board of Directors in PDF format by email to BOARDSCP@GMAIL.COM within 30 days of execution of a lease agreement. A penalty of \$100.00 per month will be filed against the unit owner for each month without proof of Renter's insurance correlating with an executed lease agreement. Proof of insurance is only required upon request of the St. Charles Place Board of Directors.

 20. No charcoal cooker, smoker, grill or any gasoline or liquefied petroleum gas-fired stove or similar device should be ignited or used on the balconies or spaces under balconies of any condominium unit. Electric grills are permitted; however, as with any cooking device caution should be used. Charcoal cookers, smokers, grills, or any gasoline or liquefied petroleum gas-fired stove or similar device should be used safely--not less than 10 feet from any structure on the grounds. Electric grills are exempt from this distance requirement.