

UNANIMOUS WRITTEN CONSENT  
OF THE BOARD OF DIRECTORS OF  
CLIPPER ESTATES MASTER HOMEOWNERS' ASSOCIATION, INC.

The undersigned, constituting all of the members of the Board of Directors of CLIPPER ESTATES MASTER HOMEOWNERS' ASSOCIATION, INC., a nonprofit corporation, hereby unanimously consents to the adoption, effective immediately, of and hereby adopts the following resolutions, without a meeting of said Board of Directors:

I.

RESOLVED, that the Board of Directors hereby approves the RULES AND REGULATIONS REGARDING COMPLIANCE WITH DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, ALL SUPPLEMENTARY DECLARATIONS, ARCHITECTURAL DESIGN GUIDELINES AND THE RULES AND REGULATIONS OF THE CLIPPER ESTATES MASTER HOMEOWNERS' ASSOCIATION, INC., CLIPPER ESTATES SUBDIVISION, ST. TAMMANY PARISH, LOUISIANA, and the Guidelines for Implementation, (hereinafter "Rules and Regulations Special Assessments"), submitted by the Clipper Estates Master Homeowners' Association, Inc.'s Architectural Review Committee. A copy of the approved Rules and Regulations Special Assessments as well as the Guidelines for implementation are attached to this Unanimous Written Consent as Exhibit "A".

II.

BE IT FURTHER RESOLVED, that the Board of Directors authorizes the Architectural Review Committee and/or the Compliance Committee 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 Vice President, Joseph S. Tufaro, to execute any liens for these unpaid Special Assessments and to enforce said liens in accordance with the 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 may be recorded in the office of the Clerk of Court for the Parish of St. Tammany, State of Louisiana.

St. Tammany Parish 1766  
Instrument #: 1469653  
Register #: 1459117 ICV  
12/21/2004 11:27:00 AM  
MB 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 January 1, 2005.

THUS DONE AND EXECUTED AS OF THE 1<sup>st</sup> DAY OF November, 2004

Joseph S. Lafourcade  
Tracy R. Lafourcade  
Deshie Lafourcade

Kim Kelly  
Shelly Pittman  
Keri G. Wells

**RULES AND REGULATIONS REGARDING COMPLIANCE WITH  
 DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS,  
 ALL SUPPLEMENTARY DECLARATIONS, ARCHITECTURAL DESIGN GUIDELINES  
 AND THE RULES AND REGULATIONS OF  
 THE CLIPPER ESTATES MASTER HOMEOWNERS' ASSOCIATION, INC.,  
 CLIPPER ESTATES SUBDIVISION, ST. TAMMANY PARISH, LOUISIANA**

- I. For the following violations of the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, ALL SUPPLEMENTARY DECLARATIONS, ARCHITECTURAL DESIGN GUIDELINES AND THE RULES AND REGULATIONS OF THE CLIPPER ESTATES MASTER HOMEOWNERS' ASSOCIATION, INC. a fine as listed on the schedule below will be imposed until the violation is corrected. This fine is in addition to any and all enforcement rights of the Association under the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, ALL SUPPLEMENTARY DECLARATIONS, ARCHITECTURAL DESIGN GUIDELINES AND THE RULES AND REGULATIONS OF THE CLIPPER ESTATES MASTER HOMEOWNERS' ASSOCIATION, INC., or imposed by or under the law. These fines, are a special assessment, and if not paid, will be enforced as per the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, ALL SUPPLEMENTARY DECLARATIONS, ARCHITECTURAL DESIGN GUIDELINES AND THE RULES AND REGULATIONS OF THE CLIPPER ESTATES MASTER HOMEOWNERS' ASSOCIATION, INC., which includes the filing of a lien against the Owner's lot or lots.

VIOLATION	ASSESSMENT	TIME TO COMPLY
1. Design Guidelines & Declaration Article VIII		
A. Failure to submit for additions, changes or renovations such as exterior treatments, garages, gazebos, storage sheds, decks, arbors and trellises to ARC for approval.	\$10.00/ day	Until removed if not approved.
B. Failure to complete or changes made to plans after submitted and approved by ARC.	\$10.00/day	30 days
C. Non-Compliance with street scape requirements regarding address numbers, mailboxes, flagpoles, basketball goals, antennas and exterior lighting.	\$ 5.00/day	7 days

**EXHIBIT**           "A"

VIOLATION	ASSESSMENT	TIME TO COMPLY
2. Design Guidelines & Declaration, Article IX		
A. Lack of proper maintenance of grounds such as dumping of rubbish and trash, removal of weeds and dead trees.	\$ 5.00/day	14 days
3. Declaration, Article V, Section 2		
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 & Costs incurred by the Association.	
4. Article XII, section 6		
A. No commercial activities shall be permitted on the lots and units without express written permission of the Association.	\$ 10.00/day	After 2nd Notice
5. Supplementary Declarations, Article IV		
A. Parking		
Parking of vehicles except on paved driveways is prohibited except when making delivery.	\$ 5.00/event	After 2nd Notice
Use of driveway, open parking space or street area for storage of boats, trailers, campers, unused or inoperable vehicles is prohibited nor shall they in any case be visible from the street.	\$ 5.00/day	7 days
No commercial vehicles or trailers shall be parked in street or driveway except when making a delivery.	\$ 5.00/event	After 2nd Notice
Driving on or parking on any Common Areas or common items, servitudes, easements or properties.	\$ 5.00/event	After 2nd Notice

VIOLATION	ASSESSMENT	TIME TO COMPLY
<b>B. Temporary or other structures</b>		
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.	\$ 10.00/day	14 days
<b>C. Signage</b>		
No signs of any kind, including political signs, shall be placed on any property, other than advertising the property for sale.	\$ 5.00/day	3 days
<b>D. Streetscape</b>		
Addresses will be displayed on mailboxes. An additional address may be placed on the front of the house consistent with requirements of the Architectural Guidelines.	\$ 5.00/day	7 days
Flagpoles of a permanent nature are not allowed. Temporary flagpoles may be installed on national holidays.	\$5.00/day	14 days
<b>E. Exterior Lighting</b>		
No spot lights on front or sides of residence are allowed. Lighting must not infringe upon neighbors.	\$ 5.00/day	14 days
<b>F. Refuse Disposal and Lot Maintenance</b>		
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.	\$ 5.00/day	14 days

**COMPLY**

**VIOLATION**

**ASSESSMENT**

**TIME TO COMPLY**

**G. Fences**

No fence shall be constructed nor installed without prior approval from the ARC. All fences must be maintained in a neat, clean and attractive manner.

\$ 10.00/day

14 days

**H. 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 or installed 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 ARC prior to construction or installation.

\$ 10.00/day

21 days

- 2. Maximum legal interest will be charged and applied to any amounts owed the Association.
- 3. A temporary waiver or variance of any of the conditions or requirements of the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, ALL SUPPLEMENTARY DECLARATIONS, ARCHITECTURAL DESIGN GUIDELINES AND THE RULES AND REGULATIONS OF THE CLIPPER ESTATES MASTER HOMEOWNERS' ASSOCIATION, INC. will only be considered if a written request is submitted. Approval in writing must be obtained from the Architectural Review Committee or the Board of Directors upon appeal prior to the implementation of the temporary waiver or variance.
- 4. Reports of violations from members must be submitted in writing to the office of the Association.

Respectfully submitted,  
Clipper Estates Master Homeowners' Association, Inc. Architectural Review Committee:

BY: Joseph S. J. [Signature]  
DATE: 10/14/04

BY: Keri G. Wells [Signature]  
DATE: 10/14/2004

BY: [Signature]  
DATE: 11/3/04

**CLIPPER ESTATES MASTER  
HOMEOWNERS' ASSOCIATION  
1303 CUTTER COVE  
SLIDELL, LA 70458  
OFFICE #985-643-9868 FAX #985-643-2892  
ClipperEstates@aol.com**

October 28, 2004

**GUIDELINES FOR IMPLEMENTING SPECIAL ASSESSMENTS ADOPTED BY THE  
BOARD FOR VIOLATIONS TO THE COVENANTS, CONDITIONS AND RESTRICTIONS  
AND CURRENT DESIGN GUIDELINES SET FORTH BY THE ASSOCIATION.**

1. At ARC notification for violation a non-compliance letter will be mailed, advising the resident to come into compliance with the rules and regulations adopted by the Board.
2. If a second letter is required, it will be mailed certified explaining the violation, the special assessment, and the amount that applies to the violation.
3. If the violation continues to go unresolved, accumulating assessment fees that exceed \$500.00, a lien will be filed on the property. Notwithstanding the above, a lien may be filed if the property is being transferred or refinanced, or for any other reason determined by the Board. Further action will follow in accordance with the Covenants, Conditions and Restrictions for the Clipper Estates Subdivision.

Clipper Estates Master Homeowners' Association  
Architectural Review Committee

BY: Joseph L. Jagers  
DATE: 10/28/04

BY: Ken G. Wells  
DATE: 10/28/2004

BY: Sheila Pittman  
DATE: 11/3/04