

**FOREST HEIGHTS PARK HOMEOWNERS ASSOCIATION**  
**SUBDIVISION RESTRICTIONS**

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**I. LOTS AND BUILDING SPECIFICATIONS**

A. All lots contained in this subdivision are hereby designed as residential and all lots they shall be used for no other purpose other than residential, No building shall be erected, altered, placed or permitted to remain on any lot other than one single-family dwelling not to exceed two stories in height with usual and appropriate outbuildings and a private garage and/or carport to house no less than one (1) and no more than three (3) automobiles. The owner of any two adjoining lots may erect a residence on said two lots, which shall be considered for the purpose of these restrictions as one building lot. No school, church, assembly hall, fraternal group, group home, or transitional home shall be built or permitted on any lots on said subdivision.

B. Criteria for Residential Development

1. A single-story residence shall contain no less than one thousand two hundred fifty-nine (1,259) square feet of living area and no less than one thousand six hundred fifty (1,650) square feet of horizontal roof are except as otherwise provided in (b) below.
2. A single-story residence on lots numbered: 174A, 175, 176, 177, 178, 179, 180, 181, 182, 198, 199, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 224, 224, 225, 226, 227, 228, 229, 230, 231, 232, 237, 238, 249A, 250, 251, 252, 260, 261, 269, 270, 271, 272, 273, 274, 275, 276, 280, 281, 282, 283, 284, 285 and 290 shall contain no less than one thousand three hundred fifty (1,350) square feet of living area and no less than one thousand eight hundred fifty (1,850) square feet of horizontal roof area consisting of a private garage or carport for not less than two (2) cars or more than three (3) cars.
3. A one and one-half story or two-story residence shall contain no less than one thousand five hundred (1,500) square feet of living area, with a minimum of one thousand (1,000) square feet thereof on the ground floor, and no less than one thousand five hundred (1,500) square feet of horizontal roof area. In determining the "living area", open porches, screened porches with removable storm windows, breezeways, patios, landing outside or unfinished storage or utility areas, garages and carports shall not be included. However, the "horizontal roof area" may include the roofs of these portions of the residence building.
4. Specification for storage building: storage building may be attached to the home garage/carport or may be free-standing. If attached to home, it must blend in with the home in color and material and should not exceed 12 by 24 ft.

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If the storage is free-standing (not attached to home), a blueprint must be approved by the Forest Heights Park Homeowners Association Architectural Ad Hoc Committee (AAHC) and the Board of Directors before construction can begin. The following specifications must be met:

- a. Limit of one free-standing storage building per house
- b. Must blend in with house structure and appearance
- c. Color should match or blend in with the color of the house
- d. Dimension should not exceed 12 X 24 feet
- e. Should *preferably* be built on a concrete slab
- f. Materials should be that of hardy plank, brick, stucco, metal or vinyl siding or a combination thereof
- g. Roof should be that of shingles or metal
- h. Building must not be constructed on East Baton Rouge Parish servitude
- i. Existing storage units will be inspected and approved by the AAHC and the Board. Those buildings that fail to meet the specification standards (aesthetic in appearance) will need to be upgraded. The timeframe for completing the upgrade will be on an individual basis but should not exceed 3-6 months

#### C. Restrictions for Residential Development

1. No resident or building of any kind shall be located on any lot nearer to the “front lot line” or nearer to the “side street line” than the building line shown on the aforesaid plat of survey of said subdivision. In no event shall any building, including attached garages and/or carports of any lots be located any nearer than twenty-five feet (25’) to the front lines thereof or any nearer than five feet (5’) to the sidelines thereof; and no evidence shall be set back than sixty feet (60’) from the front lines of said lots. Notwithstanding any of the foregoing provisions hereof, detached garages and/or other permitted accessory building may be erected as near as five feet (5’) to any sideline and as near as ten feet (10’) to the rear lot line.
2. For the purpose of these restrictions the “front lot line” of a lot is construed to mean that property line which fronts on the street. On lots at the corner of two intersecting streets the “front lot line” shall be that side of the lot having the less street frontage; and the “side street line” shall be that side of the lot having the lesser street frontage; and the “side street line” shall be the side of the lot having the greater street frontage.
3. For the purpose of these restrictions, eaves and steps shall not be constructed or considered as a part of a building, providing that this constriction shall not be interpreted to permit any portion of a building to encroach upon another lot. Nor shall eaves, cornices, buttresses belt courses, sills and ornamental features project into the minimum side yard more than forty-eight inches (48”).

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- D. Servitude and rights of way for the installation and maintenance of utilities and drainage facilities, as shown on the aforesaid plat, are dedicated to the perpetual use of the public.
- E. No residence or building of any kind, no improvement which extends above ground level, and no fence shall be erected, placed, altered, or permitted on any lots unless and until the construction plans, specifications, evaluations, and a plan showing the location of the structure will have been approved in writing by the FHPHOA Board of Directors and *Architectural Ad Hoc Committee* (AAHC) [hereinafter constituted] as to the quality of workmanship and materials, harmony of exterior design with existing grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line unless similarly approved.
- F. It is contemplated that the exteriors of all residences shall be of brick masonry or brick masonry veneer. No building or structure shall be constructed of imitation brick, imitation stone or asbestos on the exterior, and said *Architectural Ad Hoc Committee* may oppose other appropriate and reasonable standards for exterior finishes and materials so that such finishes and materials which it may deem undesirable or which in its discretion detracts from the value of the dwelling itself or the surrounding properties, the general appearance of the neighborhood or the value of the adjacent structures, will not be utilized.

## II. GOVERNANCE

- A. The Architectural Advisory Board (AAB), appointed by the Board of Directors, whose responsibility is to advise the FHPHOA Board and Architectural Ad Hoc Committee, is comprised of:
  - 1. Gary Barber (Electrical Contractor) [gbarber112@yahoo.com](mailto:gbarber112@yahoo.com), 9420 Highland Ave Zachary. La 70791
  - 2. Tyler Henderson (Structural Engineer) [tjalex25@gmail.com](mailto:tjalex25@gmail.com), 2525 O'Neal Ln. Apt.992, BR. La. 70816
  - 3. Leon Dyer (Lawyer) [ld\\_dyer@hotmail.com](mailto:ld_dyer@hotmail.com), 9727 Siegen Lane B.R. La 70810

The Architectural Advisory Board shall serve as an advisor to the Forest Heights Park Homeowners Association Board of Directors and the Architectural Ad Hoc Committee. The majority of the Advisory Board may designate a representative to act on its behalf. In the event of the death or resignation of any member of the Advisory Board, the Board of Directors for the Forest Heights Park Homeowners Association, hereby referred to as The Board, shall designate a successor. Neither members of The Advisory Board nor its designated representative shall be entitled to any compensation for services performed in connection with the administration of these restrictions. At any time, the record owners of a majority of the lots shall have the right and privilege, by executing and recording in the Office of the Clerk and Recorder of the Parish of East Baton Rouge and appropriate written instrument, to

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change the membership of the Advisory Board or to restore to it any of its powers and duties.

- B. The FHPHOA Board's approval or disapproval, as required by these restrictions, shall be in writing. In the event the FHPHOA Board or its designated representative fails to approve or disapprove within thirty (30) days after plans and specifications will have been submitted to it or, in any event, if no suit to enjoin the construction will have been commenced prior to the completion thereof, the FHPHOA Board's approval will not be required, and the related restrictions shall be deemed to have been fully complied with.
- C. Invalidation of any of these restrictions by judgment or court order shall in no way affect any of the other provisions hereof and the latter shall remain in full force and effect.

**III. PROPERTY UTILIZATION STANDARDS**

- A. No garage apartment shall be erected or permitted on any lots for living purpose.
- B. No structure of a temporary character, no trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used as a residence either temporarily or permanently. Temporary storage bins are only permitted during construction or remodeling and shall not remain on property longer than 3 months following completion of construction work. The only exception to this is when temporary federal or state housing is provided following destruction as a result of an act of nature.
- C. No commercial business or noxious or offensive trade or activity shall be conducted on any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood; this shall not be interpreted to restrict a builder from erecting temporary warehouses and/or offices on any lots for construction of houses on other lots.
- D. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. Upon completion of a residence, all debris shall be removed from the premises immediately.
- E. All building permits for construction must be approved by the Board and must be posted and visible for inspection.
- F. No building materials or building equipment of any kind may be placed or stored on any lot except in the actual course of construction of a residence or other building thereon. No vacant lot shall be used for gardening or farming purposes, except that flowers and shrubbery may be grown for noncommercial purposes.

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- G. No oil drilling, oil development operations, oil refining, quarrying or mining operations
- H. No animals, livestock, pigeons, or poultry of any kind shall be raised, bred, or kept on any lot. Only pet dogs, cats or other household pets may be kept, provided they are not kept, bred or maintained for any commercial purpose; and provided further that the total number of dogs, cats or similar household pets shall not exceed three (3) per family.
- I. Utility trailers shall not be parked on the street. Only small utility trailers measuring no more than 4' X 6', 4' X 8', 5'X 5', 5'X 8', 5'X 10' or 6' X 8' are allowed to be parked on property.

#### **IV. DISPLAY AND APPEARANCE**

- A. Home exterior shall be well-maintained and shall not be an eyesore to the community. Unsightly storage of items, visible to the street, in front of home or carports, is prohibited. Storage should not replace the parking of vehicles. Each homeowner is allowed to have one (1) storage building per household. (See Specifications in Storage Building - Section I – B-4)
- B. Advertisement/business signs shall not be displayed to public view on any lot. The exception is “For Sale”, “For Rent”, or political campaign signs which shall measure no more than 18 by 24 inches; and builder’s real estate signs to advertise the property during construction and sale period which shall measure no more than 5 square feet. Campaign signs must be removed from premise within 24-48 hours after the election.
- C. Lot owners or home occupants shall keep their respective lots mowed, edged and free of noxious weeds. In the event that an owner fails to discharge this obligation, the FHPHOA Board of Directors may, at its discretion, cause the lot(s) to be mowed, and the owner of such lot(s) shall be obligated to cover the cost of such mowing. All debris resulting from mowing the lawn shall be disposed of or bagged and not be blown into the street. Residents who have lawn services/lawn contractors are to inform such of restrictions. It is the responsibility of residents to help prevent clutter from clogging up drainage system.
- D. Residents should remove empty garbage and recycle bins from the curb within 24-hours after garbage/trash pick-up. Residents are to store garbage/recycling can to the side or back of the home.
- E. Residents are asked to inspect areas around their homes for trash. Please pickup and dispose of properly.

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#### V. PARKING

- A. No house trailers, commercial vehicles, tandem trailers, buses, 18-wheelers or large trucks shall be kept, stored, repaired or maintained in any manner, on any lot, servitude or right of way. Except in cases of emergency, no car or truck shall remain parked on the street overnight.
- B. Large trucks are prohibited on subdivision streets, with the exception of service and/or delivery trucks. Abandoned or inoperable vehicles shall be moved from property within thirty (30) days. Vehicles remaining beyond 30 days will be reported to law enforcement for notice to remove and possible fine for noncompliance.
- C. Residents nor visitors are allowed to park on their lawns or park across sidewalk at anytime.

#### VI. PETS

- A. No family pet is allowed to roam throughout the neighborhood without being accompanied by a family member or designated person and **must be** on a leash.
- B. All pet owners/walkers are responsible for and expected to pickup and properly discard their pets' solid excrement (poop). Respect of neighbor's property is expected.
- C. Any aggressive pets should be housed in an appropriate-size, secured kennel.
- D. Pet owners must make sure that their dogs are not a nuisance to neighbors with excessive barking.

#### VII. MONITORING AND ENFORCEMENT

- A. Street Captains are in place to help enforce adherence to restrictions.
- B. Homes where drug activity and/or trafficking are suspected shall be monitored by *Architectural Ad Hoc Committee* and the East Baton Rouge Sheriff Office, when indicated
- C. Adherence to all restrictions will be monitored by Street Captains and the Architectural Ad Hoc Committee and reported to the Board, and will involve law enforcement as needed.

#### VIII. MISCELLANEOUS

- A. Noise levels from parties and like activities should be held to a minimum and should not be a nuisance to neighbors.

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- B. Residents should observe and adhere to the speed limit and other posted official signs within the community.
- C. It is the responsibility of the property owner to make sure that renter or lessee of their property is briefed on these restrictions and that they adhere to the restrictions and be held accountable for compliance.

**IX. VIOLATION AND FINES**

- A. Violation of these restrictions may be subject to fees and/or fines governed by ordinances and laws of the Parish of East Baton Rouge and the State of Louisiana and those imposed by the FHPHOA.
- B. Homeowners or residents will be responsible for any fees and/or fines incurred as a result of restrictions violation.

**X. TERM LIMITATION**

These covenants are to run with the land and shall be binding upon all persons owning lots in Subdivision, their heirs, legatees and assigns for an initial period of two (2) years during which time a majority of the then owners may amend the restrictions of record at any time, whether to modify, amend, add, terminate, enact and impose additional restrictions or make the existing restrictions more onerous to reserve the general plan of a single family residential development, said amendments to be effective upon recordation, after which automatic five (5) year renewal periods shall commence from the date of said recording.

Thereafter, within six months prior to the date of an automatic renewal period, the restrictions then of record may be amended by a majority of the then owners to the same extent set forth hereinabove by filing an instrument amending said restrictions, which shall become effective on the date of the beginning of the automatic renewal period. Notwithstanding the time periods set forth above, the restrictions of record may be amended at any time by an instrument signed by not less than seventy (70) percent of the then owners to the extent as set forth above in whole or in part following a sixty (60) day written notice to all owners sent by certified mail of the intent to amend said restrictions to the last known address of all owners as maintained by the Assessor of East Baton Rouge Parish.

**XI. ABBREVIATIONS**

- A. *Forest Heights Park Homeowners Association (FHPHOA)*
- B. *Forest Heights Park Homeowners Association Board of Directors (Board)*
- C. *Architectural Advisory Board (AAB)*
- D. *Architectural Ad Hoc Committee (AAHC)*

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**XII. DEFINITIONS, ROLES AND RESPONSIBILITIES**

- A. Forest Heights Park Homeowners Association:** All property owners in Forest Heights Park Subdivision which constitutes the Forest Heights Park Homeowners Association.
- B. Forest Heights Park Homeowners Association Board of Directors:** A group, elected annually, by the Forest Heights Park Homeowners Association that represents the Association, governs the business affairs and enforces compliance of rules, regulations and restrictions of the Association. The Board is composed of a President, Vice President, Secretary, Treasurer, Parliamentarian, Chaplain and Sergeant-at-Arms.
- C. Architectural Advisory Board:** A group comprised of three professionals who have a background or knowledge of real estate, architecture and/or law. The Committee serves to advise the FHPHOA Board of Directors and *Architectural Ad Hoc Committee* on matters concerning subdivision restrictions and enforcement thereof. The AAB shall serve without a term limit. The Board has the authority to appoint or replace a member in the event of the member's failure to perform, the member resigns or dies. The AAB shall communicate with the Board's President, AAHC, and/or the AAHC's liaison.
- D. Architectural Ad Hoc Committee (AAHC):** A committee comprised of at least eight (8) members of the FHP community, with at least one from the Board of Directors (*Liaison*), appointed by the Board's President, for the purpose of monitoring Restrictions Compliance and reporting to the Board when there are violations. The AAHC shall serve a two-year term. The Board President shall appoint or replace a member in the event of member's failure to perform, the member resigns or dies.
- E. Liaison:** A member of the Board, designated by the President, who represents the Board in the AAHC meetings and reports to the Board the activity of the committee.

**All residents have a responsibility to help keep our community safe and attractive. See something, say something! Let us show community pride!  
LET US HELP KEEP OUR PROPERTY VALUES UP!**

**Residents are expected to comply with aforementioned Restrictions. Restrictions will be strictly enforced sixty (30) days after every homeowner has received a copy of the updated restrictions.**