



CCR Table The Haven

Tangipahoa Parish

5.5 – Without Architectural Reviewer’s prior written approval, a person may not conduct a dwelling or make an addition, alteration, improvement, installation, modification, or redecoration, or reconstruction of or to the Property, if it will be visible from a street another Lot or the Common area.

5.6.1- ACC has 60 days to make decision on submitted plans

6.1 The area shown on the final plot of The Haven Subdivision described as the landscape servitude are hereby transferred and conveyed and delivered, without any warranty whatsoever, but with full subrogation to all rights and actions of warranty the developer may have to the Haven Homeowners Association. To have and to hold these landscape servitude areas full ownership forever.

This landscape servitude area is to be dedicated to the common use and the enjoyment of the Lot owners. The care, upkeep, and maintenance of the area shall be the responsibility of the lot owner of The Haven Subdivision through the Association.

6.3- HOA has right to enforce “penalties for infractions” and 10.2.1 – expressly says they can levy fines daily if they want

8.31/8.5 – Board sets assessments by setting budget

8.6- Assessments late if not received on or before due date

8.7 – Says board “may” establish reserve funds

10.1 – Board MUST GIVE WRITTEN NOTICE AND OPPORTUNITY FOR A HEARING

10.2.3 – Notice “may be given in any manner likely to be received by the Owner”

ACC- ACC Violation

5.5 – Without the Architectural Reviewer's prior written approval, a person may not construct a dwelling or make an addition, alteration, improvement, installation, modification, redecoration, or reconstruction of or to the Property, if it will be visible from a street, another Lot, or the Common Area.

ACR- ACC Request - forms can be found on the web site or you can request them from a Board Member

ACU- A/C and Heating Violation

B.10. - Air conditioning equipment may not be installed in the front yard of a dwelling. Window units are prohibited. The Architectural Reviewer may require that air-conditioning equipment and apparatus be visually screened from the street and neighboring Lots.

AGE- Age Violations – The upkeep of a home is important for all property values to stay at an even value.



ANM- Animals

6.4 - No animal, bird, fish, reptile, or insect of any kind may be kept, maintained, raised, or bred anywhere on the Property for any commercial purpose or for food. The only animals permitted on the Property are customary domesticated household pets, which may be kept subject to rules adopted by the Board. Pets must be kept in a manner that does not disturb the peaceful enjoyment of residents of other Lots. Animals - Household Pets. No animals, including pigs, hogs, swine, poultry, fowl, wild animals, horses, cattle, sheep, goats, or any other type of animal not considered to be a domestic household pet within the ordinary meaning and interpretation of such words may be kept, maintained, or cared for on the Property. No Owner may keep on such Owner's Lot more than four (4) cats and dogs, in the aggregate. No animal shall be allowed to make an unreasonable amount of noise, or to become a nuisance, and no domestic pets will be allowed on the Property other than on the Lot of its Owner unless confined to a leash. No animal may be stabled, maintained, kept, cared for, or boarded for hire or remuneration on the Property, and no kennels or breeding operation will be allowed. No animal shall be allowed to run at large, and all animals shall be kept within enclosed areas which must be clean, sanitary, and reasonably free of refuse, insects, and waste at all times.

BUS- Business Use of Lot

6.5 - A resident may use a dwelling for business uses, such as telecommuting, personal business, and professional pursuits, provided that: (1) the uses are incidental to the primary use of the dwelling as a residence; (2) the uses conform to applicable governmental ordinances; (3) the uses do not entail visits to the Lot by employees or the public in quantities that materially increase the number of vehicles parked on the street; and (4) the uses do not interfere with the residential use and enjoyment of neighboring Lots by other residents.

BBL- Basketball Goal - All Basketball goals must be consistent with standard designs and materials therefor approved by the Developer, so long as the Developer holds the Architectural Control powers under this Article VII, and thereafter by the Association's Board of Directors. Basketball Goals may not be attached to a Building/Home, nor installed within a street right-of-way. Moveable basketball goals may not be placed within a street right-of way.

CLO- Clotheslines Violation - No outside clothesline shall be constructed or maintained on any lot within sight of the Common Area or any street or adjacent Lot.

COM- Common Elements The up keep of all common elements, (Park, Pond, Grass Cutting of the Front entrance) that The Haven Homeowners Association takes care of is paid by the homeowners association through the Assessments that are paid each Year.

DEK- Decks - All Decks must have Architectural approval before construction can begin.



FEN- Fence Violation

B.7 – The height of fences must be between 4 feet and 8 feet. Fences must be made of masonry, wood, or other Architectural Reviewer – approved material. Any portion of a fence that faces a street, alley, or Common Area must have a “finished side” appearance. Retaining walls must be constructed entirely with Architectural Reviewer – approved materials, however railroad ties may not be used for a retaining wall visible from a street. Fences may not be constructed between a dwelling’s front building line and the street, nor on the Common Area. The use of barbed wire and chain link fencing is prohibited. The use or application of a stain that cures in a solid color or paint is prohibited. Wood fences may be left in their natural state. No wood fence may be stained to alter the fence color from a natural wood color. Fences on Lots which are adjacent to any lakes, ponds, park areas, recreational fields, pathways or Common Area (Common Area Restricted Fence Lots) shall be constructed in such a manner as to reasonably preserve the view of such to all other Owners. The fences along the rear property line of these Common Area Restricted Fence Lots must be either a wrought iron fence or a see through wood picket type fence and the heights shall not exceed 4 feet (further, the height of the first 20 feet of side fencing from the rear property line shall not exceed 4 feet, and, after the first such 20 feet of side fencing, the side fencing may transition to a height not to exceed 6 feet on an angle not to exceed 45 degrees). Side fences on Common Area Restricted Fence Lots may contain privacy fencing.

FPL- Flagpole Violation A developed Lot may not have a larger than (5) five-foot pole in the front/side or in the back yard of any home. However, garden flags are permitted. No bad language, nasty or inappropriate flags should be flown in the subdivision. All Flag should be approved by the Compliance committee.

GAR- Garage - Use for parking Vehicles. Garage may not be used for office space, business area, or any other type of business that can be ran from a garage.

GAZ- Gazebos - All Gazebos must have Architectural approval by the Board of Directors.

GBG- Garbage Containers - Garbage and Refuse Disposal. Garbage and trash shall be kept in sanitary containers screened from public view. Trash, garbage, debris, rubbish, and junk may not be permitted to collect or remain on any Lot.



GRD- Gardens - Must be keep weed free, maintained, and bushes trimmed at all times.

LEA-Leash Violation - No pet shall be allowed to run lose on portions of the Property other than the lot or Unit or Living Residents within which some are kept. No pets shall be allowed to disturb others by barking, noise or other activities or by disagreeable odors. No Pets shall be allowed to disturb others in any manner whatsoever, or to damage or harm persons or property in any manner whatsoever.

LAND - . Landscaping. Each Owner shall install full cover grass sod or full cover hydro mulch application in the front yard of the dwelling on his Lot. In addition, each owner shall plant at least one (1) two-inch (2") caliper tree on such Lot in instances where the FHA or VA requires such planting for loan approval. The existence upon a Lot of a native tree or trees of similar size shall fulfill this planting requirement and no further planting shall be required.

LOT- Lot Maintenance

6.5/11.1.1/11.1.2 - Both the Lot and the dwelling must be maintained in a manner so as not to be unsightly when viewed from the street or neighboring Lots. Maintenance includes preventative maintenance, repair as needed, and replacement as needed. Specifically, each Owner must repair and replace worn, rotten, deteriorated, and unattractive materials, and must regularly repaint all painted surfaces. Each Owner, at the Owner's expense, must maintain the yards on his Lot at a level, to a standard, and with an appearance that is commensurate with the neighborhood. "Yards" means all parts of the Lot other than the dwelling, including fenced and unfenced portions of the Lot.

MAI- Mailbox/Plaque Violation

B.9 - If curbside boxes are permitted by postal authorities, the Architectural Reviewer may require a uniform size and style of mailbox and pedestal.

OBJ- Objectionable Action

6.5/6.10 - No Lot or Common Area may be used in any way that: (1) may reasonably be considered annoying to neighbors; (2) may be calculated to reduce the desirability of the Property as a residential neighborhood; (3) may endanger the health or safety of residents of other Lots; (4) may result in the cancellation of insurance on the Property; or (5) violates any law. The Board has the sole authority to determine what constitutes an annoyance. A resident must exercise reasonable care to avoid making or permitting to be made loud, disturbing, or objectionable noises or noxious odors that are likely to disturb or annoy residents of neighboring Lots.



Nuisance – No noxious or offensive trade or activity shall be carried on upon any portion of the Subdivision, nor shall anything be done thereon which may become an annoyance or nuisance to the residents of the Subdivision or in any way endanger the health of the residents.

PAR- Parking Vehicles - Vehicles whether or not self-propelled, automobiles, trucks or trailers (including but not limited to cars, trucks or other vehicles) may not be parked on any turf area, Parking is permitted only on paved surfaces, which are specifically designed and intended for parking, or adjacent public streets.

POL- Pool Violation - Swimming Pools. All swimming pools must have the prior written approval of the Committee. All swimming pools must be enclosed behind a fence of at least six feet (6') in height with a locking gate approved by the Committee/All Swimming pools must be enclosed by a fence at least 48 inches in height with a self-closing gate.

PPL- Pet In Pool Area Violation - for subdivision that have community pool areas.

PLY- Playground Equipment – All playground and/or recreation equipment must be placed in the back yard unless otherwise approved by the Architectural Control Committee in writing before construction begins or such placement of the playground or recreational equipment on the lot in the Subdivision equipment.

PSP- Parking Space Violation- The is for Condos and/or Apartments.

RES-Residential Usage

6.11 - Other than the completed principal dwelling, no thing or structure on a Lot may be occupied as a residence at any time by any person. This provision applies, without limitation, to the garage, mobile homes, campers, and storage sheds.

ROOF-

B.4.Roof Shingles Roofs must be covered with material having a manufacturer's warranty of at least 20 years. The use of fiberglass shingles is permitted. The color of roofing material must be weathered wood or an equivalent earth tone color. The Architectural Reviewer may permit or require other weights, material, and color.



SAT- Satellite/Antennas

6.14 - Antennas, satellite or microwave dishes, and receiving or transmitting towers that are visible from a street or from another Lot are prohibited within the Property, except (1) reception-only antennas or satellite dishes designed to receive television broadcast signals, (2) antennas or satellite dishes that are one meter or less in diameter and designed to receive direct broadcast satellite service (DBS), or (3) antennas or satellite dishes that are one meter or less in diameter or diagonal measurement and designed to receive video programming services via multipoint distribution services (MDS) (collectively, the "Antenna") are permitted if located (a) inside the structure (such as in an attic or garage) so as not to be visible from outside the structure, (b) in a fenced yard, or (c) attached to or mounted on the rear wall of a structure below the eaves.

SDW- Sidewalk Upkeep - For Subdivision that have sidewalks

SIG- Sign Violation Signs and Decorations. No signs of any kind, including insignias or logos, shall be displayed to the public view on any Lot, except for the following: (a) One sign of not more than nine (9) square feet advertising the Lot and any improvements thereon for sale; (b) One or more signs or insignias of not more than one (1) square foot aggregate surface area advising that the dwelling on a Lot is protected by a security system or warning of the presence of a dangerous dog; **Decorations** erected within the public view for holidays or special occasions must be erected in a manner which does not create any hazard or nuisance or inconvenience for any Owner or resident of a Lot. All such decorations or displays must be maintained in a neat and attractive manner and must be completely removed from public view within 10 (10) days after the holiday or event for which they were originally erected. Christmas lights shall not be installed before Thanksgiving and must be removed by January 7th.

SOL- Solar Panels and Skylights - All Solar Panels and Skylights must have Architectural approval by the Board of Directors.

STO- Storage Sheds - All Stored sheds must have Architectural approval by the Board of Directors.

TRE- Tree Violation - No tree being at least eight (8) inches in diameter, measured on (10) foot above the ground and Twenty (20) feet tall shall be removed from the lot without approval from the Board of Directors.

TSH- Trash

B.12 - No Lot or other part of the Property may be used as a dumping ground. Waste materials incident to construction or repair of improvements on a Lot may be stored temporarily on the Lot during construction while work progresses and must be removed when construction or repair is complete.



UNI- Unit Maintenance - This is for Condos/ Pod type communities

VEH- Vehicle Visibility

6.13 - An Owner may be required to screen anything determined by the Architectural Reviewer to be unsightly or inappropriate for a residential subdivision. Screening may be achieved with fencing or with plant material, such as trees and bushes, or any combination of these. If plant material is used, a reasonable period of time is permitted for the plants to reach maturity as an effective screen. As used in this Section, "screened from view" refers to the view of a person in a passenger vehicle driving on a street or alley, or the view of a person of average height standing in the middle of a yard of an adjoining Lot.

VPR- Vehicle Repair - Vehicles, Trailers, and Equipment. The following vehicles, equipment, and apparatus may not be parked or stored on any Lot or easement or right-of way adjacent to any Lot, either temporarily or permanently, within public view. This restriction shall not prohibit the parking or storage of any item not otherwise restricted hereunder if such item is completely concealed from public view by being kept within a garage or outbuilding approved by the Committee or completely concealed behind a fence or enclosure approved by the Committee. a) Any motor vehicle which is not in daily use upon the public streets and highways of the community; b) Any vehicle which is wholly or partially inoperable or which does not bear current valid license plates and/or inspection stickers; c) Any trucks, except ordinary household pickup trucks or vans; d) Any commercial vehicles or vehicles bearing any insignias, sign, or name, or any vehicle equipped with commercial apparatus such as headache racks, plumbing apparatus, compressors, tool bins, storage bins, or winches; e) Any motor homes, campers, trailers, or mobile homes; f) Any boats, boat motors, boat trailers, or boating equipment; g) Any industrial or agricultural equipment, including garden tractors and trailers and any other farm or construction implements or equipment; h) Any other equipment, vehicles, or apparatus intended for transportation or hauling, other than ordinary personal automobiles, pickup trucks, and vans as excepted above.

WIN- Window Coverings - All windows must be covered by Blinds or Drapes/Curtains

WIR- Wiring Violation - All wiring must be done by a Licensed electrician.