

Riverside Court Condominium Phase 1
DBA VICTORIAN CONDOMINIUMS

6200 Riverside Dr., Metairie, La 70003

Phone: (504) 885-5775, Fax: (504) 885-5779

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February 2, 2009

To All Homeowners:

Please review the following procedures which will be **Strictly Enforced.**

1. No Pets allowed over 50 Lbs. There will be a \$ 100.00 fine per month. Also each unit is allowed only one pet. There is a fine of \$ 100.00 per pet.
2. All leases must be turned into the office prior to tenant move in date. There is a fine of \$ 50.00 per month until office is notified.
3. There must be a background check on all tenants. There will be a fine of \$ 500.00 if not received by the office prior to move in date.
4. If Jefferson Parish Sheriff Department is called out to a unit there will be a fine of \$ 250.00, if there is an arrest, there is also a fine of \$ 500.00 per arrest.
5. Other Violations: Fine \$ 50.00 Each per Week
 - a. All vehicles must be register on file in the office.
 - b. All units must have a copy of key in the office.
6. Pest Control: Treatment of units for roaches once monthly on an as needed basis.
 - a. Cost: \$20.00 per unit for spaying.Rodent Control: Price depend on the extent of the problem
 - a. Cost \$ 55.00 – 85.00 per unit
7. Per Jefferson Parish ordinance, the following restrictions pertaining to the number of occupants residing in a unit are:
 - In an efficiency - no more than 2 persons.
 - In a one-bedroom - no more than 3 persons.
 - In a two-bedroom - no more than 5 persons
 - In a three bedroom - no more than 6 persons.**Violation of the code will result in a fine of \$ 150.00 per person, which is over the limit, per month.**
8. Trash or debris on walkways, stairways, or common areas will be fine \$ 50.00 per occurrence, No Exceptions. Dumpsters are located at the rear of the property for all trash and debris except furniture and appliances. Furniture and appliance are your responsibility to discard off the property.

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July 10, 2009

Notice

To All Homeowners and Renters:

A fine will be assessed to your unit if the following rules are not followed.

1. You must clean up your pet's waste.
2. All children under 16 years old must be accompanied by an adult 18 years and older at all times in the pool area.
3. No dark clothing, no cut off jeans, no diapers (use swimmers diapers), dyes from the dark clothing react poorly with the chemicals that are needed for the pool and gels from baby diapers are clogging the filters, this is why the pool is closing one day a week to clean and treat the pool.
4. Please pick up all trash around your unit.
5. Every Vehicle must be registered in the office and have a parking tag or it will be towed.
6. Large furniture and appliances do not go into dumpsters. It is your responsibility to dispose of it properly.

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JULY 30, 2009

POOL(S) RULES AND REGULATIONS

First and foremost we are already having a problem with owners or tenants throwing trash in the pools and the surrounding areas. If anyone is caught doing this or if anyone sees a person or persons doing this please let the office know right away. You do not have to give us your name only the unit number of whom is throwing the debris everywhere.

We are trying to keep our pool areas as clean as possible so that they will remain open for the rest of August, September and possibly October weather permitting. If we continue to have this problem the pools we be **CLOSED FOR GOOD!!!!** The good should not have to suffer for the bad.

The debris in question is bottle caps from beer bottles, beer cans, glass in the pool that was just re-plastered on the 6200 side.

There has been baby toys, a shoe, paper trash, mardi gras beads, condoms and that is down right disgusting. We have also picked up fast food containers and wrappers.

****The age limit of the pool for children is 16. Anyone under the age of 16 **MUST BE ACCOMPANIED BY AN ADULT NO EXCEPTIONS!!!!** Anyone caught in the pool under age the unit is subject to be fined.

******Barbequing** is restricted to the permanent grill areas located throughout the property.

******Boiling** any form of seafood is **STRICTLY PROHIBITED** anywhere on the property. A \$200.00 fine will be assessed!!

******In order to use the pool area, each and every person must have a valid pool tag. (Children's tags must be worn on either their wrists or ankles). Pool tags can be purchased at the office for \$5.00 each, keys are \$10.00. There will be NO refunds on passes or keys and the office will not swap either. NO EXCEPTIONS!!**

******Only residents and their guests may use the pool facilities and guests must be accompanied by that resident at ALL TIMES.**

******No radios or recorders in the pool area except by EARPHONES!**

******ALCOHOL, GLASS CONTAINERS AND PETS ARE STRICTLY PROHIBITED** in the pool area and if pets are found in the pool area there will be a \$200.00 fine.

******ANYONE CAUGHT JUMPING THE FENCE TO GET INTO THE POOL WHEN IT IS CLOSED WILL GET A \$500.00 FINE.**

******There will be no loitering or gathering in driveways, stairways, mailbox corridors, entrances or exits. This is an inconvenience and annoying to people who must pass through. You can use the playground for gatherings.**

******\$100.00 fines will be issued to anyone walking their dog on the common grounds grass areas & who DOES NOT REMOVE PET EXCREMENT IMMEDIATELY! Any pets found roaming the property (regardless of ownership) will be taken away by the Jefferson Parish Animal Control Service. THE JEFFERSON PARISH LEASH LAW IS ENFORCED ON THIS PROPERTY, NO EXCEPTIONS!!**

DOG RULES

- 1. ALL DOGS ARE TO BE LEASHED AND ACCOMPANIED BY A RESPONSIBLE PERSON AT ALL TIMES. NO EXCEPTIONS. A \$50.00 FINE WILL BE IMPOSED FOR EACH VIOLATION OF THIS RULE**
- 2. PET EXCREMENT SHALL BE REMOVED FROM THE COMMON GROUNDS, WALKWAYS, STAIRWAYS AND DRIVEWAYS BY THE PET OWNER IMMEDIATELY AND DEPOSITED IN THE DUMPSTERS. NO EXCEPTIONS. A \$50.00 FINE WILL BE IMPOSED FOR EACH VIOLATION OF THIS RULE.**
- 3. PET OWNERS ARE DIRECTED TO WALK PETS ALONG THE REAR OF THE PROPERTY BORDERING THE I-10. NO EXCEPTIONS.**
- 4. NO PET FOOD OR PET SUPPLIES ARE TO BE LEFT OUTSIDE ANY UNIT FOR ANY REASON. NO EXCEPTIONS.**
- 5. EACH UNIT OWNER IS ALLOWED ONE PET ONLY! THE PET MUST BE REGISTERED IN THE OFFICE AND NOT WEIGH MORE THAN 25 POUNDS. OWNERS WITH DOGS WEIGHING OVER 25 POUNDS MAY REQUEST A DOG APPLICATION FROM THE OFFICE AND THE BOARD WILL HAVE TO APPROVE THE APPLICATION.**
- 6. THE PRECEEDING PET REGULATIONS ARE IN ADDITION TO ANY AND ALL STATE REGULATIONS.**