AVANT GARDE HOMEOWNERS’ ASSOCIATION



**Welcome New Resident**

The Avant Garde Homeowners’ Association Board of Directors, Staff, and community wish to welcome you to your new home and community. As a homeowner, you are also a member of the Homeowners’ Association. If you haven’t lived in an association run community before, there’s a lot to know.

First, the association is governed by a Board of Directors that are elected by the homeowners at our annual meeting in November. These Board members are all homeowners who, like yourself, have a vested interest in the community.

As an association member, you pay an association fee each month that covers the cost of water for the community, maintenance of all the common areas, building insurance, dumpster service, etc. The Budget Breakdown, as well as your condominium documents, will provide a more detailed explanation. Copies of both are available on the association’s website at [www.AvantGardeCondosAssoc.com](http://www.AvantGardeCondosAssoc.com). As a homeowner, you are welcome to use all of the amenities. These amenities are described below.

 **If you have not yet stopped by the office, you should do so soon to register yourself, your family, and your vehicle. Parking permits, pool passes, and a Rules and Regulations packet will be supplied in the office**.

A few need-to-know things:

The previous owners and/or the realtor should have provided you with the following items:

1. A registered pool key, which will open all gates and restrooms in the amenity area and turn on the tennis court lights.
2. A mailbox key for your unit.
3. A copy of the By-Laws, and Rules and Regulations.
4. Arm bands for the pool/tennis court use.

If you’re missing a pool key or mailbox key, you may purchase a replacement from the office for a fee of $25.00. Arm bands for the pool/tennis court are subject to a fee per band in the event you lose any of your armbands and need to replace them. Copies of the By-Laws and Rules and Regulations may be obtained by accessing them through HOA website, [www.AvantGardeCondosAssoc.com](http://www.AvantGardeCondosAssoc.com).

Monthly dues are due on the first of each month. Dues not received in the office by 6:00 A.M. on the sixteenth of each month will be charged a late fee of $25.00. When a unit owner carries a delinquent balance in excess of 60 days, that unit will receive a written notification that the water service will be terminated. The owners, their guests, and/or tenants will be restricted from using the Association’s amenities, even as a guest, if full payment is not received by the Association to bring the unit owners’ account current within ten days. If the unit owner continues to be delinquent, liens will be filed on the unit. If the unit owner’s account is not brought current, then the Association may file a lawsuit against the unit owner for collection of all amounts due, costs and attorney’s fees.

For questions on any of the enclosed information, please call the Avant Garde office at (504) 469-5959. Normal office hours are Monday through Friday from 6:00 AM to 2:00 PM. You are also encouraged to attend our homeowners’ annual meeting in November. The Annual meeting consists of the election of new Board Members, the presentation of the annual audit, presentations and discussion by the Association Attorney, CPA and Insurance Representative.

 The amenities that are available for your enjoyment include:

**TWO POOLS & A HOT TUB**

Avant Garde is equipped with two large pools and a hot tub for your enjoyment. All of the amenities are located in the middle of the community surrounded by an iron gated fence. The pools and hot tub are open 24 hours a day for your convenience. We only ask that you be courteous to the residents who live close to these areas and keep noise at a low level. According to the City of Kenner, quiet hours are from 11:00 P.M. to 7:00 A.M. Please obey all posted Rules and Regulations while in these gated areas which include no pets, no one under age **16** in this area without adult supervision, and no one under age**16** allowed in the hot tub –

 NO EXCEPTIONS.

**TENNIS COURT**

There is one large tennis court available for residents’ use. For tennis after dark, you must use your gate key. Place the gate key in the key hole (located next to the meter boxes on the building closest to the tennis court) and turn the key. Your key must stay in this lock for the lights to remain on. After 10:00 P.M. the lights will not come on at all.

**PAVILION**

The pavilion area is located within the gated area between the two pools. The pavilion is equipped with an adjoining kitchen including a stove, microwave, refrigerator, and large picnic table. This area is available to all residents, unless reserved for exclusive use (excluding major holidays) through the office. Restrooms for the amenity area are located on the side of the pavilion and can be unlocked using your gate key.

**FIESTA ROOM**

Avant Garde has a multi-purpose room, called the Fiesta Room, available to reserve for meetings and parties. The rental fee is $75.00 for homeowners and $125.00 for renters. There is also a $125.00 for owners and $175.00 for renters, **refundable** security deposit. The amenity area must be clean and free of damage for a deposit refund. Monthly Board of Directors meetings as well as homeowners’ meetings and social events are held here. This room is equipped with central air, tables, folding chairs, flat screen TV, and DVD player. If you have any questions on any of the amenities, please call the office.

Armbands must be worn in all the amenities area.

 Welcome again to Avant Garde, we know that you’ll enjoy living with us. Avant Garde is a premier community, and we are striving to keep it that way. Please read over your Rules and Regulations so that you can help keep it “The Circle You Want To Be In”.

 **AVANT GARDE HOMEOWNERS’ ASSOCIATION, INC.**



Dear Homeowners and Residents,

Avant Garde Condominiums is a premier property. We need your help in keeping it a nice, clean, and enjoyable place to live. This packet contains a revised and simplified version of our rules and regulations. New rules and regulations have been added and recorded with the Parish of Jefferson. It is your responsibility as a homeowner to see to it that you, the homeowner, and all of your visitors, tenants, family members, etc. adhere to each and every one of the listed items.

All infractions prescribed in the bylaws will be enforced. The homeowner in violation will first receive a warning letter making them aware of the violation and request that appropriate action be taken to resolve the violation. After receiving the warning letter, if any additional violations are warranted, the homeowner responsible will receive a $50.00 violation assessment. Where signs are posted, no warning letter will be issued, only a $50.00 violation assessment.

Sometimes bothersome, rules and regulations set a standard for our community. We are confident that everyone would like to see their property values and quality of life remain high.

 Sincerely,

The Avant Garde Board of Directors

Avant Garde Homeowners’ Association

# Rules and Regulations Avant Garde Homeowners Association

## Table of Contents

1. Association Meetings....................................................................................................7
2. Association Dues & Collections...................................................................................7
3. Assessments..................................................................................................................8
4. Leased Units (Tenants).................................................................................................8
5. Common Elements.....................................................................................................9, 10
6. Landscaping..................................................................................................................10
7. Noises & Nuisances...................................................................................................10-11
8. Barbeque Pits.................................................................................................................11
9. Property Appearance..................................................................................................11-12
10. Amenity Area Regulations.........................................................................................12-13
	1. Pool Rules
	2. Hot Tub Rule
11. Dumpsters......................................................................................................................14
12. Vehicle Restrictions...................................................................................................14-15
13. Obstruction of Streets....................................................................................................15
14. Child safety Restrictions................................................................................................15
15. Pet Restrictions..............................................................................................................15
16. Decorating Guidelines....................................................................................................16
17. Signs...............................................................................................................................16

# RULES & REGULATIONS

All posted rules in the recreation area, mail huts, and on dumpsters are considered an extension of these rules and regulations and must be followed as such.

## ASSOCIATION MEETINGS

 Our annual homeowners’ meeting will be held in November this year. Announcements and information about this meeting will be sent to all homeowners and residents.

## ASSOCIATION DUES & COLLECTIONS

Association dues are due on the first of each month. Dues not received in the office by 6:00 am on the sixteenth of each month will be charged a late fee of $25.00. Dues are to be paid by check or money order. No cash will be accepted.

An NSF check fee of $35.00 will be assessed for any checks returned for insufficient funds. The check will be automatically deposited a second time. If the check is returned a second time, another $35.00 NSF fee will be assessed, dues will be considered late, and late fees will be charged.

 When a unit owner carries a delinquent balance in excess of 60 days, that unit will receive a written notification that the water service will be terminated. The owners, their guests, and/or tenants will be restricted from using the Association’s amenities, even as a guest, if full payment is not received by the Association to bring the unit owners’ account current within ten days. If the unit owner continues to be delinquent, liens will be filed on the unit. If the unit owner’s account is not brought up current, then the Association may file a lawsuit against the unit owner for collection of all amounts due, costs and attorney’s fees

Once the unit owner’s account is brought current and no balance is due, the water service will be restored to that unit. The unit owner shall be responsible for payment of all costs associated with the water service termination and restoration. If water service to a unit is restored, turned back on, or tampered with by someone other than the Board of Directors’ authorized person or company, a fine of $50.00 per day will be assessed retroactively from the date the water service was originally terminated.

The Avant Garde Homeowners’ Association has established a Financial Committee to consider and review all matters pertaining to past due accounts, collections, and the rules in this section. The Committee is made up of three Directors, appointed by the Board of Directors. The Unit owner’s wish to address the committee may do so by scheduling an appointment through the office.

## ASSESSMENTS

A warning letter will be issued for the first violation of these rules, except where rules are posted. A $50.00 assessment will be issued if the violation continues or is not corrected within ten days of notice. The Board of Directors may also correct the problem at the owner’s expense.

Where signs are posted, no warning letter will be issued, only a $50.00 violation assessment. Subsequent violations of posted rules will render subsequent $50.00 violation assessments.

Violation assessments are subject to the “Association Dues and Collections” rule.

## LEASED UNITS (TENANTS)

No portion of any Condominium Unit, other than the entire unit, shall be leased for any period. No Condominium Unit shall be leased for a period less than six months without the consent of the Board.

1. All leases must be in writing. A copy of any executed lease must be promptly delivered to the Management Office.

1. All leases must contain a provision to the effect that the rights of the tenant to use and occupy the Condominium Unit shall be subject and subordinate in all respects to the provisions of this Declaration and to such other reasonable rules and regulations relating to the use of the Common Elements.

1. The lease shall provide that any failure by the tenant to comply with the provisions of such documents shall be a default under the lease.

1. It is the responsibility of each Unit Owner to give his or her tenants a copy of the Rules and Regulations and ensure that they abide by them. Payment of fines incurred by a tenant is the responsibility of the homeowner.
2. All tenants must complete a “Resident Information Form” and must be promptly delivered to the Management Office.

## COMMON ELEMENTS

A **common element** is defined as all that part of the property which is not within or a part of the individual units. Common elements are as follows:

1. The land and all foundations, bearing walls, columns and roofs, and other structural support,
2. All yards and community gardens,
3. All exterior walls of the buildings, all walls and partitions separating units from other

 units and all component roofing material,

1. All equipment used in common areas,
2. All recreational areas, and the like existing for common use, and
3. All other elements of the Building or Parcel desirable or rationally of common use or necessary to existence, upkeep and safety of the condominium regime established by this Declaration, and which are not specifically made a part of a unit by terms of this Declaration.

In order to provide for a congenial occupation of the Buildings and Property and to provide for the protection and maintenance of the market value of the Avant Garde Condominium Parcels, the following rules and regulations shall apply:

1. The Common Elements shall be used only by the unit owners and their agents, servants, tenants, family members, customers, invitees and licensees for access, ingress to and egress from the respective units and for other purposes incidental to use of the units.
2. Nothing shall be stored in or upon the common elements without prior consent of the Board except where otherwise herein expressly provided. Some examples included but not limited to: barbeque pits and/or charcoals, bicycles, basketball goals, swimming accessories, children’s toys, unused gardening materials, construction materials, pet accessories, shoes/boots, and tools.

1. Nothing shall be done or kept in any unit or in the Common Elements which will increase the rate of insurance for the property without the prior written consent of the Board. No unit owner shall permit anything to be done or kept in his unit or in or on the Common Elements which will result in the cancellation of insurance on any unit, or any part of the Common Elements, or which will be in violation of any law. (Note: Our insurance does not allow barbeque pits to be stored on balconies.)

1. No waste shall be committed in or on the Common Elements.

1. Nothing shall be altered or constructed in or on the Common Elements, except upon the written consent of the Board.

 No structure of a temporary character, trailer, shack, garage, barn, or other outbuildings shall be permitted on the Property at any time temporarily or permanently, except with the prior written consent of the Board; provided, however, that temporary structures may be erected for use in connection with repair or rebuilding of the building or any portion thereof.

1. Garden hoses must be rolled up when not in use. Hoses should be stored on patios or **free**-**standing** hose racks when not in use. Hoses must not be left on the ground or under bushes. Hose racks may **NOT** be attached to the building.

1. There shall be no feeding of stray animals.

## LANDSCAPING

Except within individual units, no planting, transplanting or gardening shall be done, and no fences, hedges or walls shall be erected or maintained upon the property, except as approved by the Board.

1. No mulch or wood related items may be placed in or on the ground or gardens.

1. Personal flower gardens are allowed only if the homeowner maintains his or her own personal garden and the subject area is approved by the Board. There are limited areas that may be used for personal gardens. Contact the office with questions.

All plantings are subject to review by the Board of Directors upon complaint of any Unit Owner. The Association has the right to require an owner to remove plantings at any time upon written notification to that effect and the Unit Owner shall be responsible for restoring the landscaping to its original condition.

1. No gardens, flower pots, or decorative objects may be placed within 24 inches (two feet) of the foundation of any building. To do so will void the property’s termite prevention warranty.

## NOISES AND NUISANCES

Specific noises and nuisances are prohibited on the Condominium Property. City Noise Ordinances are also strictly enforced.

1. “Quiet Hours” are between 11:00 p.m. and the following 7:00 a.m. per the City of Kenner ordinance section 7-166 Regulation of Unnecessary Noise.

1. Any Occupant or Unit Owner shall not commit or permit any nuisance, or immoral or illegal act in his Unit or the Property.

1. No noxious or offensive trade or activity shall be carried on within the Condominium Property or within any Condominium Unit nor shall anything be done here in which may be or become an annoyance to the neighborhood or the other Unit Owners.

1. No nuisances shall be permitted within the Condominium, nor shall any use or practice be permitted which is or becomes a source of annoyance to the Unit Owners or which interferes with the peaceful use and possession thereof by the Unit Owners.

1. No immoral, improper, offensive or unlawful use shall be made of the Property nor any part thereof and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed. The respective responsibilities of Unit Owners and the Association of complying with the requirements of governmental bodies which requires maintenance, modification or repair of that portion of the Property subject to such requirements.

## BARBEQUE PITS

Barbeque pits are **prohibited** **on balconies**. Open flame cooking is **prohibited** **on patios**. Open flame cooking must be done **ten feet away from the buildings**. This is a Jefferson Parish law. Open flame barbeque pits are available for resident use in the pool area.

**PROPERTY APPEARANCE**

1. Patios and balconies must be kept in an orderly manner so as not to be deemed offensive to the public view. Anything deemed inappropriate or unsightly by the Board of Directors must be removed from the public view within ten days of notice. A simple solution to this would be to add attractive roll down curtains or blinds. (i.e. Bamboo blinds)

New patio or balcony enclosures must be approved by the board. Homeowners must contact the office for guidelines and AGHOA accepted enclosures. Pictures of accepted enclosures will be available in the office.

1. Outdoor drying of clothes, bedding or similar items is not permitted. This includes patios and balconies.

1. No unreasonable or unsightly accumulation of storage or litter, new or used building materials, or trash of any kind shall be permitted within any Condominium Unit or upon any of the Common Elements.

 Trash and garbage shall not be left on the ground. All refuse must be deposited with care into dumpsters provided.

1. Any exterior enhancement to the property must be approved by the Board of Directors. Disputes on whether something is an enhancement will be determined by the Board.

1. “Park benches” must have Board approval before placement on the property. Only park bench style seating will be allowed on the common areas unless otherwise approved by the board.
2. All door styles and colors must be approved by the Board before being installed. This includes front doors, storm doors, and back doors.
3. Torn screens (window, patio, doors) must be repaired or replaced within ten days of notice.
4. Homeowners are solely responsible for the maintenance and replacement of their individual porch lights, inclusive of light bulbs and globe surroundings. The standards committee will monitor this according to the by-laws and property appearance regulations.
5. The Unit Owner shall not cause or permit anything to be nailed, hung or displayed on the outside of windows or placed on the outside walls of any building, except as provided for in these Rules and Regulations, and no signs or awnings, canopies, flag poles, shutters or radio or TV antennas shall be affixed to or placed on the exterior walls or roofs or any part thereof, without the prior consent of the Board. This includes the exterior walls of screened in porches, balconies, or enclosures.

**AMENITY AREA REGULATIONS**

City noise/Disturbance Ordinance in effect after 11:00 p.m. and before 7:00 a.m.

No weapons or illegal drugs will be allowed in the amenity areas.

No smoking in the amenity bathrooms**.**

No one is permitted on waterfall rocks.

**A. Pool Rules**

1. There is No lifeguard on duty! (SWIM AT YOUR OWN RISK)
2. Homeowner/Tenant and guests must wear wristbands. The Homeowner, Tenant or guest will be asked to leave if a wristband is not on the wrist or ankle (for children). Subject to a fee per band in the event you lose any of your armbands and need to replace them.
3. Residents are responsible for their guests.
4. Four Guests Per Unit
5. Children must be supervised at ALL times.
6. Infants are required to wear swim diapers in the pools.
7. Proper swim attire is required.
8. No one under the age of 16 is allowed in the amenities area without an adult resident
9. No Glass of any kind is permitted in the amenities area including beverage containers and goggles/facemasks with glass faces.
10. Dispose of all trash properly before leaving the amenities area in the trash containers provided.
11. Sound systems must be played at a low level
12. Gates must remain closed except when transporting goods and supplies.
13. Absolutely NO PETS inside the amenities area
14. No running, rough housing, diving, flips or pushing in or around pools.
15. No skateboards, bikes, or roller skates in the pool area.
16. Use appropriate language, avoid loud or disruptive behavior, and treat others respectfully.
17. Avant Garde Homeowner’s Association will not be responsible for any money or property loss sustained by owner/tenants or their guests when using the pool. Personal property left unattended overnight will be disposed of as of the next day clean up.

**There are absolutely no exceptions to these rules.**

**B. Hot Tub Rules**

1. **NO ONE under the age of 16 is allowed in the hot tub, NO EXCEPTIONS.**

2. Homeowner/Tenant and guests must wear wristbands. The Homeowner, Tenant or guest will be asked to leave if a wristband is not on the wrist or ankle (for children). Subject to a fee per band in the event you lose any of your armbands and need to replace them.

1. Residents are responsible for their guests.
2. No bubble bath, oils etc.
3. No running, rough housing, diving, flips or pushing in or around hot tub.
4. No Glass of any kind is permitted in the amenities area including beverage containers.
5. Avant Garde Homeowner’s Association will not be responsible for any money or property loss sustained by owner/tenants or their guests when using the pool. Personal property left unattended overnight will be disposed of as of the next day clean up.
6. Elderly persons, pregnant women, and those with Health Conditions should consult a physician before using the hot tub.

**There are absolutely no exceptions to these rules.**

## DUMPSTERS

All Dumpsters will be serviced a minimum of twice per week.

1. Dumpsters shall be used only by the residents of the Condominium Property.

1. All trash shall be bagged. Only general household trash shall be placed in the dumpsters. A good rule of thumb: Will it fit in a standard kitchen-sized trash bag? If not, do not put it in the dumpster.

1. All boxes shall be flattened before being placed in the dumpsters.

1. Items that should NOT be placed in the dumpsters include, but not limited to: Bedding (mattresses, box springs), carpeting or carpet padding, hot water heaters or other appliances, furniture (recliners, love seats).

1. Contractors working in individual units must NOT dispose of anything in the Association dumpsters. Homeowners are responsible for their contractors. Fines are enforced.

## VEHICLE RESTRICTIONS

1. Parking Area should NOT be used for other than parking one vehicle except as otherwise approved by the Board.

1. Motorcycles, motor bikes, motor scooters or other similar vehicles shall not be operated within the Property so as to annoy or disturb people or endanger people or property.

**Updated Vehicle Regulations (Effective July 24, 2003):**

 Parking vehicles in parking areas shall be subject to the rules and regulations of the Board applicable thereto. All vehicles must be registered with the Avant Garde Office in order to obtain an Avant Garde Parking Sticker. This sticker must be placed on the driver’s side windshield above the brake tag and must be visible to the outside. Only those vehicles belonging to owner/residents of Avant Garde and with a valid parking permit will be allowed to park within the premises on a continual basis. Second vehicles owned by owners/residents with an Avant Garde Parking Sticker are allowed to park within the premises and may use a visitor’s spot. Residents using a visitor’s spot must move their vehicle at least every five days.

 “Visitor” is defined as anyone visiting an owner/resident of Avant Garde for a period of twenty-four (24) hours or less and does not require a parking permit. Any visitor requesting to stay longer than twenty-four (24) hours may obtain a temporary visitor parking permit at the Avant Garde office.

 A Parking Area shall not be used for other than parking one “Regularly Used” automobile except as otherwise specified by the Board. A “Regularly Used Automobile” is defined as one that is properly in compliance with all State and Local laws and being driven by a resident at least three days of each week.

 All “Unused” Vehicles or Automobiles of any kind, except as hereinafter provided, shall not be stored or parked on any portion of the Common Area. “Unused Vehicles” shall be defined as any vehicle which has not been driven under its own propulsion for a period of **one (1) week** or longer. A warning notice shall be placed on any “Unused” and “Non-Road Worthy Vehicles.” This notice will give the owner seventy-two (72) hours to comply with the Rules and Regulations as set forth herein. If compliance is not met, a Final warning will be placed on the vehicle. If compliance is still not met, the vehicle will be towed at the expense of the owner.

No oversized commercial type of vehicle and no oversized recreational vehicles shall be stored or parked on the Common Area, nor shall they be parked on **any residential street** except while engaged in transport to and from a building. A Recreational Vehicle shall include, for the purpose of these Declarations, boat trailers, water vehicles, limousines, motor homes, motor coaches, buses, pickup trucks with camper tops or similar accessories used for recreation, campers, camping trailers, or trailers of any type.

## OBSTRUCTION OF STREETS

In the event that the street or streets within the Condominium Development are blocked or used in such a manner so as to impair ingress and egress, then the Kenner Fire and Police Departments shall be notified by the Association and said vehicle will be towed at owner’s expense.

## CHILD SAFETY RESTRICTIONS

A. For your child’s own safety, while recreating in areas where vehicles travel, children 12 and under must be accompanied by a person 16 or over at all times on the premises of Avant Garde.

## PET RESTRICTIONS

1. Dogs shall be leashed at all times when outside a Unit (even walking from the unit to the vehicle).

1. Pets constituting a nuisance, as defined by Jefferson Parish law, may be ordered by the Board to be kept within the Unit of the Owner or ordered expelled from the Properties.
2. Avant Garde Homeowners’ Association will enforce a $50.00 violation upon any resident who does not immediately pick up after their pet’s waste anywhere on the premises of Avant Garde.

## DECORATING GUIDELINES

A. Decorating Guidelines are as follows:

1. Decorations may appear no earlier than 30 days prior to the holiday and must disappear no later than 10 days after the holiday. Christmas Decorations may appear no earlier than the day after Thanksgiving and must disappear no later than 12 days after Christmas.

2. No decorations may be put in the ground on wooden stakes. Metal or plastic poles only may be used.

3. No decorations may be nailed or stapled into the building or siding.

4. Christmas Lights may be hung using curtain hooks or “S” hooks.

1. Christmas Lights may be hung in the trees and bushes.
2. No decorations may obstruct public walkways.
3. Bulbs should be no bigger than standard outdoor Christmas Lights.

## SIGNS

 No signs of any character shall be erected, posted or displayed upon, in, from or about any Condominium Unit or the Common Elements without prior consent of the Board and under such conditions as they may establish. This includes the realtor’s signs. Realtor’s signs may be displayed in the window from the inside of your unit.

## RULES AND REGULATIONS

Rules and Regulations concerning the use of Condominium Property may be promulgated by the

Association as herein above set forth; provided, however, that copies of such Rules and

Regulations are furnished to each Unit Owner prior to the time that the same become effective. Any infringements of rules and regulations will be notified by letter and a fine assessed to the unit owner.

**\*\* IT IS YOUR RESPONSIBILITY TO FAMILIARIZE YOURSELF, YOUR FAMILIES AND TENANTS WITH THE RULES AND REGULATIONS AND THE BY-LAWS.\*\***