



<b>Grande Hills Estates Homeowners Association, Inc.</b>  Waldheim, Louisiana	<b>Architectural Control Committee Rules and Regulations</b>	<b>GHE-4</b>  <hr/> Association Document
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Substantive revisions are shown by **R** and {Text}.

### RECORD OF REVISIONS AND REVIEWS

PAGE	REVISION	DATE	COMMENTS
1-10(0)	1.00	09/28/1984	Creation of the original document
1-12(1)	1.01	10/18/2000	Document placed in new format, corrected for Non-substantive errors, and substantive revisions. Substantive revisions noted as follows: Sections 1.1.2, 2.1, 3.2.4, 4.2.5, 4.2.6, and 7.2.1 were changed by action of the Board of Managers; Sections 4.1 and 6.1 were changed by ballot election on 4/3/1999 both passing by >2/3 vote.
10	1.02	06/25/2004	Resolution 2004 – NO.1 dated 6-25-04, Sections 4.2.4; 4.2.7; 4.2.8; 4.2.9; 4.2.10; 4.2.11; 4.2.12.
12	1.03	10/27/2014	Exerpt of the Minutes of Meeting, GHACC, 10-27-2014, added Section 7.1.3
10	1.03	01/31/2015	Section 4.3 was changed by ballot election on 01-31-2015 passing by >2/3 vote.
12	1.03	04/30/2015	Exerpt of the Minutes of Meeting, GHACC, 04/30/2015, amended Section 7.1.3
13	1.03	04/30/2015	Exerpt of the Minutes of Meeting, GHACC, 04/30/2015, amended 7.2.2 by adding the word “to” for grammatical clarification

(#) Number of attachment pages

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- 7.0 Administration and Enforcement
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*Attachment 1 – Application for Certificate to Proceed*

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## 0.0 Introduction

The following rules have been established to govern building activities in Grande Hills Estates as legitimately modified by the Association.

## 1.0 General Provisions and Definitions

### 1.1 General Provisions

- 1.1.1 Before work of any kind, except survey work and soil analysis, is undertaken in Grande Hills Estates Subdivision, a Certificate to Proceed shall be obtained from the Grande Hills Architectural Control Committee (GHACC). A Certificate to Proceed shall be issued only after the GHACC has reviewed and approved an application containing all the information normally submitted to the proper St. Tammany Parish authority for a building permit, together with such additional information as required by these Rules and Regulations.
- 1.1.2 The GHACC shall have fifteen (15) days after receipt of all required documents to approve or disapprove any application for construction for any structure. Should the application be denied, the denial letter shall be accompanied by a list of deficiencies, which must be addressed by the applicant, before resubmitting the application. Approval or disapproval of a resubmitted application shall be given by the GHACC within fifteen (15) days after receipt of the completed resubmission.
- 1.1.3 A Certificate to Proceed, issued by GHACC, shall be prominently displayed at the location of the work authorized therein, together with all other permits issued by Parish Government Authorities and/or other governing authorities having jurisdiction over the work to be done.

### 1.2 Definitions

The following is a list of definitions specific to the understanding of this document:

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- A. **Applicant** - a legal person requesting authorization from the GHACC to construct, or cause to be constructed, a building or other improvements on a legal lot within the Subdivision.
- B. **GHACC**- the Grande Hills Architectural Control Committee as established pursuant to Section III of the Deed Restrictions and Covenants imposed on Grande Hills Estates Subdivision by Act in COB 1174 Folio 492 of the official records of St. Tammany Parish, Louisiana.
- C. **Improvements** – dwelling houses, roadways, fences, sewerage treatment facilities, drainage facilities, barns and other such structures to be constructed within Subdivision.
- D. **Deed Restrictions and Covenants** – restrictions and covenants imposed on the land within *Grande Hills Estates Subdivision by Lexington Hills Partnership* for the benefit of all land owners filed on record in COB 1174 Folio 492 of the official records of St. Tammany Parish, Louisiana.
- E. **Parish Governing Authority** – depending on the context, the St. Tammany Parish Zoning Commission, the St. Tammany Parish Engineering Department or any successor thereto, having jurisdiction over the subject matter discussed in the text. The responsibilities of each may overlap in some instances, in which event, the term Parish Governing Authority shall refer to as many of the above entities as have jurisdiction and responsibility.
- F. **Structure** – all manner of buildings, swimming pools, fences, accessory buildings, walls, porches, decks, tents, towers, driveways, parking lots, streets, roads, sidewalks, recreational facilities and other such items constructed on property within Grande Hills Estates Subdivision.

## 2 Information to be Furnished by the Applicant

### 2.1 General Information

2.1.1 An applicant shall submit to the GHACC, the following:

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- A. One (1) copy of site plan showing:
  - i. Location of structure or residence relative to property line.
  - ii. Lot dimensions, servitude dimensions, right-of-way dimensions, and set-back dimensions.
  - iii. Licensed surveyor's name and plot reference number. The GHACC may request a current stamped survey.
  
- B. One (1) copy of St. Tammany Parish Building Permit
  
- C. One (1) complete set of plans and specifications, prepared in a professional manner, to display graphically to scale and dimension, the scope and detail of the proposed structure(s) including:
  - i. Floor plan and elevations of each exterior wall
  - ii. Written specifications.

## 2.2 Waiver Authority of the GHACC

The GHACC reserves the right to waive certain requirements for drawings and specifications listed in Section 2.1.1, depending on the size and type of structure proposed. During the approval process, the GHACC may require additional drawings and specifications, and review time will not begin to run until all required documents are submitted.

## 3 Applicable Construction Standards

### 3.1 Construction Use Codes

The following construction use codes, with the latest amendments thereto, shall apply to all proposed construction.

- A. St. Tammany Parish Land Use Regulatory Ordinance No. 523
  
- B. The Standard Building Code: Southern Building Code Congress International, Inc.

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- C. National Fire Protection Association, Inc.; NFPA 111-HB81.
- D. Louisiana State Fire Marshall Act
- E. Sanitary Code, State of Louisiana
- F. National Electric Code.

### **3.2 Standards of Approval**

- 3.2.1 The GHACC may disapprove a submittal on the basis of aesthetics alone. It is not the intention of GHACC to impose its preference for or against certain architectural styles, but to prevent construction of a structure for purposes of economy only, so that it is substantially void of aesthetic and design considerations.
- 3.2.2 It is the responsibility of each applicant to perform all zoning and code research prior to submittal. If, during early review, it is apparent to the GHACC that this research has not been done, the submittal may be returned without further comment.
- 3.2.3 In the event that only minor corrections to plans and specifications are required for approval, the GHACC may allow these corrections to be marked on the plans of record and signed by the applicant. The applicant's copy of the approved documents must be available at all times during construction, at the job site.
- 3.2.4 Any member of the GHACC shall have full authority to stop construction of any project that is not in compliance with approved documents or these requirements, and may require corrective action regardless of the stage of construction. A decision of a member of the GHACC may be appealed to the GHACC Committee.
- 3.2.5 An applicant, in accordance with the above procedures, at his expense may request changes, after approval has been granted by the GHACC. Copies of approved revised documents shall be kept on file with the GHACC and at the job site.

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## 4.0 Specific Requirements

### 4.1 Fencing

The following is a list of all fencing construction requirements for the subdivision:

- 4.1.1 All fencing designs shall be submitted to the GHACC for approval prior to construction.
- 4.1.2 Fencing may be of wood construction (redwood, cedar, cypress, or pressure treated lumber), vinyl, wrought iron or brick. Fencing must be uniform in design.
- 4.1.3 Wood and vinyl fencing may include wire on inside.
- 4.1.4 Chain link fencing is prohibited.
- 4.1.5 Barbed wire fencing is prohibited within 100 feet of property line.
- 4.1.6 No fence shall exceed five (5) feet in height.
- 4.1.7 No fence of any kind will be permitted within 25 feet of the rear property line of any lot bordering on the 55 acre lake. Sideline fencing of these lake lots will be permitted to extend to the normal water line level.

### 4.2 Lake

The following are the specific requirements for use, construction and conduct pertaining to the 55 acre Grande Hills Estates Lake:

- 4.2.1 Docks, piers, or other such structures constructed for a distance not more than twenty (20) feet from the lot line into the lake, and not more than thirty (30) feet along the lot line, except the bulk headings along the property line, with a three (3) foot wide or less walkway on top may be constructed for the full width of the lot.

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- 4.2.2 No houseboats shall be permitted in the lake or allowed to moor next to any permitted dock, peer, bulkhead or similar structure.
- 4.2.3 Boats moored to a permitted dock, peer, bulkhead or similar structure, shall not extend into the lake further than thirty (30) feet from the property line.
- 4.2.4 No jet skis or boats powered by gas or diesel combustion motors shall be allowed on the lake at any time. Boats with electric trolling motors only will be allowed.
- 4.2.5 Only members, their families, and their accompanied guests shall be allowed to use the 55 acre lake in Grande Hills Estates.
- 4.2.6 All of those not covered above in Section 4.2.5 will be considered trespassers.
- 4.2.7 All children under the age of 12 years old shall be accompanied by an adult.
- 4.2.8 Life jackets are required when on the water.
- 4.2.9 Fish are to be taken by hook and line only.
- 4.2.10 Swimming is at your own risk.
- 4.2.11 No littering.
- 4.2.12 Hours of use are from daybreak to sundown.

### **4.3 Minimum Living Area**

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- 4.3.1 {No single family residence shall be constructed with a living area less than 2000 square feet, heated/cooled living area, exclusive of open porches and garages. Effective on approved submitted plans to GHACC on or after May 1, 2015.}

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## **5.0 Procedure During Construction**

### **5.1 Protection of Existing Conditions**

- 5.1.1 Permanent culverts and head walls or temporary devices approved by the GHACC shall be installed at all access locations.
- 5.1.2 During construction, all existing roadways shall be kept clear of mud or debris. Failure to maintain the streets shall result in the Homeowners Association assessing the applicant cost of performing such work.
- 5.1.3 Construction sites shall be kept free and clear of trash and debris.
- 5.1.4 Temporary toilets shall be provided on all construction sites.
- 5.1.5 Concrete trucks shall not wash out in any location other than the actual construction site.
- 5.1.6 Drainage shall be maintained at all times at the construction site. Temporary ditches or pumping may be required.
- 5.1.7 Temporary fences shall be erected in order to prevent hazards or disruption of other activities.
- 5.1.8 Construction sheds and storage area shall be maintained in an orderly manner. Signs shall be limited in number and size to identify contractors (one per lot not to exceed 4' X 8'). Signs shall not be nailed to trees.

### **5.2 Protection of Existing Utilities**

- 5.2.1 Locations of all existing utilities and drainage devices are available from the GHACC. These utilities shall be protected during construction. Any damage shall be corrected immediately; regardless of time of day or weather conditions. Failure to comply shall result in repairs being performed by the Homeowners' Association, and the cost being charged to the offending party and/or applicant.

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## 6.0 Animals

### 6.1 4-H Student Projects

- 6.1.1 On a special permit basis and approved by the Board of Managers, a 4-H Project at his/her school and raised on their property one (1) agricultural animal from its birth to show time.
- 6.1.2 Applications may be obtained from a Board of Manager.
- 6.1.3 Applications shall be submitted to the Board of Managers and approved before the 4-H project begins.

## 7.0 Administration and Enforcement

### 7.1 Violations

- 7.1.1 Any violation of these Rules and Regulations, results in revocation of the Certificate to Proceed.
- 7.1.2 Any site clearing or construction started without a GHACC Certificate to Proceed, or not in compliance with approved documents, shall be discontinued by verbal direction of the GHACC, to be followed in writing, indicating the nature of the violation and necessary action required. No further work shall be permitted, until the violation has been resolved to the satisfaction of the GHACC.

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- 7.1.3 {Any violations of these Rules and Regulations may result in the applicant or lot owner(s) being sued for injunctive or other relief to prevent the continued violation(s) of, or to remedy the violations of, these Rules and Regulations, as the case may be, at the discretion of the GHEHA, as per § II (D)(6) of the Act Creating the Deed Restrictions and Covenants. Any suit filed by GHEHA to enforce these Rules and Regulations shall subject the applicant or lot owner(s) to a penalty of an award to the GHEHA for any and all damages as well as actual attorney's fees, and costs incurred by the GHEHA, in enforcing these Rules and Regulations.}

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## **7.2 Complaints of Violations**

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- 7.2.1 All complaints of violations shall be submitted in writing and investigated by the GHACC.
- 7.2.2 Notice of the violation shall be given {to} the offending party, (and Applicant, if different from the offending party), who shall correct or cease said violations immediately.
- 7.2.3 Failure to correct or cease violations immediately or as soon thereafter as practicable may result in revocation of the Certificate to Proceed.
- 7.2.4 In addition to the foregoing, the GHACC or any other authorized party, may seek redress against an offending party, as provided in the Deed Restrictions and Louisiana Law.

## **7.3 Severability**

- 7.3.1 The invalidity or unenforceability of any provision in the Rules and Regulations shall not affect the validity or enforceability of any other provision, or any valid enforceable part of a provision of these Rules and Regulations.
- 7.3.2 These Rules and Regulations are intended to be in addition to, and not in place of, the laws and ordinances of the Parish of St. Tammany, and State of Louisiana. In the event of conflict between any provision of these Rules and Regulations, and any provision of law and/or ordinance, the stricter provision shall apply.

## **8.0 Records**

All obsolete copies of this document shall be archived indefinitely and kept on file by the GHEHA secretary.

## **9.0 Attachments**

*Attachment 1 = Application for Certificate to Proceed*

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*Attachment 1*  
**Application for Certificate to Proceed**

\_\_\_\_\_  
Applicant's Name

\_\_\_\_\_  
Applicant's Address

\_\_\_\_\_  
Applicant's Telephone Number

Construction Site Location:    Square \_\_\_\_\_ Lot \_\_\_\_\_  
Grande Hills Estates  
Waldheim, LA

\_\_\_\_\_  
Name of Contractor

\_\_\_\_\_  
Address of Contractor

\_\_\_\_\_  
Contractor's Telephone Number

Type of Construction: \_\_\_\_\_

Total Square Footage: \_\_\_\_\_

Living Area Square Footage: \_\_\_\_\_

Estimation of Start Date: \_\_\_\_\_

Estimate of Completion Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

**APPROVED BY THE GHACC:**

**DATE:** \_\_\_\_\_ **GHACC Committee Member:** \_\_\_\_\_

Please include the following as per the Rules and Regulations of Grande Hills Estates:  
(1) One copy of site plan; (2) One copy of St. Tammany Parish Building Permit; (3) One set of plans and specifications.

**GRANDE HILLS ESTATES HOMEOWNERS ASSOCIATION, INC.**  
**P. O. BOX 395**  
**BUSH, LA 70431**

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