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# Knowing EBR Laws

## **Sec. 6:379 Owners' and occupants' responsibility to keep premises clean**

- All owners and occupants of any building, house, structure or grounds shall be held responsible for the cleanliness of their premises and of alleys and neutral grounds immediately adjacent to their premises and all business owners and managers of stores, restaurants, markets or stands shall be responsible for keeping sidewalks in front of the building occupied by them in a clean condition.
- It is hereby declared unlawful to sweep paper, trash, litter, dirt, or other material into the streets, sidewalks, or other public ways adjacent to such stores, restaurants, etc.

# Knowing EBR Laws

## **BLIGHT LAW**

- Prohibits conditions upon or affecting premises, which are hazardous to the health, safety or welfare of the public, and/or conditions which are detrimental to property values, economic stability, or to the quality of the environment.
- Such conditions include the **accumulation of junk, trash, garbage, litter, refuse, rubbish, appliances, debris, combustible materials, or junked inoperable vehicles; illegal dumping; noxious weeds; overgrown vegetation;** infestation of insects, vermin or rodents; animals running at large; **dilapidated structures; condemned properties;** abandoned adjudicated properties; criminal violations; **weed liens;** zoning violations; alcohol beverage control violations; health code violations; and other conditions which are hazardous to public health, safety or welfare.

# Knowing EBR Law

## **Sec. 12:351. – Weed Removal**

- The owner, or his agent, or other person in control of any lot within a recognized subdivision of this city-parish shall be required to maintain his property in such a manner that grass and weeds do not reach a height of more than twelve (12) inches and allowed to remain in such condition for more than two (2) weeks.
- Whoever violates the provisions of subsection (a) of this section shall pay a penalty of one hundred twenty-five dollars (\$125.00) for a first violation; and upon a second violation within a two-year period, a penalty of two hundred fifty dollars (\$250.00); and upon a third and any subsequent violations within a two-year period, a penalty of five hundred dollars (\$500.00).

# Knowing EBR Laws

## **Sec. 12:401. - Obstruction of drainage.**

- No person shall impede or obstruct the passage flow of water of any street, gutter, ditch or drain on any property either owned by the city or the parish or on any servitude or right-of-way of whatever nature under the possession or control of the city or parish. Nor shall any person construct any driveway ramp within any public street right-of-way which obstructs the flow of water or allow any material to remain in any public street, gutter, ditch or drain adjacent to the property where such person resides whether the material be leaves, branches or other debris of whatever nature.
- Any persons violating this section shall be fined one hundred dollars (\$100.00) for each occurrence.

# CCRs Approved on 8-19-23

## **LOT MAINTENANCE**

- No rubbish, trash, garbage or other waste materials may be accumulated, dumped or maintained on any lot and the street adjacent to any lot of this subdivision. Lot owners shall keep their respective lots free of debris.
- Lot owners are responsible for removing all debris from storm drains adjacent to their lots.
- Lot owners shall keep their respective lots mowed, edged and raked to remove leaves & limbs from trees and be kept free of noxious weeds.
- Lot owners shall remove noxious vegetation / vines from their respective lots including noxious vegetation / vines climbing up homes, utility poles and trees.
- No listing
- Lot owners shall trim trees, shrubs and bushes to enhance safety, reduce risk of fallen trees & limbs and maintain the upkeep and appearance of their property.
- Lot owners shall remove damaged or dead trees and shrubs from their respective lot.
- Lot owners are responsible for properly removing and disposing of grass clippings, leaves and other yard debris in a manner that minimizes yard debris washing into the storm drains and onto the adjacent owner's property.

# CCRs Approved on 8-19-23

## **CARPORTS/GARAGES**

- Unenclosed garages, carports, and driveways visible from the street shall be maintained free of clutter, including trash, furniture, tools and other items to the extent that such causes an unsightly appearance that creates a potential hazard, is an enticement for theft by third parties, eliminates use for the parking of vehicles, or detracts from the adjacent properties and appearance of the neighborhood.
- Garage doors must be kept closed when they are not kept neat and free of clutter.

# CCRs Deferred for 9-23-23 Decision

## Recommended Changes

### **LANDSCAPING**

- Construction of all new residences and the repair or remodeling of existing residences in any manner so as to substantially destroy the existing front landscaping shall be accompanied by the installation of new landscaping visible from the side on which the lot fronts.
- Landscaping shall be installed in new construction within one hundred-twenty (120) days of occupancy of the residence.

### **LOT MAINTENANCE**

- Lot owners shall clean their curbs using a hose or power washer at least four (4) times per year.



# Proposed CCRs for Discussion

~~MINERAL OPERATIONS~~

~~LIVESTOCK AND ANIMALS~~

~~VEHICLE REPAIR~~

~~SIDEWALKS~~

~~SIGNS~~

~~NOISE, UNLAWFUL, NOXIOUS OR OFFENSIVE ACTIVITY~~

~~POOLS~~

~~SATELLITE DISHES/SOLAR PANELS~~

~~FENCES~~

~~GARAGE APARTMENTS~~

~~PARKING & USE OF TRAILERS~~

~~WINDOW COVERINGS~~

# Proposed CCRs for Discussion

## **MINERAL OPERATIONS**

- No oil or gas drilling, mining development operations, production or treatment facilities, and refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations, or shafts be permitted upon or in any lot. No derrick or other structure designated for the use in boring for oil or natural gas or other minerals shall be erected, maintained, or permitted upon any lots, even temporary.

# Proposed CCRs for Discussion

## **POOLS**

- Above ground and in ground pools can only be installed in the backyard of the lot and properly fenced per city guidelines.
- Property owners are responsible for the maintenance of any pool (cleanliness and mosquito control) on their property. Failure of a property owner to maintain the pool will be reported to the City for resolution.

## **GARAGE APARTMENTS**

- No garage apartment shall be erected or maintained on any lot

# Proposed CCRs for Discussion

## **VEHICLE REPAIR**

- No automobiles, motorcycles or any vehicles may be repaired outside of a home's carport or garage.

## **NOISE, UNLAWFUL, NOXIOUS OR OFFENSIVE ACTIVITY**

- No unlawful, noxious or offensive activity shall be carried on upon any lot, nor shall anything be done on any lot which is or may become an annoyance or nuisance to the neighborhood.
- Construction is allowed in Southern Heights only on Monday through Saturday between the hours of 7:30 am and 6 pm. No construction is allowed on Sundays.
- Loud noises are prohibited after 8 pm on weekdays and 10 pm on weekends.

# Proposed CCRs for Discussion

## **LIVESTOCK AND ANIMALS**

- No livestock, animals or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other ordinary household pets, excluding reptiles, may be kept, provided they are not kept, bred, or maintained for any commercial purpose or in such numbers or conditions as may be offensive to other property owner in the subdivisions and further provided that they are kept, bred or maintained otherwise in accordance with the law.
- No person shall allow animal feces to accumulate in any yard, pen or premises in or upon which an animal shall be confined or kept so that it becomes offensive to those residing in the vicinity or a health hazard to the residing animal.
- No person shall not allow animal feces to accumulate on their property.
- No person shall fail to immediately remove feces deposited by the person's dog upon the premises of any person other than the owner without that person's consent.

# Proposed CCRs for Discussion

## **LIVESTOCK AND ANIMALS (CONTINUED)**

- No person shall permit their dog at any time to run uncontrolled; be off leash, except in accordance with applicable law or regulation(s); molest persons or vehicles by chasing, barking or biting; attack other animals; damage property other than the owner's.

## **SIDEWALKS**

- No public sidewalks running parallel to the street have been or may be built in order to increase privacy and enhance the esthetic quality sought by the subdivision.

# Proposed CCRs for Discussion

## WINDOW COVERINGS

- No aluminum, metal foil, reflective materials, or loud colors are allowed on windows visible from any street.

## SATELLITE DISHES / SOLAR PANELS

- Satellite Dishes are not allowed on the front of the house nor on the lawn between the house and the street. Satellite Dishes must be placed at least ten (10) feet toward the rear from the front corner of the house when located on the side of the house. **Decision needs to be made, if needed, whether satellite dishes should be moved to comply OR will be grandfathered at their current location.**
- Solar Panels may be installed only on the rear slope and pitch of a dwelling not visible from the street frontage. **NOTE: Existing Solar Panel installations will need to be grandfathered at their current location on the home.**

# Proposed CCRs for Discussion

## **SIGNS**

- No sign of any kind shall be displayed to the public view on any lot in in the street of the subdivision, except as follows:
  - Home security system and/or monitoring agency signage;
  - Political signage is allowed to be erected and displayed in public view for no longer than two (2) weeks after the political campaign has ended or votes have been cast in the election.
  - Commercial or advertising signage is allowed to be erected and displayed in public view for a time period defined as “during the time said commercial entity is performing work at the residence, and no longer than two (2) weeks after said commercial entity has completed their work at the residence.



# Proposed CCRs for Discussion

## **SIGNS**

- No sign of any kind shall be displayed to the public view on any lot in in the street of the subdivision, except as follows:
  - Signage displayed for non-commercial purposes, birthdays, schools, and birth announcements are acceptable.
  - Garage sale signage of no more than five (5) square feet shall be permitted only on the day of the sale.
  - One (1) sign of no more than five (5) square feet advertising that particular property **for sale or rent** or customary signs used by a builder or real estate broker to advertise the property during the construction or sales period. Corner lots are allowed two (2) signs, in which one sign may be placed in the front yard and the other in the side yard of same lot.