

The Board of Directors of The Lakes Homeowners' Association, Inc., pursuant to the authority granted in Sections 8.06, 10.18 and Article XI of the Deed Restrictions Covenants, Conditions and Restrictions adopted and passed on November 29, 1988 before James G. Coate, Jr., Notary Public, by resolution of the Board of Directors adopted at its meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2000, hereby adopts the following regulations regarding the outside storage and parking of Motor Vehicles, Mobil Homes, Trailers, Boats and/or Boat Trailers, etc. upon any Lot or Dwelling within the Development:

- A. If any portion of any mobile home, trailer (either with or without wheels), motor home, tractor, truck (other than pickup trucks) as defined herein, commercial vehicle of any type, camper, motorized camper or trailer, boat or other watercraft, boat trailer, motorcycle, motorized bicycle, motorized go-cart, or any other related form of transportation device controlled under Section 10.18 of the Deed Restrictions Covenants, Conditions and Restrictions adopted and passed on November 29, 1988 before James G. Coate, Jr., Notary Public, (collectively referred to hereinafter as the "Transportation Device") extends higher than six feet above the ground level upon which the Transportation Device is (are) stored then, in such event, the entire Transportation Device must be fully enclosed within a permanent structure such as a garage. If a new, permanent structure must be constructed in order to provide the storage required by this section, the structure must be approved for said purpose by the Architectural Review Committee. However, if no portion of the Transportation Device extends higher than six feet above the ground level upon which the Transportation Device is (are) stored, the Transportation Device may be stored on the Lot or Dwelling without the necessity for a permanent enclosure provided that the Transportation Device is (are) fully screened from adult, standing, eye-level view anywhere within the Development by appropriate fencing and/or landscaping. The requirements of this section shall not apply to canoes or row boats maintained by Owners for their personal use on the lakes within the Development. For the purposes of this regulation a Transportation Device extending less than six feet above the ground level upon which the Transportation Device is (are) stored shall be considered as satisfactorily screened from view within the Development if it (they):
1. Is (are) not visible by a person six feet in height when viewed from street level in the front of the Lot in which the Transportation Device is located; and,
  2. Is (are) not visible by a person six feet in height when viewed from ground level from any adjoining Lot; and,
  3. If the Lot in which the Transportation Device is stored is adjacent to any lake within the development, the Transportation Device are not visible by a person six feet in height when viewed from the yard(s) of other properties bordering the same lake.

Owners of Transportation Devices shall not be required to comply with the requirements of this section unless the Transportation Device in question remains on a Lot for more than 72 consecutive hours or unless the Transportation Device is located on any Lot 72 hours within any fourteen-day period.

- B. No Trucks, Commercial Vehicles of any type, or any vehicle not fully titled and licensed by the State of Louisiana and certified for use on the highways and streets of the State of Louisiana, Parish of St. Tammany and City of Mandeville and in compliance with St. Tammany Parish and City of Mandeville safety inspections, may be parked on any Lot or on any street within the Property, on any Common Area, in any Greenbelt Area, in the Gatehouse Area, in any Conservancy Area or anywhere within the Development at any time. For the purpose of compliance with this regulation, a Commercial Vehicle shall be defined as any vehicle having a license plate or other designation from the State of Louisiana or any other jurisdiction indicating any type of commercial use whatsoever and having any type of advertisement of, or identification with, any business exceeding a total of 72 square inches with no more than 36 square inches of advertisement or business identification on any single side, front, or rear of the vehicle. For the purpose of compliance with this regulation, a Truck shall be defined as a motor vehicle having either a weight exceeding 12,000 pounds and/or having a tire size greater than 33 inches in diameter.
- C. All automobiles and/or permitted Transportation Devices owned and used by Owners, their family members or Occupants (other than temporary guests and visitors) shall be parked in garages and/or on paved driveway areas located entirely within the boundaries of the Lot. No vehicle, automobile, and/or permitted Transportation Devices owned by any Owner and/or family member and/or Occupant shall be parked on any street within the Property, on any Common Area, in any Greenbelt Area, in the Gatehouse Area, or in any Conservancy Area. Owners shall plan in advance and shall provide for the parking of all vehicles and/or permitted Transportation Devices used by Owners, their family members or Occupants and failure of the Owners to adequately plan for additional vehicles which may be necessary when children reach driving age and/or if Owners permit other Occupants of driving age in their Dwelling, shall not be considered as sufficient reason(s) for exemption from this regulation.