



## *Rules & Regulations*

CREATED: NOVEMBER 2021

REVISED: APRIL 2022

---

### **CONTENTS**

Introduction

Property Owners Association (POA) & Board

Design Review Committee

General Guidance & Expectations

Golf Carts

Fines and Enforcement

Dues Structure / Delinquency Policies

Amendments

---

## *Objective*

This document is intended to provide homeowners with a practical, condensed guide to the rules and regulations of the beautiful community we all know as “The Bluffs.” It is largely drawn from the official Covenants and Restrictions declaration under which The Bluffs was developed. The Covenants and Restrictions are legally binding. They may be retrieved through <https://thebluffspoa.org> - a site that will also direct you to other important information about our community and Property Owners Association.

## *I. Introduction, History and Legal Basis*

The Bluffs on Thompson Creek was originally developed by The Bluffs Limited Partnership, a Louisiana Partnership in Commendams, represented by its Managing partner/Developer, Mr. Harold Leone. The original Declaration of covenants and restrictions was made on the 17th day of June 1988 and it was revised on the 1st day of September 1995. The original developer, along with its successors, (including the current developer, The Bluffs Renaissance, LLC) declare that residential properties within the subject property shall be held, transferred, sold, conveyed, leased, occupied, and used subject to the covenants, conditions, restrictions, servitudes, and charge liens which are for the purpose of protecting the value and desirability of and which shall run with title to the immovable residential properties subject to the declaration, and which shall be binding upon all parties having any right, title or interest in the described residential properties or any portion thereof, and their respective heirs, successors, successors in title, and assigns, and shall inure to the benefit of each owner thereof, and where herein shall benefit the property on which aforesaid Residential Community is located.

In addition to the Covenants & Restrictions, the Board of the Property Owner's Association (POA) may establish reasonable Rules and Regulations concerning the use of Common Areas, Common Elements, Limited Common Areas and Facilities as determined necessary or prudent for the protection, use, and enjoyment of all the residents. All residents are subject to follow these Rules and Regulations which are created to make the community an attractive and harmonious place to live.

These Rules & Regulations are meant to help residents understand the expectations of our community and to promote the full enjoyment of the convenience and carefree lifestyle The Bluffs on Thompson Creek has to offer.

NOTE: When questions or conflicts related to these Rules and Regulations arise, the official Covenants and Restrictions (C&Rs) take precedence, as do the related Articles of Incorporation, By-Laws, and Amendments. As noted above, these may be accessed via directions at the Property Owners Association link <https://thebluffspoa.org/index.html>

---

## *II. Property Owners Association (POA) & Board of Directors*

The POA exists for the benefit of the property owners of our residential community. This necessarily includes enforcement of the terms and conditions of the Covenants and Restrictions. Board members, who serve without compensation, are elected to lead the association, and represent its membership in matters of concern to the well-being of our community.

It is the responsibility and obligation of The Bluffs Property Owners Association:

1. To improve, manage, maintain, repair, preserve and protect all common areas and the elements thereof, including roads, walkways, parks, natural areas, and landscaping, [Note: The residential streets of the Bluffs and common areas are private property, not public.]
2. To provide overnight security for The Community at The Bluffs,
3. To enforce the terms and conditions of the Covenants and Restrictions, including taking appropriate legal action, if necessary,
4. To levy and collect assessments from Members of the Association; to pay the expenses of the Association, and to establish a reserve fund for replacement and/or repair of the community-owned property.
5. To provide and maintain reasonable limits of liability insurance for accidents or damage occurring within Common Areas of The Community, and
6. To exercise such other responsibilities, obligations, and duties outlined in the Articles and By-laws of the Association

The POA Board is made up of six elected members of the community and one member appointed by the Developer. The board membership must always designate a Chairperson and a Treasurer, these positions are the leadership roles with the authorization to approve payments and sign as designees of the board. The board may elect other officers at its discretion.

Board Roles & Responsibilities are generally as follows:

- Chairman – Leadership / Oversight / Accountability / Representation of Board Position
- Treasurer – Budget / Financials
- Member - Legal Interface / Guidance
- Member - General Maintenance
- Member - Project Execution / Design Review Committee / Security
- Member - Community Engagement / Communications
- Developer’s Appointee - Developer’s Interest

---

### *III. Design Review Committee*

The Design Review Committee (DRC) is appointed by the Developer to ensure The Bluffs on Thompson Creek’s development and construction is of the highest quality and consistently meets the high standards intended for the community.

**Any and all changes to the exterior of a home must first be submitted to the DRC for approval. Any change started or completed without prior approval will be subject to the violation & fine process. The DRC is authorized by the Covenants and Restrictions**

Examples of projects that require advance review and approval by the DRC include the following:

- All construction improvements, including buildings, walls, fences, pools, and patios
- Playground equipment, paving, driveways, sidewalks
- Landscaping, planting, irrigation, or other landscape devices or objects
- Changes in paint colors and other exterior remodeling

It is the responsibility of every homeowner, potential homeowner, contractor and/or agent to understand the construction and design requirements of The Bluffs community. Any change proposed or progressed must meet these requirements whether pre-approved or not.

The DRC is composed of no less than three (3) members and no more than five (5) members. The DRC membership always designates a Chairman and an Architect.

DRC Roles & Responsibilities are as follows:

- Chairman – Leadership / Oversight/ Accountability
- Architect – Professional guidance on construction plan approvals
- POA / Developer Rep – Ensures committee is acting in accordance with the authority granted in the C&Rs and alignment with the expectations set within
- Member – General opinion/guidance
- Member – General opinion/guidance

The DRC, like the POA Board, meets at least monthly to ensure both proposed and unauthorized construction/changes are reviewed thoroughly and timely.

For further understanding of the DRC and its processes please see Article IV of the Covenants and Restrictions.

Requests for approval are best submitted online. If you are not familiar with our online resources, start here for directions to them:  
<https://thebluffspoa.org>

---

## *IV. General Guidance & Expectations*

1. Parking: These regulations are established to ensure proper access by emergency vehicles and service vehicles (mail deliveries, garbage collection, etc.); for the convenience of residents to ensure ingress/egress is not being blocked by parked cars; to enhance aesthetics and property values for property owners.

- Residents and their guests may park their vehicles inside their closed garages and in their driveways directly in front of their garage doors. Residents are required to park and store their vehicles inside the garage unless there is inadequate garage space (note: the primary purpose of parking and storing vehicles should be maintained for all garages). If it is not possible to store a vehicle in a closed garage, it should be parked on the driveway as far back from the street as possible.

*[Temporary parking on the streets or even in a yard may be acceptable on occasion to allow for family gatherings, etc. However, vehicle(s) are not to be routinely parked on the street, street shoulder, or within a resident's yard.]*

- Boats, RVs, trailers, motor homes, travel trailers, utility trailers, trucks (larger than ½ ton pickup) may not be parked on a residential property for more than 72 hours without specific approval by the POA Board. Any of these parked beyond this time limit will be considered stored on the property in violation of these rules.
- Parking vehicles of any type on Community Common Areas is not allowed at any time.
- Parking spots at the Lodge are reserved for Lodge guests or unit owners only. The larger parking lot behind the Lodge is equally off-limits except as approved by either the Bluffs Lodge or Club Management or the POA board.
- Parking on the streets of the Afton Villas is prohibited. Parking pads are provided and must be used for cars not parked on townhome property.
- Cars, vans, or pick-up trucks displaying commercial signs are not to be parked overnight outside a garage or in any Common Area unless the vehicle owner is actively engaged in work at the site.

Vehicle owners not adhering to parking regulations will be warned via official board communications, in writing or verbally. Violations may result in vehicles being towed and stored off-site at the owner's expense, in addition to fines.



2. Traffic & Speed Limit: All vehicles are to maintain a safe driving speed in the community; 25 mph is the maximum speed limit anywhere within our neighborhood, including Freeland Road and 15 mph is enforceable in a few locations along Freeland Road. The speed limit in the Afton Villas neighborhood is 10 mph. Children at play, joggers, bicyclists, and walkers are all common in The Bluffs and there is a zero-tolerance for any dangerous operation of motor vehicles. Offenders will be subject to fines and/or police involvement.

3. Storage of Personal Property: All personal property such as bicycles, canoes, kayaks, boats, etc. must be stored inside the garage, completely out of view from the street or other properties, or at an offsite storage facility. Lawn chairs, BBQs, etc., may be kept on patios but must be out of view from the street or common areas.

4. The American Flag may be flown or displayed at any time following normal flag protocol. However, the type of flag holder and location of the mounting bracket must be approved by the POA Board or DRC Committee. Other flags may be displayed but must be tasteful and attractive.

5. Ornaments & Decorative Items such as statues, statuettes, yard or lawn ornaments, playground equipment, laundry poles, or clotheslines are not allowed in yards or common areas without prior approval by the POA Board or DRC. Flowerpots and small decorative items may be placed on the property provided the color matches the color scheme of the exterior of the home. Determination of color compatibility will be at POA Board and/or the DRC discretion. Installation of hose reels and plant trellises on building walls may be allowed with approval.

6. Holiday Decorations: Stylish, practical, and respectful holiday decorations may be placed on owners' properties and/or on building exteriors provided the decorations do not damage the property, area, building, gutters, or siding. Decorations that can reasonably be defined as offensive will not be allowed.

7. Exterior Alterations: No change, alterations, or additions in any manner whatsoever may be made to the exterior surface of a building, including any terrace or patio, window, or exterior door (including any alteration or change in color) and no fences, walls, patios, decks, etc. may be installed without the specific approval of the DRC. No trees may be planted or removed, and no shrubs or grass transplanted or removed without prior written approval by the DRC. [see Section III above]

8. Satellite Dishes: A resident has a limited right to install a satellite dish for television and internet reception as outlined in the Covenants and Restrictions, if necessary. However, the resident must first get approval from the DRC. NOTE: Access to a high-speed digital network is available in our community

9. Landscaping: All homes are to be landscaped with a plan that is approved by the DRC. The landscape plan must be submitted to the DRC no later than 45 days prior to completion of the dwelling and must describe in detail the plant materials to be used. Approved landscaping should be installed prior to or immediately after completion of the residence and in no instance later than 90 days after completion. Residents are encouraged to plant seasonal or perennial flowers in the areas around their homes. This includes the planting beds along your sidewalk and around patios. Other landscaping such as shrubs or trees

may not be planted without the prior written approval of the DRC. Any additions must complement the master landscape design prepared for the entire property. Additions require submission of a plan to the DRC for approval specifying proposed additions and locations.

10. Signs: No signs, billboards, or advertising of any kind may be displayed for public view on residential property without the prior written consent of the DRC. Real estate signs must not exceed 18"x 24" dimensions and must be Olive green with a white border and include the Dogwood logo centered at the top - "For Sale" or "For Lease" signs may be considered approved and placed in your yard if they meet these requirements.

11. Pets: Only dogs, cats, birds, and other usual and customary household pets are allowed in or on residential or common area property within the community. No animals are to be maintained for any commercial or business purposes. Pets should be confined to the borders of the owner's property to the maximum extent possible. Dogs may be walked in the neighborhood but must be leashed. Pet owners are responsible for ALL actions of their pets. Pet excrement must be removed from all surfaces immediately. All other nuisances caused by pets must be immediately remedied. In no case will animal cruelty of any kind be allowed. Pet issues that cannot be resolved among residents should be reported to the POA. Fines for violations, as well as formal legal action, may be instituted by the POA. If it is necessary to report a vicious animal, call 225-784-3136 – West Feliciana Parish Sheriff.

12. Garbage and Recycling Containers are to be stored in your closed garage or completely out of sight. Garbage/recycle collection schedules

require that containers be set out to the curb at a reasonable time preceding collection. Mailboxes must not be blocked. The containers must be picked up and stored within a reasonable time after the collection has taken place.

13. Trash / Dumpster / Burn Pile / Bulk Trash:

- Regular trash pick-up is scheduled weekly on Wednesdays.
- The community dumpster is located off Freeland Road behind the maintenance shed on Freeland Road. Pick-up days are Mondays and Fridays. All trash must go into the dumpster. Trash may not be left to the side of, or on top of, the dumpster - Homeowners will be fined for littering in such cases. The burn pile behind the dumpster is for homeowners and residents only. ONLY yard debris is allowed in this pile. (Leaves, limbs, and other organic materials - if it doesn't grow naturally, it doesn't belong). No trash bags, boxes, pots, pallets, pressure-treated wood, concrete, or stone of any kind are allowed in this pile - Homeowners will be fined for littering if such materials are left. The dumpster and burn pile are under video surveillance. Caution contractors to not use the dumpster or burn pile for any reason.
- There is NO location within the community for bulk trash drop-off.

14. Fences: All fence erections must be approved by the DRC in advance. See full details on fence construction in the C&Rs. There are three (3) main fence designs allowed in the Bluffs community as follows:

- Wrought-Iron or Aluminum in its entirety
- Wrought-Iron or Aluminum with brick column combination
- Wood and Brick columns combination

15. Leasing / Renting: Homeowners are permitted to lease their property but are responsible for the conduct of all leaseholders. Landlords are required to properly screen renters and the POA encourages landlords to consider the benefits of professional property management. All leases shall be for the entire property and a period not less than six months. Bedroom rentals, short-term rentals, and time-sharing rentals such as Airbnb, VRBO, or any similar plan are strictly prohibited. All leases must be submitted to the POA and must contain a clause that the lessee is subject to The Bluffs Covenants and Restrictions and The Bluffs Rules and Regulations. Owners must provide lessees with copies of these rules and regulations and advise them of the legally binding Covenants and Restrictions on which they are based.

---

## *V. Golf Carts*

Golf carts are allowed within the community but must meet the requirements/regulations listed below. Privately owned golf carts must satisfy the type, make, model, and color established by the POA Board. Carts should be of neutral shades consistent with most golf course communities whether the Bluff course is open, or not.

- Golf carts must be stored within the resident's closed garage/port when not in use.
- Carts must be registered with the POA. Once documented the cart will be assigned a number that must always be clearly displayed.
- Liability insurance is required on any golf cart used within the community
- Golf carts must be operated by persons legally licensed to drive and must always be operated safely.

- Passengers are limited strictly to the number of seats on the cart. At no time is it acceptable to stand on the back or side of a golf cart as it travels.
- Golf carts are not allowed to be operated after dark on any streets or roads within the community unless they are fitted with functional headlights and taillights.
- See the C&Rs for the full list of Golf Cart Guidelines.

---

## *VI. Fines and Enforcement*

The POA Board has established procedures for enforcement and collections. These are summarized below:

On the first violation of these rules and regulations, or any other provisions of the Covenants and Restrictions, a letter and email are sent to the homeowner and/or resident, citing the violation. The recipient has 10 days to cure the violation or request an extension which may, or may not, be approved by the board.

Unresolved violations will then trigger a certified demand letter for payment of any fines imposed along with all collection costs. In some cases the board may find it necessary to resolve the issue itself and assess the violator these costs in addition to fines.

If the above actions do not result in resolution of the violation, other legal actions will be taken and the violator will be assessed the costs of these as well.

## *VII. Dues Structure / Delinquency Policies*

<b>Property Type</b>	<b>Monthly POA Dues</b>
Vacant Lot	\$62
Condo Unit [Lodge]	\$49
Townhomes in Afton Villa	\$62
Detached Residence	\$86

**Assessment Due Date:** All monthly assessments are due on the 1st of each month. The POA board allows a generous 20-day grace period to have payments complete without late fees being applied.

- Assessments not paid by the 20th of each month will be considered delinquent and will incur a \$15 late fee along with any unpaid balance.
- Assessments, including late fees, which reach 60 days past due will prompt an additional late fee of \$15 plus a certified demand letter from the POA requiring immediate payment.
- Assessments, including late fees, which exceed 90 days past due will be turned over to the POA's collection agent. At this point, all applicable fees, interest, court costs, etc. will be included in the total amount owed.
- Payment via electronic means through the POA website/portal is strongly encouraged. Checks may be mailed to The Bluffs POA, P. O. Box 86503, Baton Rouge, LA 70879 as well, but the risk of delayed delivery always exists. There is no drop-off point for payments.
- The POA is authorized in the C&Rs to suspend the voting rights of property owners delinquent for more than 90 days.

### *VIII. Amendments*

The POA Board, in concert with the Developer, has the right to enforce or change Rules & Regulations as necessary or prudent for the protection, use, and enjoyment of the community and its facilities by all residents.



### *Notes*

