

Notice to Owners and Residents

Please Read

Leigh's Cove Condominium Home Owners Association would like to make you aware of the following:

1. We have a website with this and other information at www.leighscove.com.
2. As a safety reminder, lock your car and condo doors. We are a gated community but cars do get broken into in our complex. Please do not leave valuables in plain sight and call the police if you see suspicious or disruptive activity.
3. Owners are liable for damage to property by tenants and their guests.
4. Owners can be fined for disruptive behavior of tenants and their guests.
5. Dogs must be registered with our management company, Lewis Co. A registration form is available on our website under the Resource Center tab and then Documents tab, and from Lewis Co. directly at (225) 766-8802.
6. There is a fine for not picking up poop after your dog. \$100 the first offence, \$150 the second offence, and \$250 for continued offences. Poop bags are available through-out the property.
7. Dogs are not permitted in the pool. Owners will be fined \$250 because pet fur is so hard on a pool.
8. Indoor bug, insect, and pest control is available at a discount rate through All Star Exterminating for \$15 per spraying. Call C.C. at (337) 501-5091 to make an appt. Sorry, they are only in Baton Rouge on Fridays. Payment at the time of service is appreciated.
9. When disposing of large trash items like furniture, set the item on one side of a dumpster out of the way for the dumpster truck. Call 311 and have the Parish send out the truck for large trash items.
10. Drive-in gate cards and clickers are available for \$10 and \$55 respectively. They are available at our management company, Lewis Co.'s office at 9828 Bluebonnet Blvd Ste. F. Keys for the walk-in gates are also available for \$5. Only clickers will open both gates.
11. The call box at the front gate has enough space in the directory for 2 phone numbers per downstairs unit and 3 phone numbers per upstairs unit. Contact Lewis Co., (225) 766-8802, to update directory info. The directory lists last names in alphabetical order.
12. If you find a key in your mailbox then you have a package in one of the large mailboxes. Use the key to open the large mailbox.
13. Do not park in fire lanes. They are designated parking areas for fire trucks and other emergency vehicles. Police have and will write tickets.
14. Fire code prohibits the installation of a FIXED, SOLID BARRIER in the loft opening that overlooks the lower floor unless a sprinkler system is also installed. These modifications are prohibited per article 2.9 (d) (2) of our Declarations document. MOVABLE SHUTTERS are permissible. The Fire Marshall will declare an entire building uninhabitable if he/she learns of a fire code violation.
15. Charcoal and gas grills are prohibited under patio ceilings per article 2.9 (d) (14) of our Declarations document and per E.B.R. Parish fire code. The rising heat can easily damage and possibly ignite our vinyl ceiling sheathing.
16. It is advised to have your dryer vent cleaned every two years by a professional. There are several turns in the duct work that will collect lint and reduce dryer efficiency.
17. Do not put pasta or rice down the garbage disposal as it quickly fills and plugs up our grease traps.
18. Please replace toilet internals if your toilet starts running constantly. Our water and sewer bills reflect wasted water usage.
19. Interior furniture is not to be used as patio furniture. Appliances may not be kept on balconies without written permission of the HOA.
20. No items are to be stored on the common grounds. Items are subject to removal.

21. There is a \$50 fine for keeping garbage on a balcony.
22. There is a \$50 fine for owners who do not return proxies.
23. Please report any flood lights that are burnt to our management, Lewis Co. at (225) 766-8802.
24. This and other information is available at our website www.leighscove.com