

Notice to Owners and Residents

Please Read

Leigh's Cove Condominium Homeowners 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 in to 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 guest.
4. Owners can be fined for disruptive behavior of tenants and their guest.
5. Dogs must be registered with our management company, Lewis Companies. Registration forms are located on the website www.leighscove.com under the Resource Center tab and then the Documents tab, and from Lewis Companies located at 9613 Interline Avenue Baton Rouge La., 70809. There is a \$100 fine for failure to submit pet registration form.
6. There is a fine for not picking up pet waste after your dog. \$100 for the first offence, \$150 for the second offence, and \$250 for continued offences. Pet wastes bags and disposal stations are located through-out the property.
7. Dogs are NOT permitted in the pool or the enclosure. Owners will be fined \$250 because pet fur is hard on the pool.
8. Dogs MUST be on a visible rope type leash at all times when outdoors.
9. Indoor bug, insect, and pest control is available at a discount rate through All Star Exterminating for \$30 per spraying. Call Melanie at (337) 501-5091 to schedule an appointment. They are only in Baton Rouge on Mondays.
10. When disposing of large trash items such as furniture or appliances, set them on the side of the dumpster out of the way for the truck. Call Lewis Companies at 225-766-8802 and notify them of the items that need to be removed.
11. Drive-in gate cards and clickers are available for \$10 and \$55 from Lewis Companies located at 9613 Interline Avenue Baton Rouge La., 70809. Keys for the front walk-in gate are also available for \$5. The front drive-in gate can be opened with a card or gate clicker. Only a clicker can be used to enter through the back drive-in gate. Lewis Companies accepts payments of exact cash, check, or money orders for these items. They do not accept any type of card payment.
12. The call box at the front gate has enough space in the directory for 2 phone numbers per the downstairs units and 3 phone numbers per the upstairs units. Contact Lewis Companies at 225-766-8802, to update directory information. The directory list names in alphabetical order.
13. 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.
14. Do NOT Park in fire lanes. They are designated parking areas for fire trucks and other emergency vehicles. Police have and will issue tickets.
15. There is no parking/storage for boats, trailers, or any other type of commercial/recreational vehicles per article II (9) of our Declarations document.
16. 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.
17. 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.

18. 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.
19. Do not put pasta or rice down the garbage disposal as it quickly fills up our grease traps.
20. Please replace toilet internals if your toilet starts running constantly. Our water and sewer bills reflect wasted water usage.
21. Interior furniture is not to be used as patio furniture. Appliances may not be kept on balconies without written permission of the HOA.
22. No items are to be stored on the common grounds. Items are subject to removal.
23. Please report any flood lights that are out to our management, Lewis companies at 225-766-8802