



---

**STONEBRIDGE RESTRICTIVE COVENANTS AT A GLANCE**      **Revised 7-10-2005**

---

This quick look at our Restrictive Covenants is provided to give you an idea of the guidelines that govern our community. For more detailed information, please refer to your personal copy (included with your Act of Sale papers) of the entire restrictions as filed with Jefferson Parish.

**ARTICLE 1: EXISTING SERVITUDES:** This Article established the legality of prior existing servitudes.

**ARTICLE 3: INSTALLATION AND MAINTENANCE:** Established an ingress and egress servitude for the purpose of maintaining all utilities.

**ARTICLE 5: ARCHITECTURAL CONTROL COMMITTEE:** Established the Architectural Control Committee (ACC) and requires all plans for construction of a residence to be submitted to that committee for approval *PRIOR* commencement of construction.

**NOTE 1:** The stamp of approval from the ACC must be obtained *before* the JEFFERSON PARISH Permits Department will consider your plans.

**NOTE 2:** Any subsequent construction of any fence or structure on the properties *must first be submitted* to the ACC before going to the Parish for a permit.

**ARTICLE 6: TRANSFER OF AUTHORITY TO LOT OWNERS:** Transfer the duties of the Architectural Control Committee to the individual property owners and then grants them the right to designate a representative to carry out those duties. In this way, the Stonebridge Property Owners Association and the Board of Directors of that Association has the authority to carry out the duties of the ACC.

**ARTICLE 7: LAND USE AND BUILDING TYPE:** Lots may be used only for a detached single family home of no more than two and one half floors in height and a private garage (or car port) for no more than three cars. Any approved accessory buildings must be of the same construction style and color as the main dwelling.

**ARTICLE 8: TEMPORARY STRUCTURES OF ANY TYPE ARE PROHIBITED** No temporary structure, which is defined as any structure which does not have a permanent foundation with pilings and approval of the ACC and Parish, may be placed on any property in Stonebridge at any time.

**ARTICLE 9: DWELLING COST QUALITY AND SIZES:** This Article defines floor area, (living area) as excluding garage, porches, patios, and attics. It established the minimum floor area as 2300 sq. ft. for lot sizes of 9000 sq. ft or less, and 2500 sq. ft for lot sizes of 9001 sq. ft and greater. In a two-story home, the ground floor must contain 1200 sq. ft or 1500 sq. ft respectively. This Article established a QUALITY OF CONSTRUCTION requirement, based upon a progressive cost of construction, which moves with the Urban CPI. On the average, as of January 2005, the minimum cost of construction is about \$140,300.00.

**ARTICLE 10: BUILDING LOCATION:** Establishes the SET BACKS from the front, side and rear lot lines.

**NOTE:** Our set backs are greater than those established by the Parish in order to give our community the open feeling we all enjoy. This amounts to 10 feet more minimum on the front building set back, larger lots have greater set backs.

## **STONEBRIDGE RESTRICTIVE COVENANTS AT A GLANCE**

**ARTICLE 11: LOT AREA AND WIDTH:** Established the minimum lot width which must exist at the minimum building set back line. .

**ARTICLE 12: VEHICLES:** This article established the following rules for vehicles:

### ***STREET PARKING IS PROHIBITED***

All vehicles owned by any resident of that lot shall only be parked on the lot and NOT in the street. Boats, trailers, mobile home, non-passenger vehicles, and inoperative vehicles *shall not be parked on the street or on the property*. The exception to this rule is that such vehicles may be placed on the property IF they are not visible to any street or any other property. This means they must be inside a garage (not an open carport) or inside a fence.

**ARTICLE 13: NUISANCES:** No activity of a noxious or offensive nature may be carried on which may be an annoyance to the neighborhood.

**ARTICLE 14: SIGNS:** No signs of any kind may be displayed to the public on any lot, except a security sign, a single sign of not more than one square foot. During construction, the builder may advertise with a sign of not more than five square feet. This sign must be taken down when the home becomes occupied.

**ARTICLE 16: LIVESTOCK AND POULTRY:** No animals except household pets may be kept on any property, and those may not be kept, bred nor maintained for any commercial purpose. NOTE: The Parish determines the definition of "household pet".

**ARTICLE 17: GARBAGE AND REFUSE DISPOSAL:** All trash must be kept in sanitary containers and may not be dumped or maintained on the property.

**ARTICLE 18: REMOVAL OF DIRT:** Dirt may not be removed from the lots, except for landscaping or construction.

**ARTICLE 19: WATER SUPPLY:** No private water systems may be used.

**ARTICLE 20: SEWERAGE DISPOSAL:** No septic system may be used.

**ARTICLE 21: SIGHT DISTANCE AT INTERSECTIONS:** This article prohibits the placement of view blocking fence, shrubs or hedges at corners or intersections which would interfere with safety of traffic and pedestrians. Specific guidelines are provided.

**ARTICLE 22: TERMS:** This article established the life span of the covenants and provides provisions for change.

**ARTICLE 23: ENFORCEMENT:** Any property owner, at his own expense, has the right to proceed at law to enforce the covenants. The cost of any legal proceedings may become the responsibility of anyone found guilty of violating the covenants.

**ARTICLE 25: SWIMMING POOLS:** Must be approved by the ACC, be of neat and substantial construction, and no part of the pool may be closer to the rear or side property lines than 10 ft. No pool will be allowed which does not have a six-foot fence surrounding the pool. That fence must be able to meet all covenant requirements for fences.

**ARTICLE 26: SIDEWALKS:** Property owners are prohibited from putting in street sidewalks.

## **STONEBRIDGE RESTRICTIVE COVENANTS AT A GLANCE**

**ARTICLE 27: FENCES:** Only ornamental, no-view blocking fences may be erected on front yards, or on golf course rear yards. These fences may be of ornamental iron or other aesthetically pleasing materials, which will enhance the neighborhood. Plans for all such fences must be presented to the ACC for approval and then to the Parish for a permit. On non-golf course lots, the side yard fences may be of a neat and substantial construction, such as cedar or brick. Chain link fences, while technically allowed, are most undesirable in Stonebridge.

**THE BRICK FENCE SURROUNDING STONEBRIDGE IS THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNERS – WHO MUST KEEP IT IN GOOD ORDER.** No portals may be created through the brick fence.

**ARTICLE 28: ELECTRIC POWER:** All electric power lines must be underground.

**ARTICLE 30: GRASS CUTTING:** It is the responsibility of the lot owner to keep their lot maintained in a respectable condition. Grass height may not exceed 12 inches.

**HELP US KEEP STONEBRIDGE BEAUTIFUL**

**KEEP THE COVENANTS**