

AVANT GARDE HOMEOWNERS' ASSOCIATION
250 AVANT GARDE CIRCLE
KENNER, LA 70065

BY LAW CHANGES (ADDENDUM)

The following By-Law changes have been approved and passed:

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Article 4. Responsibility. " If the casualty damage is only to those parts of one or more units, for which the responsibility of maintenance and repair is that of the unit owner then such owner shall be responsible for reconstruction and repair after casualty. The responsibility of reconstruction and repair after casualty shall NEVER be that of the association."

The following By-Laws have been added effective July 24, 2003:

- 1. Remove all reference to Donald C. Oster.
- 2. Increase expenditures by Board of Directors to \$1000 without Board approval regarding maintenance of common area.
- 3. Change weight limit for pets to 35lbs at mature weight.
- 4. Change past due date for condo fees from the 10th to the 15th.
- 5. Allow for removal of a board member by a (2/3) majority vote of the sitting Board, with the particular board member whose status is being voted on, not voting.
- 6. Vehicles / Parking By-Law change

Parking of vehicles in parking areas shall be subject to the rules and regulations of the Board applicable thereto. All vehicles must be registered with the Avant Garde Office in order to obtain an Avant Garde Parking Sticker. This sticker must be placed in window of vehicle which is visible to the outside. Only those vehicles belonging to owner/residents of Avant Garde and with a valid parking permit will be allowed to park within the premises on a continual basis. Visitor parking is defined as anyone visiting an owner/resident of Avant Garde for a period of twenty-four (24) hours or less, and does not require a parking permit. Any visitor requesting to stay longer than twenty-four (24) hours may obtain a temporary visitor parking permit at the Avant Garde office. This does not include second vehicles owned by owners/residents with an Avant Garde Parking Sticker. Second vehicles owned by owners/residents who have a valid Parking Permit will be allowed to park within the premises. A Parking Area shall not be used for other than parking one "Regularly Used" automobile except as otherwise specified by the Board. A "Regularly Used Automobile" is defined as one that is properly in compliance with all State and Local laws and being driven by a resident at least three days of each week. All "Unused" Vehicles or Automobiles of any kind, except as hereinafter provided, shall not be stored or parked on any portion of the Common Area. "Unused Vehicles" shall be defined as any vehicle which has not been driven under its own propulsion for a period of one (1) week or longer. A warning notice shall be placed on any "Unused" and "Non Road Worthy Vehicles." This notice will give the owner seventy-two (72) hours to comply with the Rules and Regulations as set forth herein. If compliance is not met, a Final warning will be placed on the vehicle. If compliance is still not met, the vehicle will be towed at the expense of the owner.

No commercial type of vehicle and no recreational vehicles shall be stored or parked on the Common Area, nor shall they be parked on any residential street except while engaged in transport to and from a building. A Recreational Vehicle shall include, for the purpose of these Declarations, boats, boat trailers, water vehicles, limousines, motor homes, motor coaches, buses, pickup trucks with camper tops or similar accessories, campers, camping trailers, or trailers of any type.

10/25/2003 12:00 PM JEFF PAR 570569 GC \$21.00
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Common Area Changes:

- 1. Allow homeowners the option of having an approved white or Avant Garde Brown painted front door.

Rules & Regulations:

- 1. The current guest limit of two (2) guests per unit while in the amenity area has been changed to allow four (4) guests per unit while in the amenity area. All signs in the amenity area will be changed to reflect this regulation change, and this may be included in with the new Rules and Regulation Packet.

Sharon Bridges
Sharon Bridges, President

Cornie S. Montgomery
Notary Public

Archer N. Truseq
Witness

Stephanie Truseq
Witness