

**RULES AND REGULATIONS  
OF  
THE COURTYARDS  
OWNERS ASSOCIATION, INC.  
FOR  
"THE COURTYARDS — A CONDOMINIUM"**

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EXHIBIT D

TO HAVE IN EFFECT FROM THE DATE OF THE FIRST MEETING OF THE BOARD OF DIRECTORS OF THE OWNERS ASSOCIATION, INC. TO THE END OF THE TERM OF THE OWNERS ASSOCIATION, INC. AS PROVIDED IN THE DECLARATION OF THE OWNERS ASSOCIATION, INC.

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1. The sidewalks and entrances, must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the premises and individual Units.

2. No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed by any Unit Owner or Occupant on any part of the exterior of the Building or Common Elements nor may any unit owner or occupant paint any exterior portion of the Building or Common Elements (such as walls, shutters, iron work, etc.) without the prior written consent of the Association. Notwithstanding the foregoing, the Developer or its agents may place such signs and other advertising devices as it may deem necessary on any unsold or unoccupied Units and on any part of the Common Elements, in connection with the construction and sale or rental of the Units.

3. No awnings, blinds, shades, shutters, screens, television or radio antennas or other projections shall be attached by Unit Owners or Occupants to the outside walls or roofs of the Building.

4. The Association or Manager or other person authorized by the Board of Directors, and their employees, servants and contractors, shall have the right of access to each Unit to correct any condition originating in a Unit and threatening damage to other Units or the Common Elements or to install, alter, replace or repair any portion of the Common Elements accessible from such

Unit. Notice of such entry shall when practicable be given at least twenty-four (24) hours in advance and shall be scheduled for a time reasonably convenient to the Unit Owner or Occupant; provided, however, in case of an emergency, such right of entry shall be immediate, whether or not the Unit Owner or Occupant is present. The Board of Directors or the Manager, or agents thereof shall take reasonable precautions to protect the Units and their contents from theft or other loss or damage incident to such right to entry.

5. No portion of the patio or walkway or other part of the Common Elements shall be used or maintained as a dumping ground for rubbish. No foreign objects are to be thrown into the pool. Trash, garbage or other waste shall not be kept on any part of the Common Elements except in sanitary containers in Units or placed in trash compactors in hall areas; and no trash, garbage or other waste shall be incinerated on any part of the Condominium Property.

6. No Unit Owner or Occupant shall make or permit his family, servants, employees, agents, visitors or licensees to make any disturbing noises nor shall any Unit Owner or Occupant do or suffer anything to be done by such persons that will interfere with the rights, comforts or convenience of other Unit Owners or Occupants. No Unit Owner or Occupant shall play, or suffer to be played, any musical instrument or operate or suffer to be operated a phonograph, radio or television set in a manner which shall disturb or annoy other occupants of the Buildings. No Unit Owner or Occupant shall conduct or permit to be conducted, vocal or instrumental instruction at any time.

7. All radio, television or other electrical equipment of any kind or nature installed or used in any Unit shall fully comply with all rules, regulations, requirements or recommendations of the Board of Fire Underwriters and the public authorities having jurisdiction, and the Unit Owner shall be liable for any damage or injury caused by any radio, television or other electrical equipment in such Owner's Unit.

8. Until all of the Units are sold, the Developer shall have the right to use any unsold Unit or Units as a model for sales or display purposes and to maintain on the Condominium Property all models, sales offices, advertising signs or banners and lighting in connection therewith.

9. Complaints regarding the service and maintenance of those portion of the Building which are Common Elements shall be made in writing to the Manager or the Board of Directors of the Association.

10. Nothing shall be done or kept in any Unit or on the Common Elements which will increase the rate of insurance on the Building, or contents thereof, applicable for residential use, without the prior written consent of the Board. No Unit Owner shall permit anything to be done or kept in his Unit or in the Common Elements which might result in cancellation of insurance on the Building, or contents thereof, or which would be in violation of any law.

11. No animals shall be raised, bred, or kept in any Unit or on the Common Elements, except that dogs, cats or other household pets may be kept in Units, subject to any rules and regulations which may be adopted by the Board; provided that, such pets are not kept, bred or maintained for any commercial purpose; and provided further that, any such pet causing or creating a nuisance or unreasonable disturbance shall be promptly removed from the Condominium Property upon written notice from the Board.

12. No noxious or offensive activity shall be carried on in any Unit or in the Common Elements, nor shall anything be done therein, either willfully or negligently, which may be or become an annoyance or nuisance to the other Unit Owners or Occupants.

13. Nothing shall be done in, on or to any Unit or the Common Elements which would impair the structural integrity of the Building, or of any other Unit, except as may be specifically authorized in advance, in writing by the Board. No Unit Owner shall make any structural addition, alteration or improvement to his Unit, including, but not limited to, alterations to the in-



terior partitions of the Unit without the prior written consent of the Board of Directors. Any application to any governmental authority for a permit to make an addition, alteration or improvement to any part of the Common Elements, including the Building, shall be executed by the Board of Directors in their discretion.

14. No clothes, sheets, blankets, laundry of any kind or other articles shall be hung out or exposed on the balconies of any Unit or other part of the Common Elements. The Common Elements shall be kept free and clear of rubbish, debris and other unsightly materials.

15. In addition to the above rules and restrictions, all Owners shall be subject to applicable City laws, ordinances and the regulations of the City of New Orleans and its agencies with respect to use of the Units and the Building.

16. These Rules and Regulations shall be applicable to and binding upon all Unit Owners or Occupants and their respective families, employees, guests or others who might use the Condominium.

17. The hot tub may only be used during hours posted thereon and such use shall be subject to specific regulations to be established by the Manager or Board of Directors.