

Rules and Regulations of Common Areas
As Governed by and in Accordance to Article VI of the
Egret Landing Home Owners Association, Inc.

Egret Landing Homeowners Association, Inc. (hereinafter referred to as the “Association”), a non-profit Louisiana corporation, formed under the laws of the State of Louisiana, does hereby adopt the following Rules and Regulations of the Common Areas, as described in the Act of Donation filed on January 22, 2018 in Conveyance Book 2533, page 823, File No. 1746007:

All of that property described as “Common Area” on that certain Plat of Survey of Egret Landing Subdivision, Unit No. 1, filed in Plat Book 25, page 119, File No. 1657977, and Lots K, K2, K3 and all that property susceptible to private ownership located North and West of said Lot K and within the lines as extended from the side lot lines of Lot K, and that property described as a Private Alley on that certain Plat of Survey for Unit No. 2, Egret Landing Subdivision, A Planned Unit Development, filed in Plat Book 27, page 67 File No. 1745563, records of Ouachita Parish, Louisiana.

Subject to (1) a reserved easement and servitude on and over the above described property for ingress, egress and utilities, (2) to the rules and regulations, and (3) the obligations of the Donee to maintain the subject property; all as more particularly described in those certain Declaration of Covenants and Restrictions for Egret Landing Subdivision as filed August 29, 2014 in Conveyance Book 2388, page 103, File No. 1658014, as amended and supplemented by acts filed September 10, 2014 in Conveyance Book 2390, page 594, File No. 1658758; and July 1, 2015 in Conveyance Book 2425, page 756, File No. 1678371; and April 1, 2016 in Conveyance Book 2460, page 186, File No. 1699368; and January 4, 2018 in Conveyance Book 2532, page 689, File No. 1745219, all in the records of Ouachita Parish, Louisiana.

All Common Areas are closed to the public. The use of the Common Areas is restricted to the use of Egret Landing residents and their guest.

- Common Areas can be used every day throughout the year from dawn to dusk.
- Use Common Areas at own risk. The Association is not responsible for accidents or injuries associated with use of the Common Areas. The Association is not responsible for damage or theft to vehicles associated with use of the Common Areas.
- Proper footwear must be worn at-all-times.
- NO SMOKING in Common Areas.
- Littering will NOT BE tolerated in any of the Common Areas.

Several of the Common Areas within the park are available to be reserved by visiting:
www.egretlandingmonroe.com/hoa/reservations

Common Areas to be addressed with specific use rules:

- I. Entryway
- II. Playground
- III. Walking Trails
- IV. Fishing Pier/Boat Dock
- V. Amphitheater
- VI. Pavilion
- VII. Basketball Court
- VIII. Baseball Field
- IX. Parking
- X. Pets

Entryway

The entryways of the development is meant for the viewing enjoyment of the community residents and their guests. At no time should anyone be loitering in the entryway area.

Playground

The following are the rules for the playground located in Lot K:

- 1. Use playground and all equipment at own risk
- 2. Children under the age of 12 must be accompanied by an adult
- 3. No Glass or Alcoholic Beverages
- 4. No Smoking, Smokeless Tobacco, Chewing Gum or Sunflower Seeds
- 5. Proper footwear required
- 6. Improper use of equipment is prohibited
- 7. Playground hours from dawn to dusk
- 8. Playground is for children ages 5 thru 12
- 9. Hold on with both hands
- 10. Stand clear of moving equipment
- 11. No pushing, shoving or running
- 12. Slide feet first and no walking up slides
- 13. The Association is not responsible for injuries or accidents caused in the playground
- 14. NO pets allowed

Walking Trails

The following are the rules for the walking trails located in Lot K:

- 1. Proper footwear required
- 2. Respect others and share the trail
- 3. Keep right, pass on left, and warn before passing

4. No motorized vehicles allowed except ADA equipment
5. No horses allowed
6. No skateboards, roller skates, or roller blades
7. Dog Owners: Please pick-up after your pet and keep your pet on a short lease

Fishing Pier/Boat Dock

The following are the rules for the Fishing Pier/Boat Dock:

1. No alcohol, no smoking, and no littering
2. No swimming or diving
3. No climbing on rails
4. No bicycles, scooters, skateboards, roller skates, or roller blades
5. No glass
6. No jumping
7. No pets allowed
8. Mooring limited to one (1) hour
9. No overnight parking of boats
10. Lawfully registered vessels belonging to resident(s) allowed access only
11. Transfer of fuel prohibited
12. Proper footwear required

Amphitheater

The following are the rules for the Amphitheater:

1. No glass bottles
2. No Smoking, Smokeless Tobacco, or Chewing Gum
3. No bicycles, scooters, roller skates, roller blades, or skateboards
4. Proper footwear required

*Maximum seating capacity is 130

Pavilion

The following are the rules for the Pavilion:

1. No glass bottles
2. No Smoking, Smokeless Tobacco, or Chewing Gum
3. No bicycles, scooters, roller skates, roller blades, or skateboards
4. Proper footwear required

Basketball Court

The following are the rules for the Basketball Court:

5. Use basketball court at own risk
6. No food, glass or alcoholic beverages
7. No Smoking, Smokeless Tobacco, Chewing Gum or Sunflower Seeds
8. No pets allowed on court
9. No bicycles, scooters, roller skates, roller blades, or skateboards
10. Proper footwear required
11. Children under the age of 12 years old must be accompanied by an adult
12. Do not hang on basketball rim
13. No throwing of any other objects on the court other than a basketball
14. Limit play to one (1) hour if others are waiting

Baseball Field

The following are the rules for the Baseball Field:

1. Use baseball field at own risk
2. No food, glass, or alcoholic beverages
3. No Smoking, Smokeless Tobacco, Chewing Gum or Sunflower Seeds
4. No pets allowed on field
5. No bicycles, scooters, roller skates, roller blades, or skateboards
6. Proper footwear required; NO METAL SPIKES
7. Children under the age of 12 years old must be accompanied by an adult
8. No throwing of any other objects on the field other than a baseball or softball
9. No batting practice against back stop or fencing
10. No climbing on the back stop or fencing

Parking

Parking is available in Lot K2 and K3 near the Common Areas in Phase II of Egret Landing Subdivision. Warning – There is a baseball field near the parking areas; vehicle owners and drivers assume all risk of damage to vehicles due to flying ball hazards.

The following are the rules for the Parking areas:

1. Park your vehicle at your own risk
2. Association will not be responsible for damage or theft to your vehicle
3. Lock your vehicle and do not leave valuables in plain sight
4. No repair or maintenance of cars in parking lot
5. Parking for vehicles while residents and guest use the Common Areas
6. No overnight parking allowed
7. Not for residential overflow parking
8. No camping, soliciting, or loitering
9. No idling
10. No parking in handicap space without proper permit displayed

11. Do not leave children unattended in vehicle
12. No skateboards, roller skates, roller blades, scooters or bicycles
13. No Glass or Alcoholic Beverages

Pets

The following are the rules for pets in the Common Areas:

1. Pets immunizations must be current
2. Pets to be on short lease at all times
3. Pets should be under voice control of owner
4. Clean up after your pet
5. No aggressive breeds allowed

Common Area Reservation Process

There are several amenities in the Common Area that are available to reserve for private parties, events, and practices. The areas that have been identified by the Association are the following:

- Amphitheater
- Baseball Field
- Basketball Court
- Pavilion

The proper procedure for reserving these areas is by visiting the following website:

www.egretlandingmonroe.com/hoa/reservations

ALL RESERVATIONS must only be done by a HOA member residing in Egret Landing.