



WELCOME TO ASHTON PLANTATION
LULING, LA
IT'S GREAT TO HAVE YOU AS A NEIGHBOR!

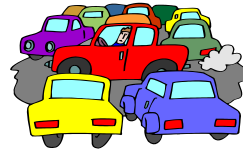
In order to assure and maintain a uniform high quality in the grounds, buildings and improvements within this development, subdivision restrictions & restrictive covenants have been established as charges affecting the property to afford joint protection to all parties, present and future, who purchase and own property therein. This brochure outlines some of the more prevalent restriction violations and we ask that you visit www.ashtonplantation.com to review the complete set of Restrictions and Design Guidelines if you have any questions.

PITCH IN TO HELP KEEP UP OUR ASHTON PLANTATION DEVELOPMENT WHENEVER POSSIBLE – Although our Home Owner's Association is responsible for basic upkeep of landscaping, your help in PICKING UP TRASH and NOT TOSSING LITTER in the common areas is greatly appreciated.

TREAT YOUR NEIGHBORS AS YOU WOULD LIKE TO BE TREATED! Be conscious of parking on the street, noise, placing branches or garbage on the curb – and whatever else might make your neighbor uncomfortable.

SCREENING

Mechanical devices (including air conditioning and pool pumps), garbage containers and other similar objects visible from a Street, Reserve, or Lake, must be screened from view by either fences, walls, plantings, or a combination thereof.



PARKING

No vehicle owned by a Lot Owner or occupant **shall be parked on the Street fronting any Lot for an extended period of time not to exceed forty-eight (48) hours.** All boats, trailers and/or recreational vehicles parked on a Lot shall be parked behind a fence or in the garage so that they are not visible from any Street, Reserve, Recreational Area or Lake. All moving vans, trailers and/or any portable storage containers shall not remain on a Street or a Lot in excess of seventy two (72) hours.



GARBAGE

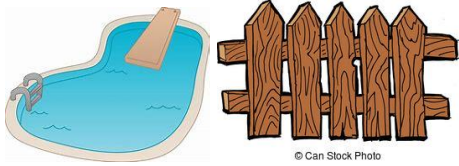
Trash containers shall be maintained in a clean and sanitary condition and screened from the Streets, Lakes, Reserves, Landscape Areas and adjacent property. Other than during the construction of Improvements, no Lot shall be used for open storage of any materials or equipment except in accordance with architectural plans approved by the Architectural Control Committee.

LANDSCAPING AND YARDS



Section 5.11 of the Restrictions detail the landscaping requirements. Furthermore, all landscaping shall be approved in writing by the Architectural Control Committee prior to being installed and shall be installed within **sixty (60) days** of the substantial completion of the Residence. *[Please refer to the Restrictions for more specifics].*

DRIVEWAYS, FENCES, POOLS, DECKS, PATIOS AND OTHER STRUCTURES



The Architectural Control Committee **must give prior approval to all plans and specifications** for any driveway, garage, **fences**, pools, decks, patios or other detached improvements prior to the commencement of construction. *[Please refer to the Restrictions for more specifics].*



PETS

All pets should be leashed when remaining outside of your home or fenced area AND PET OWNERS ARE RESPONSIBLE FOR PICKING UP THEIR DOG WASTE. No animals of any kind shall be raised, bred, or kept on any Lot, except that dogs, cats, or other common household pets (not to exceed three (3) adult animals) may be kept, but they shall not be bred or kept for commercial purposes.

ELECTION SIGNS

No sign of any kind shall be displayed to the public view on any Lot, except any Lot Owner may display one (1) sign of not more than six (6) square feet on a Lot to advertise the Lot and Residence for sale or rent.



COMMUNITY CENTER and POOL



CHILDREN'S PLAYGROUND



Use of the recreation amenities is included at no additional charge for all Ashton homeowners. The community room is available for rental for parties and special events.

LAKE SERVIDUES

Excluding common areas, the Lake Servitudes which effect parts of a residential lot are considered **PRIVATE PROPERTY** and any unauthorized entry could be considered trespassing. Furthermore, no Improvements or above ground structures of any type shall be permitted within the Lake Servitude (excluding landscaping, fences and pools and pool decks constructed in accordance with the Restrictions, as approved by the Architectural Control Committee).

PLEASE VISIT

www.ashtonplantation.com for more information on the Restrictive Covenants, Regulations and Amenities associated with this Development!

HOME OWNERS ASSOCIATION CONTACT INFO:

Office: 400 Lac Verret Drive Luling, LA 70070

Tele. No. (985) 308-0444 - Fax No. (985) 308-1191

To send us a message or to request more information please email:

Melinda at melinda@ashtonplantation.com (office manager)

or

Steve at steveAPHOA@outlook.com (covenants & restrictions)