

**Exhibit A**  
**Broken Bayou, Inc.**  
**Rules and Regulations**

1. General

Homeowners were furnished a copy of recorded deed restrictions at the time of closing of the purchase of their cluster home. The restrictions should be reviewed by each homeowner. The following rules and regulations are duly adopted by Broken Bayou, Inc. as corporate by-laws and are intended to add to the maximum utilization and enjoyment of the common area by homeowners and their guests.

2. Pool and Tennis Court

Refer to rules attached hereto governing use of these facilities

3. Parking

A. Recreation vehicles of any type (boats, cycles, campers, off-road, etc..) are not allowed to be parked in street, driveway or parking areas. It is recommended that off-project storage be arranged for such equipment.

*“If a resident has more than two cars (two should be parked in the garage) then the third car should be parked if possible, in a space in either of the back driveways or a space which is acceptable to the directors and other residents. Please confer with Directors, if need be on this matter. Guest parking places should be left open as much as possible for the convenience of residents’ guests. “*

B. Vehicles which are inoperable are not to be stored in project

C. Homeowners are responsible for proper parking by their guests or service personnel in order not to inconvenience other residents. This is of particular importance in cul-de-sac area.

D. Repair and maintenance of vehicles shall not be performed in drive or parking area.

E. Lighting on rear entry garages is not in central system. It is recommended that outside garage lights remain on at night for the security and convenience of all homeowners.

F. The general rule should be for each homeowner to be aware of proper utilization of the drive and parking areas and instruct their guests accordingly.

4. Pets

A. Refer to recorded restrictions as to type and number permitted.

B. Dogs are to be on leashes and restricted to bayou walk or grass areas adjacent to each resident. Each homeowner is responsible for clean-up with respect to pets, if it is unsightly or damaging to other homeowners.

## 5. Garbage

A. Pick up will be handled Mondays and Fridays at approximately 4:00 p.m. No garbage should be left out overnight or during weekends.

B. Garbage is to be placed in sealed disposable containers. No loose garbage or cans are allowed. Any containers placed for pick up will be considered disposable. Owners shall be responsible for windblown debris.

*If a resident has an undue amount of trash or garbage mas in the case of moving or heavy cleaning, please tip out private garbage people an extra \$120 or more. Some residents have been doing this for quite a while now, and it helps Ruby to pay the extra dump fees that are incurred.*

C. Garbage is to be placed at rear of homes, except 15599, 15601, and 15603 where garbage should be placed outside front iron gates, and numbers 15597 and 15605 where garbage should be placed behind shrubs at side of garage.

## 6. Damages

A. Homeowners shall be responsible for costs of damage to any equipment, landscaping or other common area element caused by negligence on the part of the homeowner or his guests.

B. Homeowners shall familiarize themselves with the proper use of all the facilities and, if in doubt, should not proceed without instructions.

## 7. Employment of resident dependents

To prevent misunderstanding and hard feelings among a small group of residents, it is hereby resolved that no dependent of residents be employed for any services required in the Broken Bayou homeowners association.

8. No garage sales, estate sales, yard sales, or any retail event that would open Broken Bayou to the public shall be permitted at any building site in Broken Bayou. Approved unanimously by homeowners at Annual Meeting October 1, 2014.