

EXHIBIT "D"
ST. JAMES PLACE HOMEOWNERS ASSOCIATION NO. II, INC.
RULES AND REGULATIONS

Effective 11/13/2003

1. Dogs must be on a leash at all times when out of doors, and dog owners shall not allow their dogs to eliminate on any common areas of the association. In the event an owner's pet does eliminate on the common areas, it shall be the owner's responsibility to clean up after the pet immediately.
2. Trash should be put out in the morning of pickup whenever possible. If it must be put out earlier, the owner should use as heavy a bag as possible to prevent a loose animal from getting into the trash.
3. Garbage should be deposited into areas provided and kept from public view.
4. No newspaper holders are to be attached to buildings, structures, or mailboxes.
5. Automobiles not used on a regular basis (to be determined at the discretion of the Board of Directors) will not be allowed to remain on the premises.
6. All parking is to be in the designated parking spots only.
7. All patio and yard areas to the rear of each unit are considered Limited Common Areas for the exclusive use of the unit owner and defined by the wooden fences. These areas are the responsibility of the unit owner or occupant and must be kept in an orderly manner.
8. No garbage containers or bags are to be left outdoors overnight except in the designated areas.
9. Toys, other than bicycles are not to be left outdoors overnight. This is a potential hazard and a liability problem for the Association. Any such property is subject to removal by the Association at the owner's expense. This includes garden hoses.
10. Potted plants are allowed on the front porch and rear patio areas. The mowing service charges extra to remove objects from the common areas, or does not cut the grass in that area. Wooden containers are not allowed because they attract termites. Flowerpots or containers that are empty or have dead foliage are not allowed outdoors.
11. Firewood cannot be stored within two (2) feet of the unit structure or fencing.
12. Window screens must be attached at all times.
13. Exterior modifications OF ANY KIND ARE NOT ALLOWED without prior written consent from the Board of Directors. This includes any painting.
14. Boat trailers or campers are not allowed without written consent from the Board of Directors.

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RULES AND REGULATIONS - CONTINUED

15. Each unit is allowed no more than two (2) vehicles.
16. Each unit owner is entitled to quiet enjoyment of the premises. All loud noise either from the interior of the adjoining units or the exterior of unit, including barking dogs will not be tolerated. Any undesirable odors or noise from any units will not be tolerated and will be in violation of these rules and regulations.
17. The Board of Directors will accept all requests or complaints from the unit owners in writing only. The mailing address is:

St. James Place Homeowners Association No. II, Inc.
PO Box 9034
Mandeville, LA 70470

18. Board members will periodically inspect the grounds to verify unit compliance. When a violation is noted, a certified letter will inform the unit owner of the specific violation(s). If the problems are not rectified within 10 days, the Treasurer will assess the unit owner a ten-dollar-per-day penalty until the unit is once again in compliance. Furthermore, the owner is responsible for ANY damages to the St. James Places Property caused from the violations.

The Board believes that strict adherence to the guidelines will ensure fairness to all present and future residents of St. James Place Condominiums. The Board is confident that the enforcement of these guidelines will make St. James Place Condominiums the location of choice in the Mandeville area, as well as increase property values for the owners.