

MONTEREY SUBDIVISION

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MONTEREY PROPERTY OWNER'S ASSOCIATION

Back on Track!

Hi Association members,

Congratulations on your decision to make Monterey Subdivision your neighborhood and for your commitment to preserve and improve our community. We have emerged from the destruction of Hurricane Katrina battered, but intact and becoming better than ever. Property values, which were strong before the storm, rose significantly. St. Tammany Parish became home to thousands of displaced families looking for an excellent neighborhood like ours. Monterey Subdivision is close to the Causeway and Pelican park, is in an excellent school district and is near churches, shopping, and other local destinations. We welcome those who have found a home in Monterey.

With all of this going for us, our neighborhood association is

looking forward to getting "Back on Track" in '06. As a result of your contributions, we have paid off the Katrina clean-up debt and are moving forward with planned maintenance and improvement projects. Our increased property values will remain strong only if our neighborhood continues to be attractive, well-maintained, and consistent in appearance. Fortunately our Deed Restrictions and Covenants do a good job of spelling out rules that support this. Voluntary compliance with these rules is the absolute best way for us all to live in a beautiful, friendly, comfortable neighborhood. Otherwise, the association uses a Friendly Reminder to help bring violations to our attention. Please take a look at your home for compliance. Simple things that make a big difference include a neat lawn and garden, trash cans only



out on trash day and put away the same day out of sight from the street, and a yard and driveway without boats, trailers, or gardening equipment. Any Katrina debris should be gone by now. As we get Back on Track, please continue your contribution to our community by complying with these rules.

Finally, we are grateful to have been spared the worst of the destruction. We are pleased to see our displaced families returning and the damaged homes and yards being repaired. We live in a terrific neighborhood which should only get better as our area continues to grow and prosper.

Maintenance projects

The MPOA is soliciting bids on the following

- Repairing the sprinkler systems on gardens
- Refreshing entrance gardens plants & mulch
- Rebuilding framed street signs
- Resetting and straightening street signs
- Repairing park wooden fence
- New play ground equipment

Please call 630-0187 for bid specifications if you know anyone who would like to tackle any of these.

What's up with the Park?

The Greenspace Park on Carmel Drive is being restored to a usable, grassy recreation, picnic, play area. Many trees that survived Katrina were cracked and weakened creating an unsafe situation. Last month, a pine tree broke and fell toward the play equipment on a mildly windy day. The Colbert st. fence will be repaired and a decorative lattice extension is planned to further obscure the view. The play equipment is going to be replaced along with new picnic tables and park benches. Sod and grass seed will restore the lawn area near the street and the sprinkler system will be repaired. **The park remains closed while this work is being done.** Please do not use the park or allow children to play there.

MPOA Officers and Board: Darryl Lallande, Scott Ross, George Ott, Ron Fink, Rick Roberts, Michelle Rosales, Scott McCumsey, Micky Seo. Covenants available @ www.montereysubdivision.com.

**An excerpt from the Subdivision Ordinance 499 of
ST. TAMMANY PARISH**

Sec. 40-074.0 Subdivision Restrictions and/or Covenants

1. Protective covenants are essential to the sound development of proposed residential areas. Covenants properly prepared and legally sound contribute to the establishment of the character of a neighborhood and to the maintenance of value levels through the regulation of type, size and placement of buildings, lot sizes, reservation of easements, and prohibition of nuisances and other land uses that might affect the desirability of a residential area.
2. The covenants should provide enforcement provisions, be recorded in public land records and be made superior to the lien of any mortgages that may be on record prior to recording of the protective covenants.
3. Protective covenants regulating the use of land represent an express agreement between the subdivider and the lot purchasers. Through this agreement, all parties seek to gain certain advantages; the subdivider to aid his land development program and the purchasers to protect their investments. Strict enforcement of suitable protective covenants gives the best assurance to each lot owner that no other lot owners within the protected area can use property in a way that will destroy values, lower the character of the neighborhood, or create a nuisance. ***(amended by Ord. No. 88-916, adopted 02/18/88)***
4. In zoned communities protective covenants are an important supplementary aid in maintaining neighborhood character and values. The extent of zoning protection is limited to governmental exercise of police powers of maintaining and promoting public health, safety and welfare. Protective covenants being agreements between private parties can go much further in meeting the needs of a particular neighborhood and in providing maximum possible protection.
5. Development sponsors should have their protective covenants drafted by legal counsel. The preliminary draft of the covenants should be submitted to the Planning Director for comment at the time the developer presents his tentative subdivision plan for approval.
6. The proper form of protective covenants varies. A generally acceptable and enforceable form is written declaration by the owner of the entire tract which is recorded in land office records. When a separate declaration is made it is good practice to record it simultaneously with the recordation of the subdivision map. ***(amended by Ord. No. 88- 916, adopted 02/18/88)***
7. The written declaration of protective covenants is a preferable form for establishing a uniform scheme for the development and protection for an entire area. Piece meal control by inserting covenants in individual deeds at the time properties are conveyed is not conducive to harmonious development.
8. Protective restrictive covenants should be listed at the top right hand corner of all final subdivision plats so as to afford the opportunity for potential buyers of property as well as owners who have already purchased property to clearly see and understand the guidelines for the development and enforcement provisions established for the subdivision. ***(amended by Ord. No. 88-916, adopted 02/18/88)***

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