



BEAU CHÊNE HOMEOWNERS ASSOCIATION, INC.

105 Beau Chêne Blvd., Suite 102, Mandeville, LA 70471

Phone: (985) 231-6285 Fax: (985) 231-6286

Website: www.bchoa.org

Dear New Homeowner:

Welcome to the Beau Chene Homeowners Association!

As one of the most recognized names on the Northshore, Beau Chene stands as an established, community-minded homeowners association in St Tammany Parish. With over 39 years of history, Beau Chene strives to maintain a level of commitment that exceeds the expectations of those living in the community. We are constantly working on innovative ideas to better serve the community and deliver high quality service to each residence.

The homeowners association is a corporation that files annually with the Federal and State governments. We are governed, as a corporation, by an eleven member Board of Directors and are self-managed. By listening to each other, and through combining our various expertise, we have created the recipe for a strong, focused and trusted group of individuals with the goal of serving the community. We hope that your becoming a resident in Beau Chene is rewarding and that you will also seek to become involved in the many ongoing community based efforts and might possibly seek to serve on the Board or on one of our various Committees.

By enhancing the reputation of Beau Chene and empowering our management team, we are able to create value for all of our homeowners. We are continually seeking to harness the efforts of the Board and Management to achieve our mission.

"To preserve Beau Chene as the premier community on the Northshore by protecting, maintaining, managing, and enhancing the assets of the association and advancing the interests of the homeowners."

This mission requires us to develop new and better ways to operate our systems which create sustainable value for our association and as well we wish to advance the social and wellness needs of our residents. We are very proud of what we've achieved so far, but there is always more to be done. One of the ways we can help you as a new resident is through our website where you can obtain all the information you need to know about the Beau Chene Homeowners Association and St. Tammany Parish. You can visit us at www.bchoa.org, our public Facebook [@BeauCheneCommunity](https://www.facebook.com/BeauCheneCommunity) and our *homeowners only* Facebook page may be accessed at: [facebook.com/groups/BeauCheneHOA](https://www.facebook.com/groups/BeauCheneHOA).

The management team at Beau Chene Homeowners Association is proud to serve you and the needs of your family and hope that your experience living, working, and playing in Beau Chene brings you and yours fulfillment.

Truly,

*Cristina Donovan,
Chief Administrative Officer*

BEAU CHENE HOMEOWNERS ASSOCIATION, INC. (BCHOA)

MEMBERSHIP AND PAYMENT OF DUES

The following information is provided to acquaint you with the services, privileges and restrictions of our community. Please contact us should you desire additional information or have questions.

The BCHOA provides services and operates as detailed below. All property owners, including condominium owners, are required to be BCHOA members; required membership in the various condominium associations is separate from the BCHOA. **The country club, golf courses, swimming pool, tennis facilities, and golf course ponds and lakes are owned and operated by The Earnest Corporation. Membership in the club is separate and apart from BCHOA membership.**

No property owner is exempt from BCHOA membership. **Dues are \$181.50/month for dwellings and \$58.56/ month for lots.** Dues are monthly. Coupon booklets and automatic bank drafts are provided for use when making your dues payments. **Payments are due the 1st of the month; those received after the 15th will be assessed a \$12 late charge on dwellings and \$4 on lots. There is a \$15.00 fee for all NSF checks.** Unless BCHOA is notified that dues were prorated at the act of sale, the accounting department bills new owners for the prorated portion. If the seller has paid for the entire month in advance, he/she will be refunded the pro rated credit. Accounts are never to be opened in a tenant's name and BCHOA does not serve as an intermediary between owner and tenant. **Questions regarding your account should be directed to the BCHOA's accounting department at (985) 231-6285.**

SERVICES PROVIDED

The BCHOA has authority to levy dues against members. The Board of Directors, based upon an expense budget, sets these annually. Expenses include, but are not limited to:

- | | |
|---|--|
| 1. Maintenance of streets and drainage | 5. Roadside and entrance maintenance |
| 2. Garbage / trash collection | 6. Environment control for Beau Chene Residences |
| 3. Operation of sewer and water systems | 7. Mailbox and sign construction |
| 4. Security guard service | |

GARBAGE / TRASH COLLECTION

Collection is provided by Northshore Disposal Service (N.D.S.) – Keys Family, owner at (985) 845-1380.

Pick-up Days – Monday & Thursday for garbage / trash and non-yard trash **Wednesday & Saturday** for yard trash only.

Pick-up Time - Before 8:00 A.M. on *collection days* **(Please do not place on the street prior to collection days.)**

Specifications - Boxes, rubbish, grass; leaves and limbs must be bagged, boxed or tied in bundles. Bundles must be no larger than 4' x 2' x 2'.

Builder's trash/vacant lot clearing trash - Responsibility of the builder or lot owner and will not be picked up by N.D.S.

Large Items - Refrigerators, freezers, etc., should be handled by the residents themselves, a private service or by contacting N.D.S. at 845-1380 to make special arrangements.

PETS

Article VIII, Section (1): The Restrictive Covenants governing all property in Beau Chene prohibits animals, except for the non-commercial, domestic keeping of dogs, cats or caged birds, and only if such animals are not a source of annoyance or nuisance to the neighborhood or other members. **All Beau Chene households are limited to 2 adult dogs and 2 adult cats at a maximum.** The Board of Directors of the Association has the right to order any member whose pet is a nuisance to remove such pet from the property after a hearing with due notice before the Board.

PLEASE NOTE THERE ARE BOTH STATE AND PARISH LEASH LAWS. PETS ARE TO BE REGISTERED, LICENSED, AND INOCULATED BY THE PARISH SPCA AS REQUIRED BY LAW.

If there are problems with your pet, you may receive a phone call or letter from the Association, to be followed by further action by the Board or its attorney, and/or the parish, should the problem persist. The Association will try to assist you in resolving any problems that may arise with your neighbor's animals.

RECREATIONAL VEHICLES, BOATS, MACHINERY, ETC.

Article VIII, Section 1(d): No junk vehicles, trailers, campers, camp trucks, house trailers, boats, machinery or other equipment, except for that which is reasonable, customary, and usual in connection with the use of any dwelling, shall be kept at a dwelling or lot. Further, except for true emergencies, no repair or extraordinary maintenance of automobiles or other vehicles shall occur at a dwelling. These restrictions do not apply to vehicles, trailers, boats ...kept within an enclosed room or garage.

CONSTRUCTION APPROVAL AND SIGNS

Article VI: This article creates an Environmental Control Committee (ECC). Plans for houses, additions, decks, fences, pools, garages, cabanas, patios, sprinkler systems, greenhouses, accessory buildings, etc. are to be submitted to and approved in writing by the ECC as to safety, harmony of external design, color, and location in conformity with the design concept for Beau Chene by the Board of Directors.

Signs allowed include 1 (one) real estate sign no greater than 8 (eight) sq. ft. in size, but one additional sign is allowed on the golf course side of the golf course lots and on the other street of corner lots; for houses under construction, 1 (one) contractor's sign no greater than 16 (sixteen) sq. ft. in size, and also those subcontractor signs required by parish law; and security (alarm) company signs no greater than 72 (seventy-two) sq. in. in size.

Please note these regulations and abide by them so that we will enjoy a more attractive and livable community. **Questions regarding the restrictions should be directed to the Manager of the Association.** A complete set of the restrictive covenants and/or the ECC Guidelines is available in the administrative office, mailed to you upon request or accessed in the information tab on our website www.bchoa.org.

SECURITY

Beau Chene is a restricted entry community with 3 entrances and some 17 miles of private streets. There are guardhouses at the entrances, with security cameras at the 3 entrances. The Main Gate on Beau Chene Blvd. off La. Hwy. 22 and the East Gate on Fontainebleau Drive off the Hwy. 190 Service Road are manned 24 hours a day. The Marina Gate on Marina Blvd. off La. Hwy. 22 is open from 6 AM to 10 PM A security patrol operates 24 hours a day. St. Tammany Parish Deputies are paid to patrol on Friday and Saturday nights.

Entry can be by vehicle decal (issued to property owners and club members) or temporary passes. There are two types of temporary passes. Daylight entry passes are issued to workers, housekeepers, service people, etc. Daylight passes are renewed every four months – Jan. 31st, May 31st and Sept. 30th each year. 24 hour (day and night) entry passes are issued to all renters, club workers, resident's house guests and home healthcare workers. The 24 hour passes are renewed every 6 months-Jan. 31st and July 31st.

Entry procedure other than by decal or pass requires one to stop and submit an ID to be scanned by the guard. In addition, entry at night (7:30 PM to 6:00 AM) other than by decal or pass requires clearance by phone, written permission, or registration on a resident's record (up to 10 names). While every effort is made to enforce procedures, please note there is no absolute guarantee a given individual will not gain entry to Beau Chene.

Contractors, yard workers and other service people performing outdoor work that would be disturbing to neighbors are not allowed into the community until 7 am on weekdays and 8 am on weekends. This rule applies even if a resident clears the workers.

BOARD OF DIRECTORS / PHONE NUMBERS / CALENDAR

There is an annual, general membership Association meeting each Spring. At this time, directors are elected to fill the positions of those with expiring terms. A meeting notice, the previous year's minutes, and copies of the annual audited financial statement are mailed to all members in advance of the meeting.

The eleven-member Board, meets bi-monthly and/or as necessary for special needs.

HOMEOWNERS OFFICE

105 Beau Chene Blvd., Suite 102
Mandeville, LA 70471-1787
PHONE: (985) 231-6285
HOURS: 8:00 A.M. - 5:00 P.M.
Office Closed 12:00-1:00 P.M.

MAIN GATE 845-7560
EAST GATE 845-8495
MARINA GATE 845-7022

OTHER IMPORTANT NUMBERS:

EMERGENCIES: 911
FIRE DEPT. (NON-EMERGENCY)..... 624-3153
S/T SHERIFF'S OFF. (NON-EMERGENCY)....892-4141

LA STATE POLICE (NON-EMERGENCY)..... 985-893-6250
CLECO 1-800-622-6537
AT&T1-888-757-6500
CHARTER..... 1-888-821-4559
ATMOS GAS COMPANY.....1-800-547-4321

HURRICANE EMERGENCY NUMBER - Information Hotline for Beau Chene Homeowners Association: **1-314-667-3081** or visit the website at: **www.bchoa.org**

BOARD OF DIRECTORS

Douglas Tate - President
Paul Angelle – V.P.
Lance Rase – Treasurer
Jay Whealdon – Secretary
Geoffrey Hingle
Dave Parnell

David Pesses
Deshea Richardson
Michael Riggs
Louise Rusch
Rowland Stalter

2018 BOARD MEETINGS

January 26th
March 16th
May 11th
Annual Meeting May 16th
June 15th
September 21st

November 16th

ADMINISTRATION

Cristina Donovan - CAO
Bill Maier - Manager
David Vinson - Development Engineer

BEAU CHENE HOMEOWNERS ASSOCIATION, INC.

PLEASE VISIT OUR WEBSITE FOR INFORMATION ABOUT THESE AND OTHER SERVICES IN THE AREA
WWW.BCHOA.ORG

BEAU CHENE HOMEOWNERS OFFICE

Admin office, Accounting, Maintenance

Phone 985-231-6285

Fax 985-231-6286

BCHOA ENTRANCES:

MAIN GUARD GATE	985-845-7560
EAST GUARD GATE	985-845-8495
MARINA GUARD GATE	985-845-7022
HURRICANE HOT LINE-Information on Beau Chene Conditions	1-314-667-3081

BEAU CHENE COUNTRY CLUB

MAIN NUMBER	985-845-3571
GOLF PRO SHOP	985-845-3572
TENNIS & FITNESS CENTER	985-845-3504
CABANA & POOL	985-845-3579

MARINA BEAU CHENE HARBOR OFFICE	985-845-3454
--	--------------

FOR EMERGENCIES DIAL: 911

OTHER SERVICES:

FIRE DEPARTMENT (NON-EMERGENCY)	(4 th District)	985-845-9516
ST. TAMMANY PARISH SHERIFF'S OFFICE (NON-EMERGENCY)		985-898-2338 or 985-892-4141
LOUISIANA STATE POLICE	(Troop "L")	985-893-6250
LOUISIANA ONE CALL (for underground line locations)		1-800-272-3020
CLECO – Electric Company		1-800-622-6537
ATMOS - Gas Company		1-800-547-4321
NORTHSHORE DISPOSAL - Garbage		985-845-1380
AT&T		1-888-757-6500
CHARTER COMMUNICATIONS		1-888-821-4559
ST. TAMMANY PARISH ANIMAL CONTROL		985-809-0183
ST. TAMMANY PARISH MOSQUITO CONTROL		985-893-0818

BEAU CHÊNE HOMEOWNERS ASSOCIATION, INC.

105 Beau Chene Blvd., Suite 102

Mandeville, LA 70471

Phone: 985-231-6285 Fax: 985-231-6286 Website: www.bchoa.org

HOMEOWNERS REGISTRATION FORM

Welcome to the Beau Chene and Marina Beau Chene Community. To be able to provide certain services to the community, The Beau Chene Homeowners Association, Inc. (BCHOA) charges dues as listed below. These payments are due on the **1st of each month** and will incur a late fee after the **15th of each month**. You may select the convenience of using the Direct Draft Form (ACH) and have your dues automatically drafted from your account. You may choose either the **1st** or **10th** of each month for dues to be taken from your account. **We do not accept credit cards.**

\$181.50 per month for a developed lot – house or condo

\$58.56 per month for an undeveloped lot

Please provide the information requested below and return this form to our Main Office as soon as possible, along with a copy of your “Cash Sale” documentation.

Please Print

Act of Sale (AOS) Date: _____ Current Date: _____ Lot or Condo No: _____

Beau Chene Address: _____

Name as it appears on property deed: _____

Spouse's Name: _____ Billing Address: _____

Please list all homeowner's contact information individually:

Name: _____ Home Phone: _____ Cell Phone: _____
Work Phone: _____ Email address: _____

Name: _____ Home Phone: _____ Cell Phone: _____
Work Phone: _____ Email address: _____

Closing Attorney/Title Co. _____ Seller's Name: _____

BCHOA DUES Prorated at Act of Sale: Yes _____ No: _____ Don't Know: _____

A payment booklet with your BCHOA Account Number on each coupon will be provided for use when making dues payments. Please note that your name and account number are on each coupon along with the date that each payment is due. Please notify our office promptly if there are corrections needed on your account. The coupon booklet has mailing labels for returning your payment. If you choose to prepay your account, please send coupons for each month for which you are paying. You may use the Direct Draft Form to have your dues automatically deducted from your checking account. We ***DO NOT*** send monthly statements.

As a courtesy to new homeowners, we would like to introduce you to the neighborhood by listing your name and address in “**Our Beautiful Oak**” (a Beau Chene exclusive homeowner/resident magazine). Please give/deny your permission to post your name and address in the new “Welcome to the Neighborhood” section of the magazine by selecting: Yes _____ No _____

BEAU CHÊNE HOMEOWNERS ASSOCIATION, INC.

105 Beau Chene Blvd., Suite 102 Mandeville, LA 70471
 Phone 985-231-6285 Fax 985-231-6286 Website: www.bchoa.org

VEHICLE DECAL FORM

Homeowner's Name: _____ **Date:** _____

Beau Chene **Property Owner:** Yes or No

Beau Chene **Property Address (If Yes):** _____

Mailing Address (If **No** or **Different** from Above): _____

Resident Phone: Home: _____ Cell: _____ Office: _____

Email Address: _____

Request by Email: HOA Security Alerts _____ HOA General Notice's _____

Club Member's Name: _____

Beau Chene **Club Member:** Yes or No Club #: _____ Email: _____

List information for each vehicle receiving a window decal:

First four (4) decals are no charge; for each additional decal over four (4) there will be a fee of \$10.00 per decal. Please mail a check payable to Beau Chene Homeowners Association for each additional decal over four (4) to: BCHOA at 105 Beau Chene Blvd., Suite 100, Mandeville, La. 70471.

	<u>License Plate #</u>	<u>Vehicle Make</u>	<u>Model</u>	<u>Year</u>	<u>Color</u>	<u>Driver's License #</u>
1.	_____	_____	_____	_____	_____	_____
2.	_____	_____	_____	_____	_____	_____
3.	_____	_____	_____	_____	_____	_____
4.	_____	_____	_____	_____	_____	_____
5.	_____	_____	_____	_____	_____	_____
6.	_____	_____	_____	_____	_____	_____

List Vehicle(s) being removed from Account:

1. _____ 2. _____

As the holder of a Beau Chene Homeowners Association Inc. vehicle decal you are required to keep BCHOA informed of any changes in residential or club member status. Should you move from the community or cancel your club membership the vehicle decal is to be removed from every windshield. By signing this agreement, you have accepted responsibility for all vehicles listed and associated with this property address and/or club membership.

Signature of Person completing the Application: _____

For office use only:

Date Issued: _____

Approved by: _____

Reason for pass: _____

For Any Vehicle **SOLD or
 when a **TRANSFER of TITLE** takes place;
DECAL REMOVAL IS REQUIRED!!**

BEAU CHÊNE HOMEOWNERS ASSOCIATION, INC.

105 Beau Chene Blvd., Suite 102 Mandeville, LA 70471
 Phone 985-231-6285 Fax 985-231-6286 Website: www.bchoa.org

RFID TAG REGISTRATION FORM

BCHOA Property Owner _____ **Club Member** _____ **Renter** _____

First Name: _____ **Last Name:** _____

BCHOA Property Address (if applicable): _____

BCCC Member No.: _____

If Renter, name of property owner: _____

Home Phone: _____ Cell Phone: _____ Office Phone: _____

Email Address: _____

List information for each vehicle receiving an RFID Tag

	<u>License Plate #</u>	<u>Vehicle Make</u>	<u>Model</u>	<u>Year</u>	<u>Color</u>	<u>Driver's License #</u>
1.	_____	_____	_____	_____	_____	_____
2.	_____	_____	_____	_____	_____	_____
3.	_____	_____	_____	_____	_____	_____
4.	_____	_____	_____	_____	_____	_____

List Vehicle(s) being removed from Account:

1. _____ 2. _____

As the holder of a Beau Chene Homeowners Association Inc. RFID tag you are required to keep the BCHOA informed of any changes in residential or club member status. Should you move from the community or cancel your club membership the RFID tag will be deactivated and should be removed from every windshield. By signing this agreement, you have accepted responsibility for all vehicles listed and associated with this property address and/or club membership.

Signature of Person completing the Application: _____ Date _____

For office use only:

Date Issued: _____

Approved by: _____

Reason for pass: _____

For Any Vehicle **SOLD or
 when a **TRANSFER of TITLE** takes place;
RFID TAG REMOVAL IS REQUIRED!!**

BEAU CHÊNE HOMEOWNERS ASSOCIATION, INC.

105 Beau Chene Blvd., Suite 102

Mandeville, LA 70471

Phone 985-231-6285 Fax 985-231-6286 Website: www.bchoa.org

BCHOA DIRECT DRAFT

For Home and Lot Owner Monthly Dues

I authorize Beau Chene Homeowners Association, Inc. to initiate withdrawals from my account at the financial institution named below for payment of dues. This authorization will remain valid until either I, or my financial institution revokes it.

I can suspend payment of this draft by giving written notice to Beau Chene Homeowners Association, Inc. at any time prior to 4:00 p.m. three business days before the first day of each month (the date my payment is scheduled for deduction from my account.)

I understand that the Direct Payment program is an alternative method of payment only and does not otherwise affect my rights or the rights of Beau Chene Homeowners Association, Inc. or my financial institution with respect for each other. I further understand that Beau Chene Homeowners Association, Inc. and my financial institution reserve the right to terminate the Direct Payment plan and/or my participation in it. If I wish to cancel my participation in the Direct Payment plan, I may do so by notifying Beau Chene Homeowners Association, Inc. in writing.

Please attach to this form a Voided Check from the Account you would like debited.

Today's Date: _____

Change type: Start _____ Stop _____ Other _____

Start date of change: _____

Reason for change: _____

Property Address: _____

BCHOA Account Number: _____

Account Name (Print): _____

Authorized Signature: _____

Joint Account Signature: _____

Financial Institution Name: _____

Bank Routing Number: _____

Account Number: _____

Amount of Monthly Payment: \$ _____

2



-Yendang P1

Map Drawn by Drafting Etc., Inc.

→ Marina Oaks Dr. A1, B1

6-5-06 SP



BEAU CHÊNE
country club

Louisiana's Only 36-Hole Private Club

Thank you for your interest in Beau Chêne Country Club, the North Shore's premier full service private country club!

With 36 championship holes of golf, 2 putting and chipping greens, driving range, swimming complex, 10 tennis courts (2 of which are indoors) and fitness facility, there is something for everyone in the family to enjoy.

The clubhouse features 2 restaurants and offers both upscale and casual dining. There are regular and special dining and social events, as well as holiday and special event celebrations, held year round for our members.

I invite you to come and see why so many people looking to experience a bit more leisure and enjoyment in their lives choose Beau Chêne Country Club. I'd be delighted to meet with you for a comprehensive tour of the facilities. If you have any questions or would like further information, please do not hesitate to contact me at 985-845-3571 or michelle@beauchenecc.com or visit us online at www.beauchenecc.com.

Again, thank you for your interest in Beau Chêne Country Club. I hope to have the opportunity to personally meet you in the near future!

Kindest Regards,

A handwritten signature in blue ink, appearing to read 'Michelle Braiwick', written over a horizontal line.

Michelle Braiwick
Sales / Membership Director