



Dear Bluebonnet Highlands Homeowner,

Welcome to the Springlake and Fairhill subdivisions at Bluebonnet Highlands!

The attached documents are for your benefit and are to provide you with information regarding our neighborhood. Also included are helpful telephone numbers for those of you who have just moved to the area and for current Baton Rouge residents that need updated information.

**For even more information regarding Bluebonnet Highlands, please refer to our website:**

**[www.bluebonnethighlands.org](http://www.bluebonnethighlands.org)**

New homeowners often ask a few key questions, so below is a quick guide on where to find that information in this book:

How to Obtain A Gate Card: PAGE 13

Annual Homeowner Dues Information: PAGE 10

Mailboxes: PAGE 13

Deed Restrictions: PAGE 34

**Communications – E-mail List, HOA Forum, Facebook Page:**

It's easy to stay up to date on news within the neighborhood with the BBH e-mail list and HOA forum! Sign up for both on the HOA website ([www.bluebonnethighlands.org](http://www.bluebonnethighlands.org).) Sign up for the e-mail list on the right panel of the Home page. Join the forum by using the link found on the "BBH Information" tab.

You can also "like" BBH on Facebook at [www.facebook.com/BluebonnetHighlands](http://www.facebook.com/BluebonnetHighlands)

Once again, welcome to Bluebonnet Highlands! We know you will enjoy our great quality of living!

Best Regards,

Kate Cook  
rep@bluebonnethighlands.org  
225.678.1505  
BBH HOA Representative



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## Bluebonnet Highlands Contacts

2020 Council	
President	David Bencaz
Vice President	Brandon Baird
Secretary	Caroline Tomeny
Treasurer	Sherry Blackwell
Council Member	David Plaisance
BBH Council Contact	<a href="mailto:council@bluebonnethighlands.org">council@bluebonnethighlands.org</a>

**\*\* Council elections are held at the start of each calendar year, please see the website [www.bluebonnethighlands.org](http://www.bluebonnethighlands.org) for the most up-to-date Council information \*\***

HOA Employees	
General Inquiries/Clubhouse Rentals/Gate Cards <b>Kate</b>	<a href="mailto:rep@bluebonnethighlands.org">rep@bluebonnethighlands.org</a> or 225.678.1505
Deed Restrictions <b>Erin</b>	<a href="mailto:admin@bluebonnethighlands.org">admin@bluebonnethighlands.org</a> or 225.916.7260
Billing Inquiries <b>Daniel</b>	<a href="mailto:billing@bluebonnethighlands.org">billing@bluebonnethighlands.org</a>

***Join the Bluebonnet Highlands e-mail list by signing up at [www.bluebonnethighlands.org](http://www.bluebonnethighlands.org)***

***Join the Bluebonnet Highlands HOA forum by signing up at [www.bluebonnethighlandshoa.lefora.com](http://www.bluebonnethighlandshoa.lefora.com)***

***Like Bluebonnet Highlands on Facebook at [www.facebook.com/BluebonnetHighlands](http://www.facebook.com/BluebonnetHighlands)***



# Helpful Contacts

## ALL EMERGENCIES SHOULD BE DIRECTED TO 911

Other Emergency Numbers	
EBR Sheriff's Dispatch	225.389.5000
EBR Sheriff's Burbank Substation	222.389.5511
Baton Rouge City Police	225.389.2000
Louisiana State Police (Troop A)	225.754.8500
Fire Department (St. George Fire District)	225.454.6550
Emergency Medical Services	225.389.5155
Office of Emergency Preparedness	225.389.2100
National Hurricane Center	504.522.7330
FEMA	800.621.3362
Acadian Ambulance	800.259.3333
Flooding	225.389.3158
Report Flood Damage to FEMA	800.462.9029 800.462.7585 (hearing impaired)
Poison Control	800.256.9822
American Red Cross	225.291.4533

Utilities	
AT&T	225.557.6500 (Ordering) 225.557.6111 (Repair)
Baton Rouge Water Company	225.925.2011
Cox Communications	225.615.1000
Entergy	800.968.8243 (Outages) 800.368.3749
Department of Public Works	225.389.3090 225.389.3158 (Solid Waste Div.)
Recycling Office	225.389.5194
City Sewage	225.389.5378

Nationally Elected Leaders	
Senator Bill Cassidy	202.224.5824
Senator John Kennedy	202.224.4623
Representative Garrett Graves	202.225.3901

<b>Statewide Elected Leaders</b>	
Governor John Bel Edwards	225.922.1000
Louisiana Rep. Rick Edmonds	225.342.6777
Louisiana Sen. Yvonne Colomb	225.342.2040 225.342.9700
Secretary of State Tom Schedler	225.922.2880

<b>Parishwide Elected Leaders</b>	
Mayor/President Sharon Weston Broome	225.389.3100
Councilman Chandler Loupe	225.389.5162
Assessor Brian Wilson	225.389.3920
Constable Reginald R. Brown, Sr.	225.389.3004
Clerk of Court Doug Welborn	225.389.7642

<b>Other Numbers of Interest</b>	
Animal Control Center	225.774.7700
Bluebonnet Public Library	225.763.2240
Baton Rouge Metropolitan Airport	225.355.0333
Capital Area Transit System	225.389.8920
Department of Motor Vehicles	225.922.1175 (Licenses) 225.925.6146 (Vehicle Reg)
East Baton Rouge Parish School System	225.922.5400
Mosquito Abatement	225.356.3297
The Advocate Info Line	225.383.0000
Clerk of Courts	225.389.3901
EBR Tax Assessor	225.389.3920
Call before you dig	800.272.3020

<b>Hospitals</b>	
Baton Rouge General (Bluebonnet)	225.763.4000
Baton Rouge General (Mid City)	225.387.7000
Our Lady of the Lake	225.765.6565
Ochsner Medical Center	225.752.2470



## Amenities

### Landscaped Entrances and Boulevards



### Expansive, Beautiful, Stocked Lakes





**Children's Playground**



**Athletic Field**



**Swimming Pool**



**Tennis Court**



**Basketball Court**



**Clubhouse**





## Recreational Complex

The recreational complex was established for the exclusive shared use of and enjoyment for Members. These are your facilities. Each Member should be interested in maintaining the highest standard and take action to guard these facilities from; damage, vandalism, incorrect use, etc. Any member who witnesses damage or vandalism to this property should contact the Sheriff's Office at 225.389.5000 immediately.

Signs are placed to indicate to all others who do not reside in Bluebonnet Highlands that these areas are private property and not for public use. These signs are not intended to prevent members from use or enjoyment of the facilities.

The gate at the entrance to the recreational complex is also there to prevent unauthorized admittance to the area. This is for your protection as well as the protection of others and the property.

If you see children jumping the fence or swimming without supervision, you should ask them to leave the area. If anyone refuses to leave, call the police right away. As a resident of Bluebonnet Highlands you have the right to call the police and have them escorted off the premises. Please call the Sheriff's Office at 225.389.5000.

Only those Members who are current and up to date with the payments of Association Dues will have privileges of using the Recreational Complex.

In addition, please remember to clean up after yourselves. These are your facilities – keep them nice and clean!

## Clubhouse

Please see the "Frequently Asked Questions" section of the Welcome Packet for specific information regarding clubhouse rentals and rules. Please feel free to contact the homeowner's representative at 225.678.1505 or rep@bluebonnethighlands.org with any questions about or for help with renting the clubhouse.

## Tennis and Basketball Courts

We ask you kindly follow these rules:

- First on the court = First to play.
- Please abide by the one hour time limit.
- Two guests per lot (when space allows.)
- Only soft soled shoes.
- NO skateboards, skates, rollerblades, etc.
- NO loud music.
- NO animals.
- NO alcoholic beverages.
- NO glass or food.
- NO barbecue or cooking.

Anyone not observing the rules will be asked to leave.

Use the Emergency Phone (found in pool area) in case of emergency.





## Pool

The BBH swimming pool is open during the warm months, usually from April-October. Please see the HOA website ([www.bluebonnethighlands.org](http://www.bluebonnethighlands.org)) or contact the BBH Representative, Kate ([rep@bluebonnethighlands.org](mailto:rep@bluebonnethighlands.org)), for confirmation.

Your gate card provides you with access to the Recreation Complex. If you need a card for access, please complete the Gate Card Request Form found on the HOA website and in this packet.

In the event of an emergency at the pool, please immediately call 9-1-1.

Should you encounter suspected trespassers, inappropriate behavior, unsupervised children, or any situation that makes you uncomfortable, please call the Sheriff's Office at 225.389.5000 to have an officer intervene.

We strive to keep a clean, healthy, and family-friendly environment for all our homeowners to enjoy!

When enjoying the pool, we ask that you PLEASE follow these RULES:

- Pool Hours: 8:00 AM - 8:00 PM
- No one under the age of 18 is allowed without adult supervision
- No one is allowed to jump the fence at anytime
- No glass containers are allowed
- No food allowed in the pool area; please use playground picnic tables
- No alcohol is allowed
- Only 2 guests per home/lot at a time
- Please remember to keep all gates closed
- Please close and wrap pool umbrellas before you leave
- Please remember to clean up after yourself in the pool and restrooms
- Please refrain from smoking within the pool area
- Baby changing facilities are provided in both men's and women's restrooms
- Small children who are not potty trained MUST wear a swim diaper
- No profanity, lewd behavior or inappropriate music - Please keep it G-Rated and family-friendly

Failure to abide by these rules may result in the suspension or loss of pool and Recreation Complex privileges.

We strive to keep a clean, healthy, and family-friendly environment for all our homeowners to enjoy. If you notice any problems with the quality of the water, damaged furniture or equipment, behavioral issues, or other problems that you think the council should be aware of, please report it to us by emailing [rep@bluebonnethighlands.org](mailto:rep@bluebonnethighlands.org) or [council@bluebonnethighlands.org](mailto:council@bluebonnethighlands.org).



# Annual Dues Information

To pay your dues online, please email  
Daniel at [billing@bluebonnethighlands.org](mailto:billing@bluebonnethighlands.org)

## Dues and Assessments

Annual homeowner dues are \$400 for all homeowners in Fairhill and Springlake subdivisions and are due on January 31 of each year. Dues invoices will be emailed to homeowners around January 1 of each year (to those who have previously provided email addresses). For all others, hard copies will be mailed at this time.

The dues are assessed to fund the necessary expenses incurred to maintain our community. These expenses include, but are not limited to, the following:

- Liability insurance on all common areas
- Recreational Complex Center Maintenance
- Lake Cleaning and Maintenance
- Electricity for Lake Foundations, Pavilion Lighting, Water for Landscaping
- Lawn Care and Upkeep in Common Areas
- Seasonal Landscaping
- Web site Development and Upkeep
- General Community Developments and Expenses
- Representative and accounting functions

## Payment Schedule and Due Dates

In order to avoid late fees, please remit payment according to the following annual schedule:

- **Due by January 31:** a minimum of half of the annual dues (\$200). You are welcome to pay your dues in full at this point as well.
- **Due by July 31:** any remaining balances on your account, including any assessments of late fees.

## Payment Options

Homeowners have several options available for paying your dues:

### Online – *preferred method*

Effective July 1, 2016, the only way to pay your dues online is to follow the "Pay Now" link in the email you receive containing your dues invoice. If you need your invoice emailed to you again, send a request to [billing@bluebonnethighlands.org](mailto:billing@bluebonnethighlands.org). At this time, you will only have the option to pay your entire invoice balance if you choose to pay online. If you choose to pay semi-annually, you must mail a check since your online invoice only allows you to pay in full.



## **Check**

Please make checks out to Bluebonnet Highlands HOA and mail to the following address:

Bluebonnet Highlands Homeowners Association, Inc.  
PO Box 82986  
Baton Rouge, LA 70884

**Note:** Homeowners may also drop checks off in our Association drop-box. It is located outside the front door of the BBH Clubhouse located in the Recreational Complex on the Fairhill side of the neighborhood, on Bluebonnet. If you do not have a gate card and would like a temporary code to do this, please contact Kate at [rep@bluebonnethighlands.org](mailto:rep@bluebonnethighlands.org).

## **Late Fees, Liens, Collections, etc.**

Over the past three years, our Association has maintained an outstanding 90 – 92% collection rate on its dues. This has contributed to our neighborhood's success and growth. Thank you!

To be fair to the 90 – 92% of homeowners who pay their dues regularly, we will follow the following guidelines in regard to delinquent accounts:

### *Late Fees*

- Late fees will be assessed on balances in excess of \$180 at January 31 of each year.
- Additional late fees will be assessed on any remaining balances at July 31 of each year.

### *Liens*

- A lien will be filed with the Baton Rouge Clerk of Court's office once a delinquent balance reaches \$500.
- All costs incurred by the Association associated with the lien will be added to the delinquent homeowner's account.
- The lien will prohibit a homeowner from selling or refinancing their home until the obligation to the Association is satisfied. The lien will be cancelled upon receipt of full payment.

### *Collection*

In the event a filed lien is unsuccessful in collecting the outstanding balance due, the Association will take appropriate legal action to collect any outstanding balances. If suit is filed against a homeowner, any attorney fees incurred by the Association will be billed to the delinquent homeowner.

### *NSF Fees*

For any check or online payment returned as non-sufficient funds, the homeowner will incur an additional \$25 fee.



## Excerpt from Deed Restrictions

*"6.6 Each member is obligated to pay to the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear a late charge penalty from the date of delinquency at the rate of Twenty Percent (20%) per month until paid, and the association may bring a personal action at law against the Owner who is personally obligated to pay the same and/or foreclose the lien against the property, interest, cost, and reasonable attorney's fees (of not less than \$750) and/or collection agency fees (of not less than \$100.00). Effective January 1, 1999, all member (homeowner) dues and fees shall be paid on an annual or semi-annual basis. Payment dates shall be January 1st and July 1st as each calendar year. Invoices may or may not be sent to each member however, the failure to receive an invoice for dues does not relieve the member (homeowner) from the obligation to pay their dues timely. Delinquent amounts will be turned over to an attorney and/or collection agency for collection. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Lot."*



## Frequently Asked Questions

### **How do I obtain a gate card for pool, playground, field, tennis court, and clubhouse access?**

To obtain a gate card for the BBH Recreational Complex, please fill out the Gate Card Request Form located in this welcome packet and on the HOA website at [www.bluebonnethighlands.org](http://www.bluebonnethighlands.org)

The cost is \$20 and you can pay by check.

Submit the completed form and payment to the drop box on the front of the clubhouse or mail to:

Bluebonnet Highlands Homeowners Association  
Attn: HOA Representative  
P.O. Box 82986  
Baton Rouge, LA 70884

To contact the BBH HOA Representative with questions about gate cards, you can e-mail [rep@bluebonnethighlands.org](mailto:rep@bluebonnethighlands.org) or call 225.678.1505.

### **How do I join the Bluebonnet Highlands Homeowners Association e-mail list?**

You can join the BBH HOA e-mail list by going to [www.bluebonnethighlands.org](http://www.bluebonnethighlands.org) and signing up. You will find the sign up box on the right panel of the home page. Enter your e-mail address and click "Go" to submit. You may enter more than one e-mail address. All homeowners and tenants are encouraged to join the e-mail list.

### **Where can I get a designated Fairhill mailbox? How can I gain access to my Springlake mailbox?**

**Fairhill** residents must obtain a designated mailbox to match the existing mailboxes in the subdivision. These can be obtained at:

Hart Mailboxes  
13030 Coursey Boulevard  
Baton Rouge, LA 70816  
(225) 756-8277

Southern Curbside, LLC  
Brendan Warner  
37176 Cobblestone Avenue  
Geismar, LA 70734  
[brendan@southerncurbside.com](mailto:brendan@southerncurbside.com)  
504-722-2357

Preston Denn (225-485-9073) can refurbish the Fairhill mailboxes, if yours needs a touch up!



**Springlake** residents have cluster mailbox units. If the mailbox key was not given to you at closing, you will need to contact the Post Office.

New residents can go to the local office on Perkins Road (10380 Perkins Road, 70810) with their closing statement, a photo ID and \$20 to have the lock changed.

Lock changes are made on Wednesdays and keys can be picked up at the Post Office after 2pm on the Wednesday that it is changed.

### **When does the Bluebonnet Highlands Homeowners Association meet?**

HOA meetings are held monthly, but are not held on a set day of the month. Reminder e-mails are sent out prior to the meeting to all those on the BBH HOA e-mail list (see above.) The meeting date is also posted to the home page of the HOA website each month. All residents are encouraged to attend HOA meetings.

### **How do I rent the clubhouse?**

The Bluebonnet Highlands Clubhouse is available for rentals all year long. It's a great space for a party, shower, or other gathering. Folding tables and chairs are included along with a warming kitchen.

When in-season, the swimming pool is available as an addition to your rental.

The fee for renting the clubhouse is \$100 per day. We also require a deposit of \$100 per day, which is returned after the rental if there are no violations or damages. If consecutive days are rented, all personal property must be removed overnight.

The swimming pool is available, but may only be rented along with a same-day clubhouse rental. There is an additional fee of \$50 to rent the pool which includes use of the pool by your guests for 2 hours. Additional hours may be added at \$25 per hour. Please note, however, that the pool rental is not an exclusive-use rental. All homeowners may still use the pool facility during the rental. The rental of the pool simply allows your guests to use it as well.

A full list of rental rules and policies is available on our website at [www.bluebonnethighlands.org](http://www.bluebonnethighlands.org).

If you would like to schedule a rental of the clubhouse or the clubhouse and pool, please contact Kate at [rep@bluebonnethighlands.org](mailto:rep@bluebonnethighlands.org) to check on the availability of your event date.

**Please Note:** If you lease or rent a home, you must have the homeowner request the rental as well as fill out and sign all necessary paperwork. Payment can come from either party.

The use of the clubhouse is limited to personal events only. Under no circumstances does the HOA permit any sales of any type to be conducted at the clubhouse (This includes garage sales, trunk sales, jewelry sales, clothing sales, etc.).

On the day of your rental, the HOA Rep will meet you any time after 8:00 AM to let you in the clubhouse. You have access until midnight, at which time you must vacate the property. Your event will be assigned a gate code for access to the gate, and you should give this to your guests in advance as it cannot be posted at the gate box.

### **How do I report a neighbor that is not compliant with deed restrictions?**

You can contact the Bluebonnet Highlands HOA Administrator at 225.916.7260 or [admin@bluebonnethighlands.org](mailto:admin@bluebonnethighlands.org) to report violations.

### **Are homeowners allowed to address the Council at HOA meetings?**

Absolutely! The Council just asks that you fill out a "Request to Address the Council" form and submit it prior to the meeting, so that the Council can be sure to place you on the agenda. This form can be found on the HOA website ([www.bluebonnethighlands.org](http://www.bluebonnethighlands.org)) under "Official Forms" on the right panel. The completed form can be mailed to the PO Box, dropped off in the black dropbox on the front of the clubhouse or e-mailed to [council@bluebonnethighlands.org](mailto:council@bluebonnethighlands.org).

### **A streetlight near my residence is out, what can I do?**

You can report a street light outage to Entergy from the BBH website ([www.bluebonnethighlands.org](http://www.bluebonnethighlands.org).) Go to the right panel on the Home page to "Report Street Light Outage" and use the link to submit an online report to Entergy.

### **What flood zone is Bluebonnet Highlands in?**

Most of BBH is in Flood Zone X, but a portion is in AE. An interactive FEMA map can be found: <https://msc.fema.gov/portal/search#searchresultsanchor>

### **How do I find a nanny, babysitter and/or pet-sitter in BBH?**

A Nanny, Babysitter, and Pet-Sitter List can be found on the Home page of the BBH website ([www.bluebonnethighlands.org](http://www.bluebonnethighlands.org).) It is on the right panel under "Information and Documents."

### **Is there an online community forum for the BBH HOA?**

There is only ONE online forum that is monitored by the BBH HOA. All homeowners are encouraged to join! A link to the forum ([www.bluebonnethighlandshoa.lefora.com](http://www.bluebonnethighlandshoa.lefora.com)) can be found on the HOA website ([www.bluebonnethighlands.org](http://www.bluebonnethighlands.org)) on the "BBH Information" tab.

### **Is the BBH HOA on Facebook?**

Yes! Make sure to "Like" the BBH HOA Facebook page (<http://www.facebook.com/BluebonnetHighlands>) for news updates, to connect with neighbors, and an opportunity to leave suggestions for the Council.



# Expectations of Residents

## **General**

Residents are expected to pay their annual dues on time and adhere to the Bluebonnet Highlands Deed Restrictions.

## **Property Exterior**

In an effort to preserve homeowners' rights and maintain property values, it is required under Article 3.3 of the Bluebonnet Highlands Act of Restrictions that any homeowners, or group of owners, considering improvement(s) to their deeded property, submit a Home Improvement Request Form to the Homeowners Association Council for approval. This must be done PRIOR to initiating work on planned improvements. Examples of improvements include, but are not limited to, exterior paint, additions, outside buildings, fences, driveways, pools and decks. If any change is made that has not been approved, the Council has the right to require the homeowner to remove the improvement from his property. Please fill out the Home Improvement Request Form (found in this packet and on the BBH HOA website [www.bluebonnethighlands.org](http://www.bluebonnethighlands.org)) completely and mail to the address below or e-mail to [admin@bluebonnethighlands.org](mailto:admin@bluebonnethighlands.org). Please include drawings, paint samples and plans for the proposed improvement(s)/construction.

Bluebonnet Highlands Homeowners Association  
Attn: HOA Administrator  
P. O. Box 82986  
Baton Rouge, LA 70884

## **Trash**

Residents are expected to participate in trash clean-up. The city's trash pick-up days for our neighborhood are Monday and Thursday. Recycling is Thursday only. Garbage and recycling carts must be placed at the curb by 5 a.m. on the scheduled service day. Carts should be removed from the street in a timely manner. Bagged household garbage includes food waste and trash – no household hazardous waste (paint, chemicals, thinner, batteries, electronics, etc.) Cart lids must be closed and overflowing carts will not be collected.

## **Kids**

Bluebonnet Highlands is a growing neighborhood with a large number of families with young children. Please be safe and use common sense and respect when your children are out in the neighborhood. Baton Rouge city curfew (*City Code 13:1056*) for children under 17 years old is 11pm, except on Friday and Saturday when it is 1am.

## **Decks on Lakes**

No decks may be built on any lake.

## **Yard Maintenance**

Yards and flowerbeds must be maintained throughout the year.

## **Parking**

Please park only in residential driveways. Short term guest parking on the streets IS allowed. However, long-term (6+ hours) and/or overnight parking on the streets is prohibited. Also, please note that vehicles parked on corners, blocking driveways, or facing the wrong way in traffic are in violation of city ordinances and are subject to ticketing and towing (at owner's expense without notice). When having a gathering at your house, please make every effort to have your guests park on only one side of the street. Parked vehicles on both sides of the street limit access by emergency vehicles to your neighbors' homes and can create serious problems.

In addition, it is against HOA deed restrictions to park vehicles on the grass in any area (side walk, front yard, backyard, etc.) All homes have covered/garage parking for at least 2 vehicles, with additional space available in the driveways -- please use this space only for parking your vehicles.

No boats or other trailers or recreational vehicles (work or personal trailers, 4-wheelers, RVs, etc.) should be parked on your lot.

## **Pets**

Many of our homeowners have pets, including dogs and cats. Please put tags on your pets. If your pet gets away from you, having tags with an updated contact phone number is extremely helpful.

If you find a lost pet, or if you lose a pet, send us an email at [rep@bluebonnethighlands.org](mailto:rep@bluebonnethighlands.org) and we will be happy to send an email notifying all our homeowners. Please include a picture if you can. You can also post pictures and messages regarding lost and found pets on the BBH HOA Facebook page ([www.facebook.com/BluebonnetHighlands](http://www.facebook.com/BluebonnetHighlands)) and the BBH HOA online community forum ([www.bluebonnethighlandshoa.lefora.com](http://www.bluebonnethighlandshoa.lefora.com)).

Also, remember that the City of Baton Rouge has a leash law. All dogs are required to be restrained on a leash with a maximum length of 6 feet. Cats are not required to be leashed, but are required to be confined to the owner's home or property and should not be allowed to roam at large. Pet owners are also required, by the same ordinances, to clean up after their pet at all times. Do not allow your pet to defecate on another homeowner's lawn. This can be done easily by carrying an old shopping bag with you on walks.

Lastly, if you have a dog, please be a good neighbor and do what you can to control dog barking. Excessive barking can become a nuisance to other homeowners. (For more info, see the City of Baton Rouge Code of Ordinances, Title 14, Chapter 2, Part 1.)

## **Pool**

Please see page 9 of this booklet for all pool rules.

# Neighborhood Owned Services

## **Beauty**

### ***The Garrett Neal Studio***

We are a team of experts in current trends to enhance your current style or to radically reinvent your look!

From trending cuts & styles to blowouts & balayage; your individual style is our passion & privilege.

We like to take the time to listen to your personal preferences and execute with skills & expertise to bring that vision to life.

The Garrett Neal Studio is located at 7554 Bluebonnet Blvd (70810.)

For more information call 225.761.3394, e-mail [garrettnealstudio1@gmail.com](mailto:garrettnealstudio1@gmail.com) or check out the website [www.GarrettNealStudio.com](http://www.GarrettNealStudio.com).

### ***The Woodhouse Day Spa at High Grove***

The Woodhouse Day Spa is an upscale, destination spa and winner of the award "#1 Day Spa in Louisiana", as seen on the Travel Channel.

We offer a wide variety of massages, facials, Vichy body treatments, nail treatments, and waxing.

You can visit us at [www.batonrouge.woodhousespas.com](http://www.batonrouge.woodhousespas.com) to see a list of services or look at interior photos.

<http://batonrouge.woodhousespas.com>  
10222 The Grove Blvd #1, Baton Rouge, Louisiana  
225.330.4595  
[batonrouge@woodhousespas.com](mailto:batonrouge@woodhousespas.com)

### ***Laura Grubb, Mary Kay Independent Beauty Consultant***

Discover what you LOVE! We LOVE irresistible products. From innovative skin care to on-trend cosmetics, Mary Kay offers products women love, and I can help you find your new favorites! Contact me to discover more.

Contact: Laura  
E-mail: [lauragrubb@marykay.com](mailto:lauragrubb@marykay.com)  
Website: Find me on Facebook @lauragrubbMKIBC

## **Contractors**

### ***GM Builders, Inc.***

GM Builders is a general contractor that offers both design and construction services. They specialize in custom homes, as well as commercial developments.

For more information contact Milton Morel by phone at 225.755.2664 or by email at [milton@buildgm.com](mailto:milton@buildgm.com).

### ***VGS Enterprise LLC***

Custom build cabinets, new construction, reconstruction, entertainment centers, mantles, kitchens, and baths. VGS is licensed and insured.

For more information contact Greg Smith by phone at 225.978.9947 or by email at [vgs.enterprise@yahoo.com](mailto:vgs.enterprise@yahoo.com).

## **Decorating**

### ***Whimsy Doodles Art***

Hand painted Custom Canvas Art. Birthday banners, name plaques, frames and more!! Perfect Gift idea for new baby or add that extra special designer touch to your nursery, bathroom or kid's rooms! We can match any decor! Personalization is available also. PayPal accepted. Check out my gallery web site for more info and to view my art!

To check out the blog visit [www.whimsydoodles.blogspot.com](http://www.whimsydoodles.blogspot.com), or e-mail at [katscanvasart@gmail.com](mailto:katscanvasart@gmail.com).



## **Education**

### ***South Baton Rouge Charter Academy***

South Baton Rouge Charter Academy is a tuition-free public charter school educating students in grades Pre-K-8. South Baton Rouge Charter Academy is governed by the South Louisiana Charter Foundation, Inc. and a member of the Charter Schools USA (CSUSA) family of schools.

Address: 9211 Parkway Drive

Phone: 225-349-7489

Contact: Krystal Hill

Email: [khill@sbrcharter.org](mailto:khill@sbrcharter.org)

Website: [www.sbrcharter.org](http://www.sbrcharter.org)

## **Entertainment**

### ***The Rhythm Revue***

The Rhythm Revue is a Baton Rouge based classic rock n' roll group that features dance music for special events, parties and weddings. We play a mix of rock, blues, pop, and dance classics that will please adults of all age groups. Music from the '50s, '60s, and '70s is featured at every performance.

For more information check out The Rhythm Revue website at [www.rhythmrevue.net](http://www.rhythmrevue.net) or e-mail Joe at [jsulli3944@yahoo.com](mailto:jsulli3944@yahoo.com).

## **Financial Services**

### ***Assurance Financial Group***

Assurance Financial Group is dedicated to offering the best interest rates available, along with superior service to ensure that the loan process is efficient and hassle free for our customers. Servicing: LA, TX, MS, FL, AL, GA, AR, TN, & VA.

Please contact Scott Forte, Sr. Home Loan Consultant, at [sforte@afgloans.com](mailto:sforte@afgloans.com) for a free quote. He can also be reached by phone at 225.445.2655 or on his cell phone at 225.963.1011.

### ***JP Morgan Chase***

Stefanie Kocke is a licensed banker with JP Morgan Chase. She has several years of experience servicing business, personal, investment, and mortgage clients.

To contact Stefanie, call 225.332.3129 or email her at [stefanie.l.kocke@jpmchase.com](mailto:stefanie.l.kocke@jpmchase.com).

### ***Regions Bank***

John Poumaroux is a Branch manager for Regions Bank. For help with any of your banking needs, please contact John at 225.925.4122 or by e-mail at [john.poumaroux@regions.com](mailto:john.poumaroux@regions.com).

## **Health & Fitness**

### ***Bally Total Fitness***

32,000 sq. ft. state of the art facility located in Perkins Rowe. Amenities include Group Exercise classes, spinning, ladies' only area, yoga, pilate's, kids' care, kids' fitness, free weights, strength equipment, cardiovascular equipment, massage therapy, tanning, personal training, and much more.

Mention that you are a Bluebonnet Highlands homeowner and get a FREE two week membership.

Call Chad Lambert at 225.757.0606 or email him at [clambert@ballyfitnessbr.com](mailto:clambert@ballyfitnessbr.com).

***Plexus Slim Sales – Local Rep: Lea Anne Landry***

I lost 21 lbs in 10 weeks and regulated my blood sugars with Plexus! Without a doubt, this is the simplest and most effective weight loss product I have ever used.

If you're like millions of others, you've probably tried this diet or that pill—but you never got the results you wanted.

Finally there is an all-natural, healthy solution to help you lose weight. The synergistic effect of Plexus Slim and Accelerator taken together can help you lose more weight—faster than you ever thought possible. Experience quick results and keep the weight off. People around the country are experiencing amazing results—and you can too!

Contact: Lea Anne Landry (Ambassador # 118597)

Email: [leaannelandry@aol.com](mailto:leaannelandry@aol.com)

Website: <http://llandry.myplexusproducts.com/>

**Home Maintenance**

***Just Front Doors***

Just Front Doors offers service that includes sanding and preparing your front door for a fresh coat of varnish. The door is sanded three times during the process. A fresh coat of premium varnish is applied after each sanding to help make your front door look great again.

For a free estimate, call Tom Warner at 225.747.0614 or email him at [justfrontdoors@yahoo.com](mailto:justfrontdoors@yahoo.com).

***Plumber***

Ricky Carmouche with Rick's Safe and Sound Plumbing can be reached at 225-279-3692. Mention you live in the neighborhood for a discount.

***S and R Flat Surface Cleaning***

S and R Flat Surface Cleaning provides both residential and commercial cleaning of concrete, sidewalks, driveways, patios, poolside areas, decks, parking lots, walkways, and the like.

For more information, contact Stanley Stewart at 225.276.2265.

***Henriquez Painting***

- Interior-Exterior Painting
- Pressure Washing
- Sheetrock Hanging, Finishing and Repair
- Commercial-Residential
- Dependable and Neat
- Excellent References
- High Quality Work at Affordable Prices

Free Estimates - Call Today!

James Henriquez – 225.773.2945 – I'm a proud Bluebonnet Highlands Resident!

***Cajun Xteriors***

Cajun Xteriors offers:

- House washing
- Insured quality professionalism
- Low and high pressure applications
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- Gutter restoration
- Mold/Algae removal
- Commercial/Residential
- Referral bonus deals
- Military/Civil Service/Teacher discounts offered

[cajunxteriors@gmail.com](mailto:cajunxteriors@gmail.com)

***225 Painting***

Interior, exterior, residential, commercial; 30 years of experience in the local community; Free estimates

[www.225painting.com](http://www.225painting.com); 225.205.1027; [225housepainting@gmail.com](mailto:225housepainting@gmail.com)

[WWW.BLUEBONNETHIGHLANDS.ORG](http://WWW.BLUEBONNETHIGHLANDS.ORG)

### ***Ash Heating and Cooling***

We provide air conditioning and heating services to the Greater Baton Rouge Area. That includes:

- Air Conditioning
- Heating
- AC Repair
- Heating Repair
- Ductwork
- HVAC
- Complete System Replacements

Give us a call at 225-267-7310 if you are in Baton Rouge, Baker, Central City, Denham Springs, Gonzales, Zachary, Prairieville, Donaldsonville, Plaquemine, Port Allen, St. Gabriel, Walker, or anywhere else in the capital region.

Contact: Mathew Ash

Email: [mathew@ashhvac.com](mailto:mathew@ashhvac.com)

Website: <http://www.ashhvac.com/>

## **Home Surveillance**

### ***Dynamic Surveillance***

Installation of Camera Surveillance Systems and Home Audio/Visual components to fit your specific needs. If you are worried about break-ins or just want the coolest Home Entertainment setup on the block, we've got you covered. These services not only increase the security and comfort of your home - they also add value.

Our DVR surveillance systems are always on and constantly record to a computer hard drive - no remembering to turn on and off like a security alarm system. Our surveillance systems are also very flexible. From a basic 1 camera setup, to a full 64 cameras - it's up to you.

To contact Dynamic Surveillance call Joel Tubre at 225.709.0521, or e-mail at [joel@dynamicssurveillance.com](mailto:joel@dynamicssurveillance.com).

## **Insurance**

### ***First Louisiana Insurance***

First Louisiana Insurance is an experienced provider in Home, Auto, Commercial, Boat, RV, Motorcycle, Specialty, Health, Life, Bonds, 401K / Retirement, Risk Management/Loss control and Supplemental Plans.

Please contact agent Kase Gonzales at 225.400.6009 or [kase@firstli.com](mailto:kase@firstli.com)

## **Landscaping/Lawn Care**

### ***Kees Lawn Care, LLC***

Kees Lawn Care, LLC specializes in lawn and landscape maintenance.

For a FREE estimate call Ben Kees at 225.907.3449 by by e-mail at [keeslawncare@gmail.com](mailto:keeslawncare@gmail.com).

### ***Ryan's Tree Service, LLC***

Licensed and Insured Arborist specializing in Tree Care and Removal, Tree Planting, Stump Grinding, and quality Landscape Maintenance services. Bluebonnet Highlands homeowners may receive one complimentary assessment and consultation.

Contact by email at [ryanstreeservice@bellsouth.net](mailto:ryanstreeservice@bellsouth.net) or by phone at (225)205.5779. View online at website: [RyansTreeServiceBR.com](http://RyansTreeServiceBR.com).

## **Legal**

### ***Saunders and Chabert***

Scotty E. Chabert, Jr.  
6525 Perkins Road, Baton Rouge, LA 70808  
Telephone: 225.771.8100  
Fax: 225.771.8101

E-mail: [schabert@saunderschabert.com](mailto:schabert@saunderschabert.com)  
Website: [www.saunderschabert.com](http://www.saunderschabert.com)

Providing effective services for clients in Louisiana and Mississippi.

At the Law Offices of Saunders and Chabert in Baton Rouge, LA, we help clients and their families receive fair compensation for injuries caused by the negligent and reckless acts of others. With nearly 20 combined years of experience, our attorneys understand the impact that a serious injury has on our clients' lives. Our goal is to help you recover the compensation you need to make ends meet and to move forward after an accident. We handle serious injury and wrongful death claims resulting from:

- General Admiralty and Maritime Law Claims
- Longshore and Harbor Workers' Compensation Act
- Jones Act claims
- Offshore and river accidents
- Boat and Vessel accidents
- Industrial/Plant accidents
- Defective Products
- Premises Liability Issues
- Car Accidents, 18-wheeler Accidents, and Motorcycle Accidents

### ***Seal the Deal Mobile Notary Service***

After hours notarial services by appointment only.

Please call Sarah S. Steimel at 225.933.4143 or email at [sarah.steimel@gmail.com](mailto:sarah.steimel@gmail.com).

## **Marketing**

### ***Orange Label Creative, L.L.C.***

Orange Label Creative, L.L.C. provides design for the corporate environment as well as the individual.

Specialty design for individuals includes: invitations, announcements, recipe cards, posters, banners, flyers, resume layout.

Corporate offices looking for modern design or just a change in style from your current brand identity, we offer: various types of print collateral, web graphics and social media promotion artwork.

Contact us for any medium of design not listed above and we can discuss specific deliverables accordingly, as well as pricing.

To view Orange Label's design portfolio, visit the Design Manager, Ashley Broussard's, LinkedIn page at <http://www.linkedin.com/pub/ashley-broussard/11/43a/493>, or contact us at [orangelabelcreative@gmail.com](mailto:orangelabelcreative@gmail.com).

Business Manager: Tyler Broussard

Design Manager: Ashley Broussard

## **Medical**

### ***Dr. Robert J. Edwards, DDS***

Premier Dental Care  
[www.premierdentalcarebr.com](http://www.premierdentalcarebr.com)  
5188 Highland Rd. Baton Rouge, LA 70808  
Tele: 225-766-8107  
Fax: 225-766-2382

### ***Sherman and Balhoff Specialists in Orthodontics***

We love to enhance smiles and would like to take care of your orthodontic needs!

Dr. Sherman, Dr. Balhoff, and our highly trained staff are dedicated to providing the highest quality orthodontics in a warm and caring environment.

Please contact our office to schedule a COMPLIMENTARY EXAM AND CONSULTATION. Find out what orthodontics can do for you!

- \* Invisalign, Ceramic and Metal Braces
- \* Affordable payment options
- \* Consistent quality care
- \* Phone, Text and Email appointment reminders
- \* Assistants on call after hours

Conveniently located at 8311 Bluebonnet Boulevard, next door to Elite Gymnastics.  
Phone: 225-769-1276  
Website: <http://www.shermanbalhoff.com>

## **Pet Services**

### ***Right Lead Equestrian Center***

Located on Bayou Paul Lane in St. Gabriel. RLEC offers boarding, riding lessons, clinics, training, leases, and sales. RLEC specializes in Eventing (Dressage and Jumping) and also offers side saddle lessons. We are a training facility and do not offer "pony rides" nor lease horses by the hour/day.

To contact Right Lead, please email Michelle at [michelle@rightlead.com](mailto:michelle@rightlead.com) or 225.964.7222.

### ***Snaggle Foot Dog Walks & Pet Care***

At Snaggle Foot Dog Walks & Pet Care Baton Rouge, we understand that there's no place like home. When you entrust us with your beloved family members, we come to them ... caring for your dog, cat, and other pets in the comfort of the place they love best. Our goal is to provide high-quality service that meets your pet's specific needs and fits into your schedule.

Contacts: Bobby and Charmain King  
Phone: 225-243-4319  
Email: [charmain@snagglefoot.com](mailto:charmain@snagglefoot.com)  
Website: [www.snagglefoot-batonrouge.com](http://www.snagglefoot-batonrouge.com)

## **Photography**

### ***Stefanie Cascio Photography, LLC***

Stefanie Cascio Photography specializes in newborn, baby, child, and family portraits that will preserve memories for a lifetime. Stefanie shoots on location, where her clients feel most comfortable.

For more information contact:  
Email: [smcascio@gmail.com](mailto:smcascio@gmail.com)  
Phone: 225.278.0825  
Website: [www.stefaniecasciophotography.com](http://www.stefaniecasciophotography.com)  
Facebook: [www.facebook.com/pages/stefanie-cascio-photography/176681839272](https://www.facebook.com/pages/stefanie-cascio-photography/176681839272)

## **Realtors**

### ***Jane St. Amant CRS, ABR, PMN, e-Pro, GRI***

Jane St. Amant is a Realtor with Re/Max Professional and thirty years' experience in the Real Estate Industry. Jane has been a resident of Springlake since 1994 and cares about the growth of Springlake and Fairhill. She is also very involved with the Board of Realtors and proudly displays the designations of CRS, ABR, e-Pro, PMN & GRI. To view Jane's listing go to her website [www.janestamant.com](http://www.janestamant.com), email Jane at [jstamant67@gmail.com](mailto:jstamant67@gmail.com) or call her cell 225- 937- 6430





***Susan Rains, Realtor, ABR, SRS, e-PRO***

Susan Rains is a realtor with Home After Home. If you would like to contact Susan, please email [susanrains@hahmail.com](mailto:susanrains@hahmail.com) or call 225.772.2072 (cell.)

***Sandra Scott***

Sandra Scott is a realtor with REMAX First. To view her listings, please visit [www.sandrasellsbr.com](http://www.sandrasellsbr.com). If you would like to contact Sandra, please email [sandrascott@remax.net](mailto:sandrascott@remax.net) or call 225.907.9777.

***Samantha Mainieri***

Samantha Mainieri is a REALTOR® with Keller Williams first choice.

Please visit her website at [www.samsellsbatonrouge.com](http://www.samsellsbatonrouge.com)

Contact her by cell at 225.953.0474 or email [samanthamainieri@kw.com](mailto:samanthamainieri@kw.com).

## **Retail**

***Avon***

Tammy is a local Avon representative that can assist you with your health and beauty supplies. Shop for cosmetics, colognes/perfumes, clothing, children's items, home decor, and more all from the comfort of your home. Custom gift baskets are also available.

To contact Tammy, please email her at [tammy\\_avon@hotmail.com](mailto:tammy_avon@hotmail.com).

***Baton Rouge Smock Market - A Children's Boutique Consignment Sale***

Do you have new and/or gently used smocked or boutique clothing or accessories that you are not using anymore but don't want to just throw them out? Do you want to make a little extra money and sell your clothes without the hassle of putting it on e-bay or craigslist?

You can become a seller and make 70% of your asking price with little effort! OR~ are you tired of paying high retail prices for those boutique outfits, only to wear them a few times? Then just come shop for some great deals for a fraction of the retail cost! We have Sales at least twice a year.

To contact Kathryn, please email her at [brsmockmarket@gmail.com](mailto:brsmockmarket@gmail.com) with any questions you may have.

***Grangie's Gifts***

A custom-made embroidery and applique boutique, specializing in unique and personalized baby gifts, housewares, and children's clothing. A BBH Homeowner, Tammy Mire takes great pride in creating a special one-of-a-kind item for all of your gift giving needs. She also offers adorable personalized boutique-quality children's clothing and gifts.

Find her on Facebook at [www.facebook.com/grangiesgifts](http://www.facebook.com/grangiesgifts) and "like" her page, or email her at [grangiesgifts@gmail.com](mailto:grangiesgifts@gmail.com).

***Lady Glam Jewelry and Accessories***

Quality jewelry at wholesale prices. Lady Glam specializes in Necklaces, bracelets, earrings, LSU jewelry, hair accessories, and more.

For more information, please email at [info@ladyglamjewelry.com](mailto:info@ladyglamjewelry.com).

***U Silly Goose Children's Boutique***

We sell children's clothing (smocked, applique), custom bows, shoes, jewelry, crosses, custom sippi cups, diaper bags, bibs, burp cloths, picture albums, christening gifts, and too many other gifts to list. We carry girls' sizes infant to 8 and boys' sizes infant to 6. Come stop by and take a gander! We will do anything we can to assist you. Show your ID with a BBH address and receive 10% off any regularly priced item!

U Silly Goose is located at 7317 Jefferson Hwy Suite A (70806) - across the street from Towne Center.

Contact U Silly Goose by emailing [usillygoose@bellsouth.net](mailto:usillygoose@bellsouth.net) or calling 225.922.9997. Visit our website: [www.usillygoose.net](http://www.usillygoose.net) and look for us on Facebook.

### ***Third Coast Soccer***

We outfit players, coaches, and soccer enthusiasts with a wide variety of gear from every major soccer manufacturer in the world. We specialize in providing team uniforms for youth leagues, adult leagues, high schools, and colleges. We have everything you need for soccer: Footwear, Apparel, Field Equipment, Goalie Equipment, Referee Equipment, Bags, Replicas, Speed Training, Accessories and Balls. In addition, we also provide screen-printing, heat transfers, and embroidery on T-Shirts, Polos, jackets, sweatshirts, etc. We have Everything for Soccer at Affordable Prices!

Third Coast Soccer is located at 8312 Jefferson Hwy Ste. #1  
Contact us at 225-927-0171 or visit our website <http://www.thirdcoastsoccer.net/>  
Like our facebook page: <http://www.facebook.com/ThirdCoastSoccer>

## **Transportation**

### ***S&R Shuttles***

S&R shuttles operators in the Downtown Baton Rouge area using a 6P golf cart like unit. We transport people to and from work, rest. business clubs sporting events, River Center events parking lots. Our motto: SIT BACK AND ENJOY THE RIDE: The shuttle that gets your there.

To contact S&R shuttles, please email Stanley Stewart at [stewart7@bellsouth.net](mailto:stewart7@bellsouth.net).

## **Travel**

### ***Fun To Go Travel***

Fun To Go Travel can book your cruises, individual, and/or group travel for get great rates. To contact the Fun To Go Travel, please call Jan Turner at 225.767.2647 or 225.603.4613. Jan can also be reached via email at [jant1@cox.net](mailto:jant1@cox.net).

### ***Laura Grubb, Affiliate of Academy Travel***

I am a travel professional, specializing in vacations to all Disney destinations and cruises, as well as Universal Studios, FL, and Sea World. These locations provide the most magical and exciting adventures, both in and outside the theme parks. As a frequent traveler, I have experienced the magic firsthand. I am an organized, hardworking, and passionate person, who takes pride in my work and enjoys meeting new people. I provide personalized itineraries, expert suggestions, and reservations for a hassle-free trip, at no additional cost for my services. Book your trip with me and let me help you create your perfect vacation!

Contact: Laura, An affiliate of Academy Travel and [mickeyvacations.com](http://mickeyvacations.com) – A Platinum Earmarked Agency!  
E-mail: [laura.grubb@mickeyvacations.com](mailto:laura.grubb@mickeyvacations.com)  
Website: Find me on Facebook: Laura Grubb, Affiliate of Academy Travel

### ***Cruise Planners***

Cruise Planners, an American Express Travel Representative, has a tremendous reputation for quality and service. From cruises to land tours and completely packaged vacations, we specialize in all types of travel and will create an unforgettable vacation just for you.

Don't Just Travel...Travel with Mackie!

Contact:  
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[mackie.cathey@cruiseplanners.com](mailto:mackie.cathey@cruiseplanners.com)

Website:  
[www.travelwithmackie.com](http://www.travelwithmackie.com)



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Karen and Ronald Mahomes  
Independent Travel Agents and Agency Owners  
Specializing in group travel  
FirstClassTravelPartners@gmail.com  
510.978.5940

**Tutoring**

***The Prodigy's Tutoring Services***

Tutoring for middle, high school and college math; middle and high school science.

To contact the Prodigy's Tutoring, please call 225.766.3947.

***Pray Tutoring***

Certified Teacher grades 1-5. Willing to tutor after school and during the summer in all subjects. Please call for available times.

To contact the Pray Tutoring, please call 985.517.0222 or e-mail Jpray79@gmail.com.



## BLUEBONNET HIGHLANDS HOMEOWNERS ASSOCIATION

**Gate Card Request Form**

Please complete this form in order to request a gate card. If you do not know your lot number, just your BBH address will suffice.

Each lot may only have a maximum two (2) gate cards. Upon receipt of two new cards, any previously-issued cards for your lot will be deactivated. If you are just requesting one additional card, your current card will still work, provided you fill out the ID Number on the form below.

In order to receive a gate card, you must be current on your dues.

**Gate cards will be mailed to BBH addresses ONLY. NO EXCEPTIONS.**

**There is a \$20 FEE for each gate card. This fee may be paid by check to Bluebonnet Highlands HOA.**

**TO BE COMPLETED BY HOMEOWNER:**

Homeowners Name(s) \_\_\_\_\_

Homeowner Email Address \_\_\_\_\_

Street Address \_\_\_\_\_

Phone Number \_\_\_\_\_ Lot # \_\_\_\_\_

Number of Cards Requested: ☐ One (1) ☐ Two (2)

ID Number on Current Gate Card (if applicable): \_\_\_\_\_

***If current gate card is not reported, it will be deactivated***

**FOR HOA USE ONLY:**

ID Checked – Name/Address Match Records: ☐ Yes ☐ No

Dues Account Checked – Account Current: ☐ Yes ☐ No

Gate Cards Issued: \_\_\_\_\_# \_\_\_\_\_#

**Submit Completed Form and check to:**

**Bluebonnet Highlands Homeowners Association**

**Attn: HOA Rep**

**P. O. Box 82986 Baton Rouge, LA 70884**

**rep@bluebonnethighlands.org**



BLUEBONNETHIGHLANDS  
HOMEOWNER'S ASSOCIATION, INC.

## Home Improvement Request Form

In an effort to preserve homeowners' rights and maintain property values, it is required under Article 3.3 of the Bluebonnet Highlands Act of Restrictions that any homeowners, or group of owners, considering improvement(s) to their deeded property, submit a Home Improvement Request Form to the Homeowners Association Council for approval. This must be done **PRIOR** to initiating work on planned improvements. Examples of improvements include, but are not limited to, exterior paint, additions, outside buildings, fences, driveways, pools and decks. If any change is made that has not been approved, the Council has the right to require the homeowner to remove the improvement from his property. Please fill out this form completely and mail to address at bottom of this form.

Please include drawings, paint samples and plans for the proposed improvement(s)/construction.

NAME \_\_\_\_\_ EMAIL \_\_\_\_\_

ADDRESS \_\_\_\_\_ LOT # \_\_\_\_\_

HOME PHONE \_\_\_\_\_ ALT. PHONE \_\_\_\_\_

Briefly describe the proposed improvement(s). \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

### Location of proposed improvement(s)—(Check all that apply)

☐ Front of House ☐ Rear of House ☐ Side of House ☐ Garage / Carport

☐ Second Story Addition ☐ Patio / Yard ☐ Other \_\_\_\_\_

### Materials of proposed improvement(s)—(Check and describe)

☐ Paint Color(s) \_\_\_\_\_ ☐ Stain Color(s) \_\_\_\_\_

☐ Fence Material(s) \_\_\_\_\_ ☐ Brick Type(s) \_\_\_\_\_

☐ Cement ☐ Gutters ☐ Height \_\_\_\_\_ ☐ Other \_\_\_\_\_

I understand that the Bluebonnet Highlands Homeowners Association Council has forty-five (45) days to approve or disapprove this form the submittal date. If not responded to in the allotted time, the homeowner has the right to proceed with improvement(s), however, all other restrictions will apply. I also agree not to begin improvement(s) until contacted by Council or review period expires.

Homeowner Signature \_\_\_\_\_ Date \_\_\_\_\_

Council Approval Signature \_\_\_\_\_ Date \_\_\_\_\_



Select the sign you prefer. Cut along the dotted lines.  
Post in a window near the front door.





Updated 04.07.2020

Date	Due Date
1/1/2020	1/31/2020

# Invoice

P.O. Box 82986  
Baton Rouge, LA 70884  
billing@bluebonnethighlands.org  
225-678-1505

*\*Please register your e-mail address at [www.bluebonnethighlands.org](http://www.bluebonnethighlands.org) to ensure you receive important community information, newsletters, invoices, etc.*

Description	Amount
2020 Fairhill/Springlake Homeowner's Dues	400.00
Payments/Credits	\$0.00
Balance Due	\$400.00

Please complete the following information and return with payment. Please include an e-mail address. By providing an e-mail address, future invoices and correspondence will be e-mailed, saving the association postage expenses. \*\*\*Also, remember to add [billing@bluebonnethighlands.org](mailto:billing@bluebonnethighlands.org) to your e-mail address book to ensure that you receive important information.

**Detach here and return bottom portion with payment.**

Lot #: \_\_\_\_\_ Name: \_\_\_\_\_  
Phone Number(s): \_\_\_\_\_  
E-mail address(es): \_\_\_\_\_  
Amount Enclosed: \_\_\_\_\_

Payment Option #1 – Check or Credit Card	Payment Option #2 – Dropbox
<p>Annually: \$400 due by 1/31 Semi-annually: \$200 due by 1/31 ~ \$180 due by 7/31</p> <p>*If paying by check, please mail payment, along with the completed information above, to BBH, PO Box 82986, Baton Rouge, LA 70884.</p> <p>If paying by credit card, please request a link by emailing <a href="mailto:billing@Bluebonnethighlands.org">billing@Bluebonnethighlands.org</a>.</p>	<p>*Save postage and time by dropping your payment off in a secured locked dropbox located next to the Clubhouse door, inside the gate at the Recreational Center.</p>

# Neighborhood Map





# Evacuation Routes

## I. PURPOSE

This appendix provides for the evacuation of all or any part of the population of East Baton Rouge Parish, in an orderly and swift manner, should it be determined that an evacuation is the best action in order to protect people from the effects of any disaster.

This appendix provides a base plan for any type of evacuation. Specific evacuation plans will be addressed herein.

## II. GENERAL INFORMATION

For the purpose of this appendix, several general area maps have been utilized. This was done in order to obtain a large geographical area in the least amount of space.

During actual implementation of any evacuation in East Baton Rouge Parish, Stinson's Metro Key Map Book of Baton Rouge and Surrounding Parishes, current edition with supplements and corresponding wall map, will be used. This book is currently being used by the East Baton Rouge Parish Sheriff's Office, the Baton Rouge City Police Department, the Baton Rouge Fire Department, the Louisiana State Police, and the EOC.

## III. EVACUATION ROUTES

East Baton Rouge Parish has a limited number of roadways into and out of its confines. For this reason, evacuation routes have been classified into three categories: 1.) primary, 2.) secondary, and 3.) local rural.

Primary evacuation routes include interstate, federal, and state highways. Secondary evacuation routes include state highways and parish roads. Local rural evacuation routes consist only of parish roads.

These routes have further been classified into north-south routes and east-west routes.

For simplicity, the parish is divided into four sections: 1.) northeast, 2.) northwest, 3.) southeast, and 4.) southwest.

A. Northeast: The primary north-south evacuation routes are LA 37 and LA 67. The primary east-west evacuation routes are LA 64 and LA 408.

1. The secondary north-south evacuation routes are LA 946, LA 409, LA 410, LA 3035, LA 423, and Joor Road. The secondary east-west evacuation routes are Mickens Road, Comite Drive, LA 3034, Peairs Road, and Pride-Port Hudson Road.
2. The local rural north-south evacuation routes are Tucker Road, Cook Road, Hall-Eubanks Road, Jim Price Road, and McHost Road. Local rural east-west

D-10-2

evacuation routes are Comite Drive, Pettit Road, Denham Road, Alphonse Forbes Road, Stoney Point-Birch Road, Milldale Road, PrideBaywood Road, Lemon Road, and Lower Zachary Road.

- B. Northwest: The primary north-south evacuation routes are I-110, U.S. 61, LA 19, and LA 67. The primary east-west evacuation routes are U.S. 190, LA 408, LA 423, Thomas Road, and LA 64.
1. The secondary north-south evacuation routes are LA 964 and LA 1209. The secondary east-west evacuation routes are LA 3006, Groom Road, Pride-Port Hudson Road, and Plains-Port Hudson Road.
  2. The local rural north-south evacuation routes are McHugh Road, Jacocks Road, Brian Road and Barnett Road. The local rural east-west evacuation routes are New Rafe Meyer Road, Thomas Road, Lower Zachary Road, Rollins Road, Lemon Road, LA 3113, Old Port Hudson Road, Carney Road, and Flanacher Road.
- C. Southeast: The primary north-south evacuation routes are I-10 and U.S. 61. The primary east-west evacuation routes are I-12 and U.S. 190.
1. The secondary north-south evacuation routes are La. 73, La. 42, and La. 427. The secondary east-west evacuation routes are La. 426 and La. 948.
  2. The local rural north-south evacuation routes are Antioch Road, Pecue Lane, Jones Creek Road, Millerville Road, O'Neal Lane, and Flannery Road. The local rural east-west evacuation routes are Hoo Shoo Too Road, Tiger Bend Road, and South Harrell's Ferry Road.
- D. Southwest: The primary north-south evacuation routes are LA 30, U.S. 61, and I-10. The primary east-west evacuation routes are U.S. 61, U.S. 190 Business Route, U.S. 190, I-10, and I-12.
1. The secondary north-south evacuation routes are LA 327, LA 42, Highland Road, LA 427, and LA 73. The secondary east-west evacuation routes are LA 73 and LA 426.
  2. The local rural north-south evacuation routes are Barringer-Foreman Road, Ben Hur Road, Lee Drive, and South Sherwood Forest Boulevard. The local rural east-west evacuation routes are Brightside Drive, Siegen Lane, Bluebonnet Road, and Stanford Drive.

#### IV. EVACUATION ROUTE SUPPLEMENT

If, for any reason, the before mentioned routes prove inaccessible or have to be abandoned, evacuation procedures will be carried out utilizing the next available through street or road. The use of other than list routes will be decided as the need arises and will be under the authority of the Incident Command Post.



# Deed Restrictions

Deed Restrictions for Fairhill and Springlake can be found by visiting:

**[www.bluebonnethighlands.org](http://www.bluebonnethighlands.org)**

Click on the “Archives” tab at the top of the home page.

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HOMEOWNERS ASSOCIATION

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