

SPECIAL EDITION  
October 2021

# Lake VISTA NEWS

**goLVPOA.com**

[illegible]

FROM THE LAKE VISTA PROPERTY OWNERS ASSOCIATION

# Le Boulevard

Enjoy a unique shopping experience where you will find gifts, art, antiques, local photography, lighting, jewelry, fine consignment, home furnishings, and drapery.

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## WHO ARE WE?

**THE PURPOSE** of our association is to work for the improvement, beautification and maintenance of Lake Vista; to strive for the enforcement of building and other legal restrictions as contained in the titles to land in Lake Vista; to require prospective builders in Lake Vista to strictly adhere to the said restrictions; to secure improved roadways, drainage and other like facilities; to suppress nuisances and to seek legislation and ordinances requiring the cutting of weeds on vacant land; to promote the interests and general welfare of residents and owners of real estate in Lake Vista; and, to do any and all things necessary, legal and proper for the betterment and improvement of land situated in Lake Vista; and, to accomplish all of the purposes set forth in the charter of this corporation, to it granted by the State of Louisiana; to perform such other services as may be necessary in order to further the interest and welfare of residents and owners of real estate in said area.

Currently, our **ANNUAL DUES ARE ONLY \$75 PER YEAR**, from January 1st to December 31st. Ten Dollars per membership is dedicated towards beautification and maintenance of the neighborhood, however the majority of funds we spend annually are for special beautification projects. Unfortunately, the LVPOA was formed after the creation of the neighborhood, so our association is not mandatory. In spite of the low annual dues, as of the printing of this magazine, we have about 365 members out of approx 775 homes. This is slightly below 50% participation in upkeep and maintenance of Lake Vista. We grow lightly each year, but could really do so much more for the betterment of Lake Vista with more members. Please consider making a small contribution of \$75 annually to help improve Lake Vista if you are not a member currently.

**THE LVPOA BOARD:** Consisting 11 members, each LVPOA board member serves on at least two committees: Membership, Communications, Infrastructure, Technical (Website), Architecture, Legal, Finance, and Events. Board terms are two years and we hold an annual election at our April Semi-Annual Public Member Meeting. You must be a paid member to attend and must be a member for at least 30 days in advance of the meeting in order to vote.

**MEETINGS & SOCIAL EVENTS:** Dues also cover LVPOA sponsored neighborhood events and activities such as our semi-annual public member meetings (typically April & October), Halloween Party, King Cake Party, Back to School Party, Wine & Cheese Party and an annual educational event/talk for adults only. Our social events also serve as membership drives to attract new members and residents. We are fortunate to have volunteer help and sponsorship of many of our social events, so we spend a very small portion of our annual budget on these events.

## PLEASE JOIN THE LVPOA!

**Visit [www.GoLVPOA.com](http://www.GoLVPOA.com) and click JOIN US! It's quick and easy!**

**JOIN THE LVPOA BY MAIL WITH A CHECK:**

**Mail a check for \$75 made payable to: LVPOA TREASURER to P.O. BOX 24430, NEW ORLEANS, LA 70184**

*Please include your name, spouse/partner name, address, email addresses and phone numbers*

# JOIN THE LVPOA ONLINE



## CHOOSE A MEMBERSHIP LEVEL:

### **GOLD LEVEL: AUTOMATIC RENEWAL**

Gold Membership is for online credit card payments only. It will automatically renew and charge your credit card on January 1st when the next year rolls over. This option is great for those who get busy and forget to pay their dues :)

### **SILVER LEVEL: MANUAL RENEWAL**

Silver Membership will expire on December 31st and will require you to manually make a payment either by credit card on the website or by mailing in a check. You will receive automatic reminders by email when it is time to renew and periodically afterwards if you do not renew.





# LVPOA COMMUNICATION TOOLS

**MAKE SURE YOU STAY CONNECTED AND INFORMED  
ABOUT NEWS IN LAKE VISTA**

**WWW.GOLVPOA.COM**

is the official website of the Lake Vista Property Owners Association.

## EMAIL BLAST

Our first communication tool is EMAIL. All current LVPOA MEMBERS who joined/paid dues on our website, [golvpoa.com](http://golvpoa.com), are automatically signed up to receive our emails.

**Members who paid by mail/check should also create a profile and login at [golvpoa.com](http://golvpoa.com)**

If you paid by mail/check and want to create a profile on the website, follow these instructions. First, visit [www.golvpoa.com](http://www.golvpoa.com) and click **JOIN US NOW!** Next, choose **SILVER LEVEL MEMBERSHIP** and click **NEXT**. Input the required information and when finished, choose **INVOICE** as your method of payment. You will be emailed an INVOICE. **DO NOT PAY THIS INVOICE.** Next, send an email to [info@golvpoa.com](mailto:info@golvpoa.com) and let us know that you are a current LVPOA MEMBER who paid by mail/check and are requesting to be approved for website access. Provide your name and address in the email and we will verify your membership status and manually approve you. Then you will be signed up to receive emails meant for **LVPOA MEMBERS ONLY.**

## EMAIL BLAST SIGN UP

Members who do not wish to create a login/profile on our website, but want to receive our emails and non-members who wish to receive emails can visit [www.golvpoa.com](http://www.golvpoa.com) and look under the **ABOUT US** tab and choose **EMAIL ALERT SIGN UP**. Fill out the subscription page and click **SUBSCRIBE**. You will now receive our general emails. NOTE: If you are a current member and only sign up for emails, you may not receive important emails that are meant for members only. We strongly recommend that you create a profile/login using the instruction above under **EMAIL BLAST**.

## LAKE VISTA NEWS

Keep an eye out for this quarterly magazine, Lake Vista NEWS, in your mailbox.

**WWW.NEXTDOOR.COM**

Nextdoor.com is a great way to communicate with your neighbors. Nextdoor.com as a large following within Lake Vista, and has become a great source information in real-time. The LVPOA President and members of the board frequently post valuable information on Nextdoor.com

## FACEBOOK

The Lake Vista Neighborhood Facebook page is **LAKEVISTANOLA**

Our Facebook page is a closed group for Lake Vista residents only. If you request to be a member of our page you will be prompted to put in your street address and then we will manually approve you. If you fail to enter your street address and we do not know you are a resident of LV, you will be declined.

# Lake VISTA NEWS

The Official Publication of the Lake Vista Property Owners Association

**LAKE VISTA NEWS** is the official publication of the LVPOA. This publication is produced quarterly, with distribution to every house in Lake Vista.

Lake Vista NEWS is a professional, full color, high impact publication featuring many great articles and resources, including an article by the current LVPOA Board President, articles furnished by the Garden Club and Woman's Club, real estate/property sales in Lake Vista, LVPOA Treasury statements, contacts and Ads for many local business advertisers.

Past issues of Lake Vista NEWS can be found at **www.GoLVPOA.com** under **DOCUMENTS/NEWSLETTERS**

100% of our magazine is paid for by advertising revenue. No membership dues are spent to produce this publication.



## Advertise in Lake Vista News

Published Quarterly. 1000 Copies are produced. 750-800 are delivered to Residents of Lake Vista.

The remaining 200-250 are delivered to local businesses. Digital Copies of Lake Vista News will also be available for download through our website, GoLVPOA.com

**ADVERTISERS WILL BE  
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MID-TERM ADVERTISERS WILL  
PAY A PRORATED PRICE FOR THE  
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<u>SIZE</u>	<u>ORIENTATION</u>	<u>DIMENSIONS</u>	<u>ANNUAL</u>	<u>PRORATED</u>
FULL PAGE	VERTICAL	8.5" X 11"	\$1225/Yr.	\$307/Issue
HALF PAGE	HORIZONTAL	5" X 8"	\$750 /Yr.	\$188 /Issue
HALF PAGE	VERTICAL	10.5" X 3.75"	\$750 /Yr.	\$188 /Issue
QUARTER PAGE	VERTICAL	5" X 3.75"	\$395 /Yr.	\$99 /Issue
BUSINESS CARD	HORIZONTAL	2" X 3.5"	\$195 /Yr.	\$49/Issue

Contact Paul Caboche at [paulneworleans@gmail.com](mailto:paulneworleans@gmail.com) for available space.





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LAKE VISTA RESIDENTS | CHRIS & RACHEL FORSTALL

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**southshoreanimal.com**

# HISTORY OF LAKE VISTA

## ABOUT LAKE VISTA

In 1698, two French-Canadian brothers, Iberville and Bienville led a French expedition to colonize the Gulf Coast and confirm the French claim to the Louisiana Territory. In 1704, Iberville built a small fort at the junction of Bayou St John and Lake Pontchartrain. The brothers went on to found the cities of Biloxi and Mobile and in 1723, Bienville returned to found the city of New Orleans on the Mississippi River on the portage route from Bayou St John. Today the ruins of the Spanish built fort on the site of Iberville's original fort know as "Old Spanish Fort" is within the boundaries of beautiful Lake Vista.



Pierre Le Moyne d'Iberville  
et d'Ardillieres



Jean-Baptiste Le Moyne  
de Bienville

Lakeshore and Lake Vista, which are adjacent to City Park and the Lake Pontchartrain shoreline, are two subdivisions that grew out of the lakefront reclamation. Residences in the area range from the comfortable to the luxurious, comprising one of the wealthiest residential areas of New Orleans (Census 2000).

## SOME OF THE LAKEFRONT'S EARLY HISTORY

Spanish Fort was constructed at Bayou St. John and named San Juan by the Spanish in 1769. It was first used in 1793 under the authority of Governor Carondelet. During the Battle of New Orleans, Major Jean Baptiste Plauché's battalion carried out observation from the fort under the direction of General Andrew Jackson.



In 1823, the government sold the Spanish Fort to Harvey Elkins. Elkins transformed the fort into a hotel. In 1874, a railroad was constructed between the Spanish Fort resort and downtown New Orleans. Spanish Fort was sold four years later to Moses Schwartz who built a casino with a restaurant and theatre in 1881. In 1903, the popularity of Spanish Fort declined as a result of the suspension of steam railroad services. The buildings burned shortly after that time. In 1909, New Orleans Railway and Light Company acquired and revived the Spanish Fort area.

Around 1932, the resort closed to facilitate the implementation of the Orleans Parish Levee Board's plans for development of the lakefront from West End to the Industrial Canal.

## NEW ORLEANS LAKEFRONT RECLAMATION

Prior to the 1920s, the lakefront was largely marshy swampland comprised of scattered fishing shacks and camps. In an effort to develop strategies for eliminating unhealthy conditions that existed in the marshes and for providing improved levee protection from flood disasters, the Louisiana legislature named Colonel Marcel Garsaud to be Chief Engineer of the Orleans Levee Board in 1924. He was commissioned to plan and implement the reclamation and improvement of the lakefront.





# HISTORY OF LAKE VISTA

Garsaud submitted a plan for a waterfront resort, a beachfront, an amusement park and several artificial lakes. Financing was a major problem with his plan. In 1928, a Missouri engineering firm presented two compromise plans. The compromise plan that was adopted included provisions for a public park area between the lake drive and the lake, recreational features and residential development with one section of homes fronting on the lake. The principal reason for the adoption of this plan was its potential for generating revenue to make the project self-supporting.

In 1926, prior to adoption of the compromise plan, pumping and draining of the swamps as well as seawall construction began. By 1930, work on the lakefront plan began. The new lakeshore consisted of a stepped concrete seawall built 3000 feet out from the shore with a filled area raised five to ten feet. Above the lake level were a beautiful public waterfront, beaches and parks. This transformation of the lakeshore allowed for the construction of the Lakeshore/Lake Vista and Lake Terrace/Lake Oaks neighborhoods.

## DESCRIPTIONS OF LAKE VISTA AND LAKESHORE SUBDIVISIONS

Lake Vista was designed with the primary purpose of affording convenience and safety for its residents. Its most striking feature is its break from the traditional linear alignment of streets in favor of an arrangement of cul de sac streets all leading to a central community center. The design would result in diagonal parks accessible to all homes.

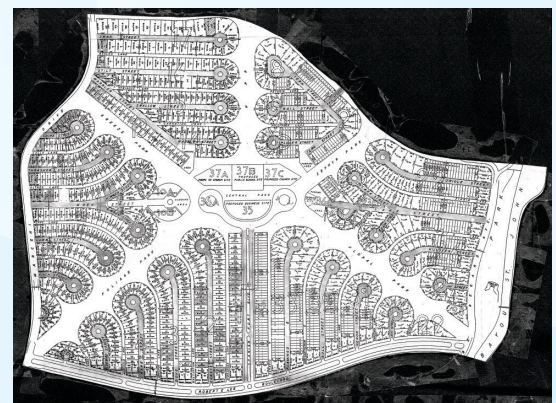
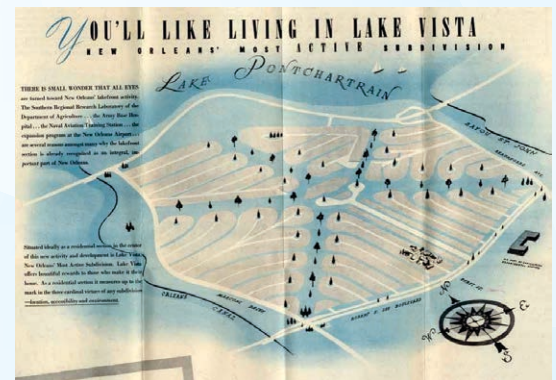
Homes would be built to face either lanes or parks and would be designed to have kitchens facing the streets and living rooms fronting on the parks. Lake development was completed in 1938 and building restrictions were introduced to insure a unique, high quality, safe residential area.

The west half of Lake Vista was placed on the market in 1938. However, when the nation entered World War II, sales and building halted until the mid 1940s. By 1946, all of the lots were sold. When building was completed, Lake Vista had a real community atmosphere that continues today.

The twin neighborhoods of the Lakeshore development are located to the west of Lake Vista. They are bounded by the New Basin Canal, Lake Pontchartrain, the Orleans Canal and Robert E. Lee Boulevard. Canal Boulevard divides West Lakeshore and East Lakeshore. West Lakeshore, former site of the LaGarde Hospital, opened for sale in 1951. East Lakeshore, formerly the site of Musser-Gorden Hospital, was opened in 1955.

The Lakeshore neighborhoods have a traditional design with linear streets that provide some privacy but extend to major boulevards. The area is comprised of single-family residences, apartments and a shopping center. Lakeshore and Lake Vista helped to transform the New Orleans lakefront from swampland into some of the city's most valuable property.

Source: Neighborhood Profiles Project Document prepared by the City of New Orleans Office of Policy Planning and the City Planning Commission.







ORTHOP  
Monday, V  
Tuesday, T  
Saturday: 7

PHYSICA  
Monday - F  
Saturday: 7

# Tulane DOCTORS

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Dr. Mathew Cyriac  
Dr. Michael O'Brien  
Dr. Wendell Heard  
Dr. Charles Billings

Dr. Gleb Medvedev  
Dr. Mary Mulcahey  
Dr. Fernando Sanchez  
Dr. Jacques Courseault  
Dr. Felix "Buddy" Savoie



# OUR DOORS ARE OPEN

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We have taken extra measures regarding our safety protocols to ensure we can see you as safely as possible. This includes offering Telehealth video consults, where we can evaluate you without you ever leaving home.

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Saturday: 8am-12pm

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**New Orleans, LA 70124**

**(504) 988-0100**

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# LAKE VISTA CRIME PREVENTION DISTRICT (LVCPD)

**THE LAKE VISTA CRIME PREVENTION DISTRICT** enhances the security of LV residents by providing for an increase in the presence of law enforcement personnel in the district. LVCPD and Lake Vista Property Owners Association (LVPOA) are separate bodies with a common goal of making our neighborhood a safer and more enjoyable place to live. LVCPD is a LA State Commission comprised of seven Board Members appointed by State Legislators, our City Council Member and the LVPOA. LVCPD sole purpose is to keep you (our neighbors) safe. Funding for the LVCPD is collected annually through your property taxes and is currently \$200/parcel. Public meetings are held quarterly.

The LVCPD has a CEA with Southeast Louisiana Flood Protection Authority. Daily details are staffed by off duty patrol officers. In additions, the LVCPD has outfitted all entrances/exits to Lake Vista with high resolution crime cameras which are accessible by the New Orleans Police Department and the FBI. They are capable of reading license plates.

Should you see anything out of the ordinary on or around your property, please immediately call OLD POLICE at **504-283-9800**, followed by **911**. Orleans Levee District Police (OLD) will arrive at your home in less than 5 minutes time. Escort service is also available after 8pm.

Please visit their website, LVCPD.com to gain valuable safety tips and to learn about Orleans Levee District Police (OLD) who patrol our neighborhood.

## THE LAKEFRONT MANAGEMENT AUTHORITY (LMA)

6001 Stars & Stripes Blvd., Suite 233, New Orleans, LA 70126

General Inquiries: **(504) 355-5990** | E-mail: [info@nolalakefront.com](mailto:info@nolalakefront.com) | [www.nolalakefront.com](http://www.nolalakefront.com)

The LVPOA is charged with working with the **Orleans Levee District (OLD)** and the **Lakefront Management Authority (LMA)** who review all building and renovations in Lake Vista. The Orleans Levee District owns all five parks in Lake Vista, as well as the servitudes/public rights of way that exist to provide public access for residents and service providers to the lanes and parks. The Lakefront Management Authority manages and maintains our parks and servitudes. The LMA has jurisdiction over the lanes. 15' from the center line of the lane sidewalks is OLD/LMA property and should be kept free of trees, plants, hedges or fencing. You may place an openwork fence no higher than 18 inches in your front yard (lane or park side) on YOUR property line, which is 15' from the center line of the sidewalk. Permit required.

Did you know that our 5 parks constitute 30% of Lake Vista? Also, as each lot is restricted to building on no more than 30%, this makes Lake Vista the greenest neighborhood in the City.

**ALL CONSTRUCTION, RENOVATION, FENCING, POOLS and TREE TRIMMING/REMOVAL require permits from the LMA.**

Visit [golvpoa.com](http://golvpoa.com) and look under the DOCUMENTS TAB for LMA CONSTRUCTION and TREE TRIMMING/REMOVAL PERMIT APPLICATIONS. **Tree Trimming/Removal is not permitted on weekends or holidays.**

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**CONTACT US FOR AVAILABLE LISTING, MARKET UPDATE  
EMAILS AND COMPARATIVE MARKET ANALYSIS ON YOUR PROPERTY**





# LAKE VISTA GARDEN CLUB

Because you live here, you know that Lake Vista is one of the most beautiful neighborhoods in the metropolitan area. Lake Vista Garden Club has been very involved with beautification work over many decades. Members of the Garden Club, working in a volunteer capacity alongside hired professionals, have coordinated planting and maintenance of the signage areas (Spanish Ft. Blvd., Robert E. Lee at Beauregard, and Robert E. Lee at Marconi) and bus shelters, along with special tree plantings and projects. These volunteers have significantly coordinated efforts and built working relationships with City of New Orleans, Orleans Levee Board-Non Flood Assets, City Park, and a variety of work crews to get the **best outcome for the dollars spent in our neighborhood.**

Funding over the years has largely been provided by dues-paying members of Lake Vista Garden Club with an allocation to the Garden Club by the Lake Vista Property Owners Association. In recent years the amount from LVPOA has decreased due to a decrease in membership. **The average annual budget required for neighborhood beautification is \$12,000-\$15,000.**

In order to continue coordinating and underwriting the planting, grass-cutting, pruning, mulching, we are reaching out to our former members and new residents in our neighborhood. Either as a new active member or as a Friend of LVGC in support of neighborhood beautification -- you can help present a well-maintained "front yard" in our public areas.

*Please consider joining the LV Garden Club today. You'll enjoy the view. Please call or email with any questions.*

**DELIA PEREZ, President**  
**email: deliamperez@gmail.com**

# LAKE VISTA WOMAN'S CLUB

The Lake Vista Woman's Club ("LVWC") was organized in 1955 to promote philanthropic, civic, cultural, and social activity in our community.

Membership is open to women residing in Lake Vista and our meetings are scheduled on the second Friday of each month from **September through May**. Meetings begin at 11:00 a.m. and are held at a member's home located in Lake Vista.

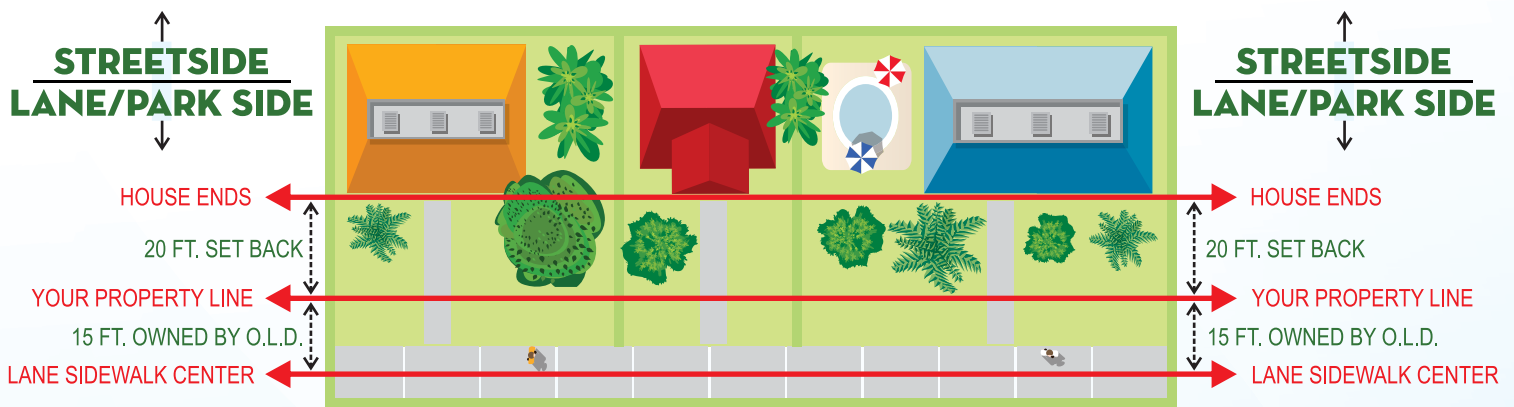
Each year the LVWC supports and is actively involved in many philanthropic causes. What a great way to become a part of your neighborhood, meet your neighbors, enjoy lunch, socialize and exchange ideas for the betterment of your community! Please consider joining and your membership dues will help in our efforts to "making a difference" in our community. Dues are only **\$40 per year**.

For more information please contact current Club President:

**DIANA MANN**  
**email: mann.dh@gmail.com**

**JOIN THE WOMAN'S CLUB.**  
**PER LVWC BY-LAWS, SPACE IS LIMITED TO 100 RESIDENTS OF LAKE VISTA.**

# FRONT YARD: LANE/PARK SIDE PLANTING & FENCING

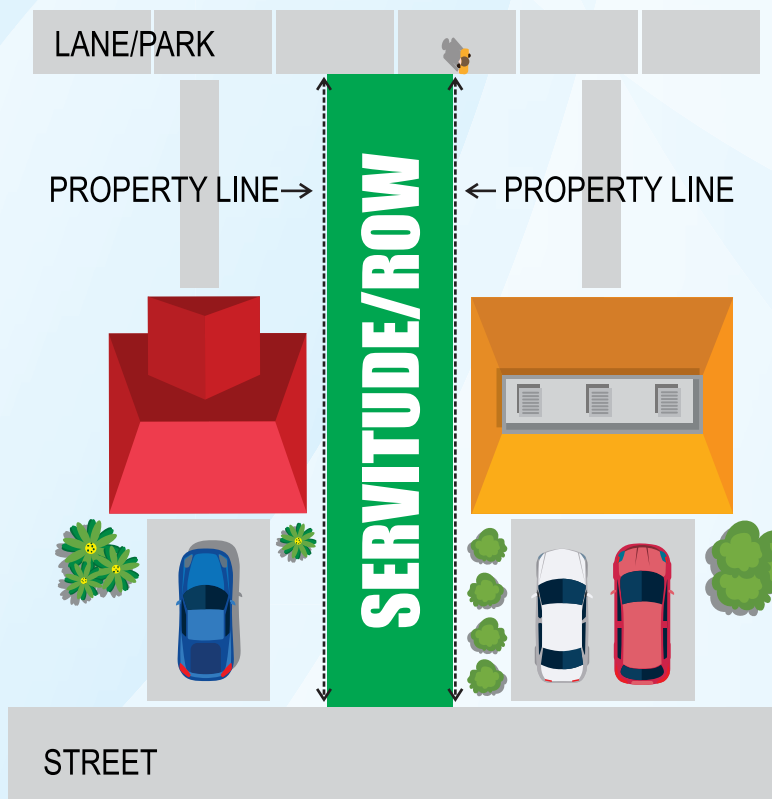


## REMINDER:

**YOUR PROPERTY LINE ENDS A MINIMUM OF 20 FEET FROM YOUR HOUSE.**

**15 FEET FROM THE CENTER LINE OF THE LANE  
SIDEWALK TO YOUR PROPERTY LINE IS THE  
PROPERTY OF THE ORLEANS LEVEE DISTRICT.**

**YOU CANNOT PLANT or FENCE IN THIS 15 FOOT ZONE.**



## SERVITUDES or ROWS (RIGHTS OF WAY)

### SERVITUDES OR ROWS EXIST ON ALL STREETS IN LAKE VISTA

Most streets have 3, one on each side of the street accessing the lanes, one in each cul-de-sac accessing the parks. Some larger streets have more, some smaller have less. Servitudes are **6'-10'** parcels of land in between properties.

**THESE SERVITUDES ARE OWNED BY THE ORLEANS LEVEE DISTRICT.** They exist to provide public access to parks and lanes for all residents and service providers. These servitudes must be kept clear of plantings, furniture, etc.

If you live next to a servitude, this property does not belong to you or your neighbor. They **MUST** remain open and passable. Please abide by these rules.



# POOLS IN LAKE VISTA

DEPARTMENT OF SAFETY AND PERMITS  
**CITY OF NEW ORLEANS**

LATOYA CANTRELL  
MAYOR

TAMMIE JACKSON  
DIRECTOR

## ZONING INTERPRETATION MEMORANDUM

Memorandum Z-20-03

DATE: **December 15, 2020**

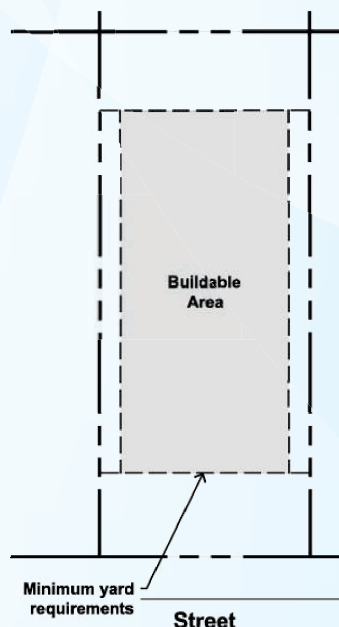
FROM: **Tammie Jackson, Director**

RE: Clarification on Prohibition of Certain Accessory Structures in Certain Portions of the Buildable Area

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Accessory structures are generally permitted to be located in the buildable area of the lot. The buildable area is the portion of a lot that is not located in a *required* yard (see the definition below). Except for accessory structures that are listed below, accessory structures can be constructed in any portion of the buildable area, even if located in front of the principal structure.

**Buildable Area.** The area of a lot where a structure may be built once the minimum yard and open space requirements of this Ordinance have been met. (See Figure 26-3: Buildable Area)



While accessory structures are generally allowed in any portion of the buildable area, CZO Section 21.6.A.5 does outline circumstances where certain types of accessory structures are not allowed to locate in certain portions of the buildable area (see the citation below). There will be language that

states that the accessory structure is “permitted to locate only in...” certain yards, which also includes the buildable area between the principal structure and that required yard area

5. Accessory structures are permitted within the buildable area unless specifically prohibited by this section. In such cases, the limitation is indicated by language that states “permitted to locate only in...” or similar language, and a designation of the permitted yard or yards. When such location restriction is indicated, the yard indicated includes the area between the principal building wall located parallel to such yard and the lot line, which will include the minimum required yard area.

For example, CZO Section 21.6.EE.1 permits swimming pools only in the required rear and interior side yards, which includes the buildable area between the required rear and interior side yards and the principal structure. Swimming pool are prohibited in the front and corner side yard and prohibited in the buildable area between the principal structure and the front and corner side yards.

Based on the regulations in CZO Section 21.6, here are the type of accessory structures and the portions of the buildable area where these accessory structures are prohibited:

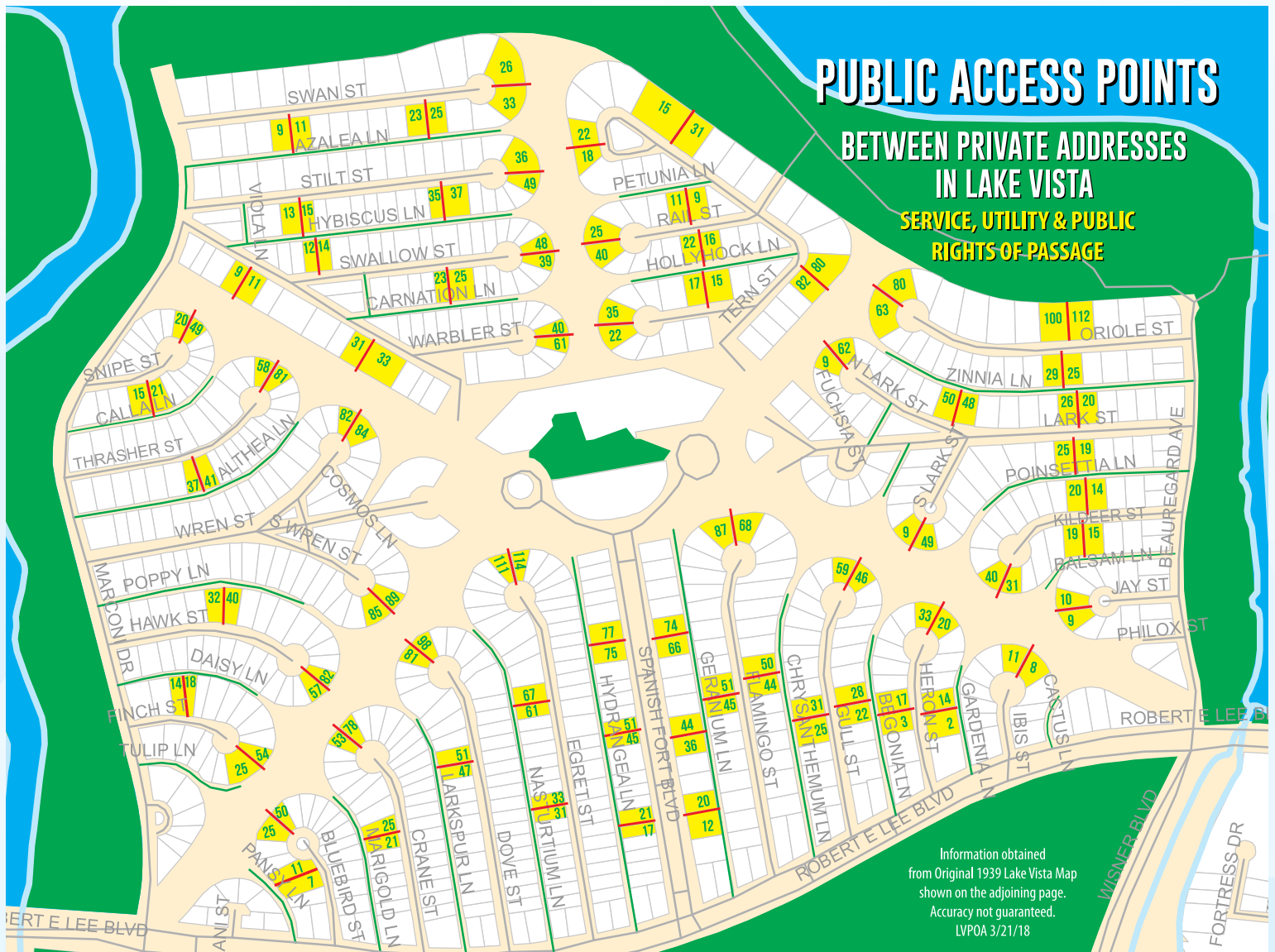
- **Amateur (HAM) Radio Equipment:** Front, Corner Side, & Interior Side Yards (21.6.C)
- **Apiary:** Front, Corner Side, & Interior Side Yards (21.6.D)
- **Aquaponics:** Front, Corner Side, & Interior Side Yards (21.6.E)
- **Mechanical Equipment:** Front & Corner Side Yards (21.6.T)
- **Pigeon Loft:** Front, Corner Side, & Interior Side Yards (21.6.Y)
- **Large Satellite Dish Antennas (Residential Districts):** Front, Corner Side, & Interior Side Yards (21.6.CC.3.a)
- **Large Satellite Dish Antennas (Non-Residential Districts):** Front & Corner Side Yards (21.6.CC.3.b)
- **Solar Energy System: Private (Freestanding Systems):** Front & Corner Side Yards (21.6.DD.3.)
- **Swimming Pool:** Front & Corner Side Yards (21.6.EE)
- **Wind Turbines: Private (Ground-Mounted):** Front, Corner Side, & Interior Side Yards (21.6.HH.2)





# PUBLIC ACCESS SERVITUDES

Given the unique layout of Lake Vista, the neighborhood design includes Public Access Servitudes that allow pedestrian and bicycle egress and emergency access between the streets and park sides on multiple locations in each street. These paths must remain open and free of any obstructions such as plants or furniture, which may block these paths. Motor vehicles, including electric golf-cart type vehicles, are strictly prohibited from using these paths (the sole exception to this rule is for emergency access by first responders such as police and firefighters.) See map below, which identifies the general locations of all public access. There may be some missing from the map that could not be identified.



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## LAKE VISTA PEDIATRICS

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# GARBAGE AND RECYCLING

Lake Vista garbage is picked up on Tuesday and Friday mornings on the street side of each house. Recycling is picked up on Tuesday mornings. All residents should have one Recycling bin and one Garbage bin, which are provided by **METRO SERVICE GROUP**: [www.metroservicegroup.com/n-o-residents](http://www.metroservicegroup.com/n-o-residents), 504-520-8331. Please note that glass items are not included with curbside recycling.

## CITY SERVICES - 311

**NOLA 311** is New Orleans's primary source of local government information and non-emergency services. NOLA 311 is your contact to request information or report issues regarding topics including Streets/Drainage, Streetlight outages, Rodent and Mosquito problems, Code violations and enforcement, **Dial 311** from any phone based in New Orleans (504 Area Code) or **(504) 658-2299** from outside Orleans parish. [www.nola.gov/311](http://www.nola.gov/311)

**CATCH BASINS** serve as the entry point of our drainage system. Buildup of leaves and other debris will collect in front of and on top of our catch basins which may block rainwater from flowing into the drainage system and contribute to street flooding. To improve drainage, please remove leaves, grass and other visible debris in front of any catch basins in front of your house and nearby areas, especially before a rainstorm. Always place lawn clippings in garbage cans, and never blow or sweep them down the catch basins. Please contact 311 to report any basins in need of repair or interior cleaning.

**STREETLIGHTS AND PARKSIDE LIGHTING** – Please contact 311 to report any lights that are out. Please note the pole number if available, or street address if not available; note and retain your incident number or work order status for any needed follow-up.

## ELECTRIC AND GAS UTILITIES

**ENTERGY NEW ORLEANS** is the provider of electrical and natural gas services in Lake Vista.

To report an emergency, gas leak, or outage, call **1-800-968-8243 (1-800-9OUTAGE)**

General customer service: **1-800-368-3749 (1-800-ENTERGY)** or [www.entergy-neworleans.com](http://www.entergy-neworleans.com)

Entergy also has a smart phone based App, making it easy to report outages, view outages and receive text updates on the status of power outages.

## NEW ORLEANS SEWERAGE & WATER BOARD

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 Email: <a href="mailto:MatherneRealty@gmail.com">MatherneRealty@gmail.com</a> <a href="http://www.MatherneRealEstateServices.com">www.MatherneRealEstateServices.com</a> 		



# POLITICAL SIGNAGE IN LAKE VISTA

Our policy is that Political Signs are not allowed in Lake Vista. This long standing tradition of keeping Lake Vista free of political signs and clutter has been observed by residents since the beginning. Please refrain from displaying political sign in your yard, on fences or in public areas. Your neighbors appreciate it.

## CABLE, INTERNET, PHONE

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504-282-3332

### LAKE VISTA UNITED METHODIST CHURCH

6645 Spanish Fort Blvd.  
504-288-2242

## LAKE VISTA SCHOOLS

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[www.stpiusxnola.org](http://www.stpiusxnola.org)

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[www.ccmsnola.com](http://www.ccmsnola.com)

## LAKE VISTA COMMUNITY CENTER

The Lake Vista Community Center is situated in the center of the neighborhood at 6500 Spanish Fort Blvd., owned by the Orleans Levee District and managed by the Lakefront Management Authority(LMA).

The LVCC is home to many local businesses, including our neighborhood's favorite coffee shop, The Bird's Nest Cafe!

The 2nd floor serves as a meeting space for the LVPOA Semi-Annual Member Meetings. It also serves as an Orleans Parish Voting location, designated as an Early Voting Site.  
[www.nola.gov](http://www.nola.gov)

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We are here for you and will help you thoughtfully plan your goodbye to take away the stress and create a lasting memory. Whether the need is immediate or to memorialize wishes, we will help you navigate the intricate details of beliefs, family and wishes to create a fitting celebration.

We are here for you as a resource when needed whether to answer



J. Garic Schoen Chapel

questions, assist with pre-planning to guarantee one's wishes at today's prices or honor the pre-need arrangements from other funeral homes.

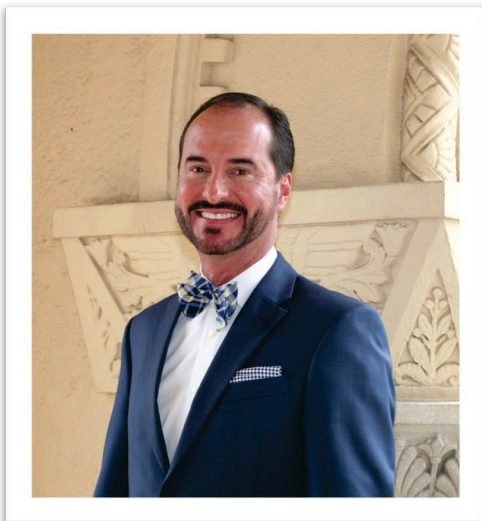
We are located at 3827 Canal Street in our renovated mansion which includes the 350-seat J. Garic Schoen Chapel. The mansion, chapel and ample parking offer the convenience of having all your needs attended to in one location.

From my family to yours, I invite you to come see the new, bright and airy space, discuss what innovative options are now available for memorial and learn more about how we can help you or a loved one realize their wishes to be remembered and celebrated. Please stop by or give me a call at (504) 605-0341 and I will personally arrange a tour for you.

And as always, if you ever have a question, please do not hesitate to ask.

*Patrick M. Schoen*

Patrick M. Schoen, Managing Partner





# BUILDING RESTRICTIONS: EAST HALF

These restrictions are hereby made to apply to all lots in the "East half, of the Lake-Vista Subdivision", Zone No. 2, Lakefront Development of The Board of Levee Commissioners of the Orleans Levee District in the City of New Orleans, Louisiana

## SECTION I

### DEFINITIONS:

- (A) Where reference is made to the Official Map of Lake-Vista it refers to the map titled "Supplemental Map of Lake-Vista on Lake Pontchartrain, New Orleans, Louisiana, Board of Levee Commissioners of the Orleans Levee District", dated July 10, 1939. File No. 2404-B-L-D., the East Half of which has been surveyed and drawn by F.C. Gandolfo, Jr., Surveyor, as of April 15, 1946, and revised August 9, 1946, by F. C. Gandolfo, Jr., Surveyor, a copy whereof is on file the office of the Board of Levee Commissioners of the Orleans Levee District, New Orleans, Louisiana
- (B) Where the name "Orleans Levee Board" appears it shall mean The Board of Levee Commissioners of the Orleans Levee District.

## SECTION II

### APPROVAL OF BUILDING PLANS:

- (A) Before construction of a residence or garage or fence or other structure is begun, the owner shall submit detailed plans and specification of the proposed building or structure to the Orleans Levee Board for written approval and no work shall be permitted on the building until such written approval is received and building permit obtained from City of New Orleans
- (B) The approval of all structures will be based not only on safety but also on appearance and layout of the building.
- (C) It is also the purpose of the approval to prevent too large a variance in the architectural appearance and size or cost of homes in the same lane or park, and by so doing to protect the value of homes in each neighborhood.

## SECTION III

### GENERAL USE OF LOTS IN EAST HALF AND CENTER OF LAKE-VISTA

- (A) All lots in "Lake-Vista" in Squares 18 to 34, both inclusive, excepting Square 23-A and 23-B, shall be used exclusively for residences.
- (B) All of Squares 23-A and 23-B are hereby declared to be unrestricted as to the future use of said squares, the Orleans Levee Board hereby reserving the right to convert said two squares either into residential or commercial areas, at its election.
- (C) Squares 35, 36-A, 36-B, and 36-C are reserved for specific limited commercial uses.
- (D) Squares 37-A and 37-C are reserved for Churches and religious schools
- (E) Squares 37-B is reserved as a proposed Public School site.

## SECTION IV

### RESIDENTIAL LOTS: HEIGHT AND USE REGULATIONS

#### LAKE-VISTA, WEST HALF

- (A) Lots in Squares 1 to 17, both inclusive, in the Lake Vista Subdivision, have been previously subjected to certain building restrictions, which are substantially similar to the restrictions embodied herein and applying to the EAST HALF of said subdivision.

#### LAKE-VISTA, EAST HALF

- (B) Only single family residences not to exceed thirty-five (35) feet in height and of not more than two and one-half stores can be constructed on the site in Squares 18 to 34, both inclusive, except in Squares 23-A and 23-B. (See Paragraph (B) Section III.)
- (C) No parcel of ground or lot or lots listed in squares 18 thru 34, excepting Squares 23-A and 23-B shall ever be used directly or indirectly for business purposes of any kind or character: nor shall any building or structure be erected on said lots, and/or after erection, no building or structure shall ever be re-erected, altered or remodeled, in whole or in part, for any purpose except for private dwelling purposes.

### SCHOOLS AND CHURCHES

- (D) Public schools may locate and exist only in Square 37-B, and Churches and religious schools may locate and exist on dedicated sites and shown on Subdivision Plan in Squares 37-A and 37-C.

## SECTION V

### COMMERCIAL DISTRICT

Only selected approved public or semi-public Federal, State and City utilities and retail commercial uses, whether these be legally called light manual "professions" and/or trades or shops, shall be permitted to locate in Lake-Vista, and these shall locate only within Squares 35, 36-A, 36-B and 36-C, and are limited to the following uses and regulations:

Banks, Medical Clinics (but to exclude hospital and to exclude any correctional institution for mental cases); Offices, Public Halls, Picture Shows, Agencies, Shops for Beauticians, and/or Barbers; Dressmaking and/or Tailoring, Florist Shops, Shops for groceries, fruits and vegetables, poultry, meat, fish and other seafood; Restaurants (but not to include saloons or bars); Soft Drinks, Delicatessen Shops, Confectionery Shops (but not to include bake ovens); Drugstores, Drygoods, Furniture, Millinery, and Notion or Gift Shops; Shoe Repair Shops, Hemstitching Parlors, Book Stores and/or Book Lending Libraries; Hardware Stores for light stock and with limited paint and inflammable storage; Agencies for delivering and receiving packages for Laundry, Cleaning and Pressing Shops, but to exclude any and all cleaning and pressing processes from the location; oil stations, car washing and greasing and general servicing, but not to include repairs; it being further agreed that above light commercial uses shall be permitted only when and if approved first by a special written permit approving the location and arrangement and conduct of such commercial use and to include approval and locations and limitations of size and number and type of signs, lighting and devices; and it being further agreed that all permits are subject to withdrawal upon receipt of a

# BUILDING RESTRICTIONS: EAST HALF

due notice in writing from the Orleans Levee Board, when and if the operation of any business is deemed by the Board to be in any way detrimental to the development of Lake-Vista.

Square 23-A and 23-B are not included herein, but the nature of the restrictions to be applied to said two squares shall be left to the future determination of the Orleans Levee Board as provided in "Paragraph (B) of Section III."

## SECTION VI

### GENERAL RESTRICTIONS FOR LOT FRONTAGES

Frontage of each lot shall be on the lane, or the park adjacent thereto, except for the lots noted below.

The following lots shall have their frontages on Beauregard Avenue:

Square No. 22	Lots 1, 2, 60 and 61
Square No. 23	Lots 1 and 2
Square No. 25	Lots 1 and 2
Square No. 26	Lots 1, 2, 39 and 40
Square No. 27	Lots 1, 2, 12, and 13

The following lots shall have their frontages on Robert E. Lee Boulevard:

Square No. 30	Lots 1 and 2
Square No. 31	Lots 1, 2, 31, and 32
Square No. 32	Lots 1, 2, 56 and 57
Square No. 33	Lots 1, 2, 81 and 82
Square No. 34	Lots 1 and 2

## SECTION VII

### GROUND FRONTAGE REQUIRED

No residence shall be built on less than seventy-five (75) feet frontage of ground, except on lots facing Robert E. Lee Boulevard in Squares 30, 31, 32, 33 and 34, also on lots facing Beauregard Avenue in Squares 22, 23, 25, 26 and 27, as shown on the Official Map of "Lake-Vista". No re-subdivision of lots shall be done which would leave remaining on the square a lot of an area or width below the standard for such square as indicated on the Official Map of "Lake-Vista". No lot shall be shifted as to frontage. No lot shall be re-numbered. No lots shall be re-subdivided for private sale or other purposes unless first approved by the Orleans Levee Board.

## SECTION VIII

### MINIMUM SET BACK OF RESIDENCES:

#### FRONT, SIDE AND REAR YARD REQUIREMENTS

- (A) No part of any residence shall be built closer than 20 feet minimum from the front property line of the lot, nor closer to either side property line of the lot than six feet minimum distance. In cases where the side or rear of a lot is on a park, lane, or boulevard, the building line shall not be closer than 20 feet from the property line of the lot. (See below, Paragraphs (B), and (D) with exception in (C) and see Section IX for total lot coverage requirement).
- (B) Bay or bow oriel, dormers and other projecting windows and stairway landings or other structural parts shall not project beyond the front and side building lines.
- (C) Cornices, spouting, chimneys, brackets, pilasters, grill work, trellises, and other similar projections and any projections for purely ornamental purposes may project beyond the front and side building lines, however, not exceeding two feet.
- (D) Unenclosed, uncovered or covered porches, balconies and porte-cocheres, shall not project beyond the front or side building lines.
- (E) The rear yard measured from the farthest back projection of the principal building to the rear property line shall be not less than sixteen (16%) percent of the depth of the lot, except that in deep lots, said yard need not exceed, at any point, a maximum of 20 feet, and on shallow lots no rear yard shall be less at any one point, than a minimum of 15 feet. (See Section IX for total lot coverage.)

## SECTION IX

### TOTAL LOT COVERAGE REGULATIONS

- (A) No minimum front side and rear yard requirements listed in Section VIII shall be so interpreted that lot coverage for dwelling shall exceed thirty (30%) percent; except as listed below in Paragraph (B).
- (B) When computing the total lot coverage, the area of a one-story garage located on same lot with a dwelling may be deducted from the total "Building Area", but is not to exceed 200 square feet. (See Section VIII on setbacks.)

## SECTION X

### ACCESSORY BUILDING REGULATIONS

- (A) Not more than two garages will be permitted on any building site which averages one hundred feet or less in width. Not more than three garages will be permitted on any building site which averages one hundred feet or more in width.
- (B) All accessory buildings, except private greenhouses, erected on any lot, shall be approved when these correspond in style and architecture to the residence to which they are appurtenant, and plans for private greenhouses must be approved as to appearance and construction.



# BUILDING RESTRICTIONS: EAST HALF

## SECTION XI

### SPECIAL GARAGE RESTICTIONS

(A) Lots facing Beauregard Avenue or Robert E. Lee Boulevard adjoining a Lane or Park:

Square No. 22	Lots Nos. 1 and 61
Square No. 23	Lot No. 2
Square No. 25	Lot No. 1
Square No. 26	Lots Nos. 1 and 40
Square No. 27	Lots Nos. 1 and 13
Square No. 30	Lot No. 1
Square No. 31	Lots Nos. 1 and 32
Square No. 32	Lots Nos. 1 and 57
Square No. 33	Lots Nos. 1 and 82
Square No. 34	Lot No. 2

Garages erected on the above lots (whether detached from or attached to the main building) shall be placed so that no part thereof shall be closer than 20 feet from the property line of the adjoining lane or park.

The driveways serving these lots shall connect with Robert E. Lee Boulevard or Beauregard Avenue, whichever the lot faces.

All garages must be located in the rear yard and not closer than six feet from rear property line. (See also Section IX, Paragraph (B), and Sections X.)

(B) Lots facing Beauregard Avenue or Robert E. Lee Boulevard adjoining a Street:

Square No. 22	Lots Nos. 2 and 60
Square No. 23	Lot No.1
Square No. 25	Lot No. 2
Square No. 26	Lots Nos. 2 and 39
Square No. 27	Lots Nos. 2 and 12
Square No. 30	Lot No. 2
Square No. 31	Lots Nos. 2 and 31
Square No. 32	Lots Nos. 2 and 56
Square No. 33	Lots Nos. 2 and 81

Any garage erected on the above lots (whether detached from or attached to main building) shall be located in the rear yard with driveway connecting with the side street. No part of these garages shall be closer than six (6) feet from the rear property line; and further, any garage erected abutting side street property line must have doors which when open must not project beyond the property line, and when hinged doors are provided, the setback from service street must be of sufficient clearance for the swing of the door. Driveways connecting with Robert E. Lee Boulevard will not be permitted on these lots. (See also Section IX, Paragraph (B), and Section X.)

(C) Lots facing a Lane or Park:

Square No. 18	Lots Nos. 1 to 32 Inc.
Square No. 19	Lots Nos. 1 to 33 Inc.
Square No. 20	Lots Nos. 1 to 29 Inc.
Square No. 21	Lots Nos. 1 to 22 Inc.
Square No. 22	Lots Nos. 3 to 59 Inc.
Square No. 23	Lots Nos. 3 to 38 Inc.
Square No. 24	Lots Nos. 1 to 6 Inc.
Square No. 25	Lots Nos. 3 to 32 Inc.
Square No. 26	Lots Nos. 3 to 38 Inc.
Square No. 27	Lots Nos. 3 to 11 Inc.
Square No. 30	Lots Nos. 3 to 12 Inc.
Square No. 31	Lots Nos. 3 to 30 Inc.
Square No. 32	Lots Nos. 3 to 55 Inc.
Square No. 33	Lots Nos. 3 to 80 Inc.

Any garage or garages erected on above lots (whether attached or detached from main dwelling) shall be located in rear yard; and further, any garage erected abutting rear property line on service street must have doors which when open, must not project beyond the property line, and when swinging doors are provided, the setback from service street must be of sufficient clearance on said lot for swinging doors. (See also Section IX, Paragraph (B), and Section X.)

# BUILDING RESTRICTIONS: EAST HALF

(D) Lots which have their rear property line on Beauregard Avenue:  
Square No. 28      Lots Nos. 1 and 2

Any garage erected on the above lots shall be attached to the main building, with no part of the garage being closer than twenty (20) feet from the property line of Beauregard Avenue. On Lot No. 1 no part of a garage shall be closer than twenty (20) feet from the property line of Floral Park. On Lot No. 2 no part of a garage shall be closer than twenty (2) feet from Phlox Lane. Driveways serving the garages on these lots shall connect with Beauregard Avenue. (See Section IX, Paragraph (B) and Section X.)

(E) Lots which have their rear property line on Robert E. Lee Boulevard:  
Square No. 29      Lots Nos. 1 to 4 Inc.

Any garage erected on the above lots shall be attached to the main building, with no part of the garage being closer than twenty (20) feet from the property line of Robert E. Lee Boulevard. On Lot No. 1 no part of a garage shall be closer than twenty (20) feet from the property line of Cactus Lane. On Lot No. 4 no part of a garage shall be closer than twenty (20) feet from the property line of Floral Park. Driveways serving the garages on these lots shall connect with Robert E. Lee Boulevard. (See Section IX, Paragraph (B), and Section X.)

(F) Lots having their rear or side property line on Spanish Fort Boulevard:  
Square No. 34      Lots Nos. 1 and 3 to 52 Inc.

Any garage or accessory building, other than greenhouses erected on these lots shall be attached to, or made a part of the main dwelling and shall be located in rear yard with garage entrance drive connecting with Spanish Fort Boulevard. (See also Section IX, Paragraph (B), and Section X.)

## SECTION XIII

### SERVICES

All services, such as gas, telephone, electric power, sewers, drains, and water pipes shall be placed underground from the property line to the building. Relative to electric service, the owner shall lay or have laid a cable underground, from his meter to a Public Service manhole on a street or lane adjoining his lot. Relative to telephone service, the owner shall provide, at his own risk and expense, an open trench not less than fifteen (15) inches in depth from his house to a telephone hand hole on the street or lane adjoining his property. Location of this trench to be designated by the Telephone Company. The Telephone Company will then lay the necessary cable in this trench and the owner, after the cable is laid, will then backfill this trench at his own expense.

## SECTION XIV

### PARKS AND LANES

All parks, except Lake-Vista Park, and lanes are reserved for the common use of the property owners of "Lake-Vista", and nothing shall be placed thereon, or no use shall be made thereof, to the detriment, inconvenience or annoyance of the resident, or owner of any part or portion of ground or of adjacent property; however, it shall be understood that the large parks are provided for the use by children of "Lake-Vista" as play areas.

## SECTION XV

### FENCES

Fences will be permitted as noted below:

Front yard fences, if and when erected shall not exceed 18" in height and shall be of neat and substantial construction and shall extend across the front of the lot.

Side fences, when erected between the front building line and front property line, shall not exceed 18" in height and shall correspond in construction to the front fence.

Side yard fences, if and when erected between the front building line and rear property line, shall not exceed five (5) feet in height, and must be of neat substantial open work construction of either iron or wire, or wood, or of brick or stone, or combination of any of these and shall not extend beyond the front building line.

Rear yard fences, if and when erected, shall not exceed five (5) feet in height, and must be of neat, substantial open work construction of either iron or wire, or wood, or of brick or stone, or a combination of any of these and shall conform to side yard fences where such are erected.

### PLANTING

Hedges and shrubbery may be grown along fence lines, but shall be restricted to a height of two (2) feet along the front yard property lines, and shall be restricted to a height of six (6) feet on side property line, but shall be unrestricted as to height along the back property line of each lot.



# BUILDING RESTRICTIONS: EAST HALF

Trees planted in the required side yards of one lot may not project into the required side yard of adjacent owner except upon agreement between affected owners that said projection is not objectionable.

All trees, shrubbery, flowers, lawns or other vegetation on private residential lots shall be kept in good order by the private owner or their tenants.

## SECTION XVII

### UPKEEP OF PARKS AND LANES

In order to maintain the lawns, shrubs and trees in the lanes, and sidewalks in the lanes, in a neat condition, the property owners shall form an Association and assess themselves a nominal amount per annum to defray the expenses. The amount of assessment and the disposition of the funds thus created, is to be controlled by the majority of property holders on a basis to be selected by them.

In case of failure of property owners to form an Association to maintain the upkeep of the lawns, shrubs and trees in the lanes and sidewalks, the Orleans Levee Board will cause said lanes and sidewalks in lanes to be serviced and maintained and will charge the cost to the property owners fronting the lanes proportionately according to their frontage on the lanes.

Central, Lake-Vista, Breeze, Ozone, Zephyr, Floral and Foliage Parks will be maintained by the Orleans Levee Board.

The areas known as City Park, on the East and West side of the Subdivision and south of Robert E. Lee Boulevard is to be maintained by the Board of Commissioners of the City Park.

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# BUILDING RESTRICTIONS: WEST HALF

These restrictions apply to all lots "Lake-Vista" Zone 2, Lakefront Improvements, Board of Levee Commissioners, Orleans Levee District.

## SECTION I

### DEFINITIONS:

Where reference is made to the official map of "Lake-Vista", it refers to the map entitled "Supplemental Map of Lake-Vista on Lake Pontchartrain, New Orleans, Louisiana, Board of Levee Commissioners, of the Orleans Levee District". July 10, 1939, File No. 2404-B-L-D.

Where the name "Orleans Levee Board" appears it shall mean the Board of Levee Commissioners of the Orleans Levee District.

## SECTION II

### APPROVAL OF BUILDING PLANS:

Before construction of a residence or garage or fence or other structure is begun, the owner shall submit detail plans and specifications of the proposed building or structure to the Orleans Levee Board for written approval and no work shall be permitted on the building until such written approval is received and building permit obtained from City of New Orleans

The approval of all structures will be based not only on safety but also on appearance and layout of the building in order to prevent too much variance in the architectural appearance of houses and other structures in the same lane or park and to ascertain whether all restrictions have been met.

It is also the purpose of the approval to prevent too large a variance in the size or cost of homes in the same lane or park, and to protect the value of homes in each neighborhood.

## SECTION III

### GENERAL USE OF LOTS:

#### IN WEST HALF AND CENTER OF LAKE-VISTA

- (A) All lots in "Lake-Vista" in Squares 1 to 10, inclusive, and Square 11 to 17, inclusive, shall be used for residences for occupancy by either a single family or by two families as noted in tabulation below. In the case of two family residences, the building must be the "duplex" or flat type and not the "doublehouse" type. (See Sections IV and VIII, inclusive).
- (B) All lots in Squares 10-A and 10-B are reserved for multiple-dwelling or apartment use. (See Section IV – Paragraph B).
- (C) Squares 35, 36-A, 36-B, and 36-C are reserved for specific limited commercial uses.
- (D) Squares 37-A and 37-C are reserved for Churches and religious schools.
- (E) Squares 37-B is reserved as a proposed Public School site.
- (F) The East Half of Lake-Vista, including Squares 18 to 34, inclusive, have not yet been subdivided into lots, so that the restrictions for them are not included herein; however, residential restrictions similar to those in Section IV will be placed on them.

## SECTION IV

### RESIDENTIAL DISTRICTS: HEIGHT AND USE REGULATIONS:

#### PARAGRAPH (A)

Tabulation below shows the locations where single family and two-family residences only can be constructed to a height of not more than thirty-five (35) feet and of not more than two and one-half stories:

#### SINGLE FAMILY RESIDENCES ONLY

Square 1 – Lots 1 and 2  
Square 2 – Lots 1, 2, 60 and 61  
Square 3 – Lots 1, 2, 49 and 50  
Square 4 – Lots 1, 2, 37 and 38  
Square 5 – Lots 1, 2, 23 and 24  
Square 6 – Lots 1 to 8, Inclusive  
Square 7 – Lots 1 to 4, Inclusive  
Square 8 - None  
Square 9 - None  
Square 10 – Lots 34 to 39, Inclusive  
Square 11 - Lots 20 to 25, Inclusive  
Square 12 – Lots 12 to 18, Inclusive

#### SINGLE FAMILY, OR TWO FAMILY RESIDENCES

Square 1 – Lots 3 to 28, Inclusive  
Square 2 – Lots 3 to 59, Inclusive  
Square 3 – Lots 3 to 48, Inclusive  
Square 4 – Lots 3 to 36, Inclusive  
Square 5 – Lots 3 to 22, Inclusive  
Square 6 – Lots – None  
Square 7 – Lots 5 to 8, Inclusive  
Square 8 – Lots 1 to 22, Inclusive  
Square 9 – Lots 1 to 36, Inclusive  
Square 10 – Lots 1 to 33, Inclusive  
Square 10 – Lots 40 to 58, Inclusive  
Square 11 - Lots 1 to 19, Inclusive

# BUILDING RESTRICTIONS: WEST HALF

## SINGLE FAMILY RESIDENCES ONLY

Square 13 – Lots 1 to 23, Inclusive  
Square 14 – Lots 1 to 22, Inclusive  
Square 15 – Lots 1 to 38, Inclusive  
Square 16 – Lots 1 to 42, Inclusive  
Square 17 – Lots 1 to 30, Inclusive

## SINGLE FAMILY, OR TWO FAMILY RESIDENCES

Square 11 – Lots 26 to 38, Inclusive  
Square 12 – Lots 1 to 11, Inclusive  
Square 12 – Lots 19 to 21, Inclusive

## PARAGRAPH (B)

Square 10 A and/or Square 10-B are reserved for use only of multiple apartment dwellings; and only when said buildings conform to the minimum setback requirements for residences and/or the front, side and rear yard requirements of Section 8.

## PARAGRAPH ©

LAKE-VISTA, EAST HALF

Lots in Square 18 to 34 have not been laid out as yet, so that the restrictions for them are not included herein; however, similar restrictions shall be placed on them, when subdivided for sale and/or for building and/or use.

## PARAGRAPH (D)

No parcel of ground or lot or lots listed in Section IV, paragraphs (A), (B) and (C), shall ever be used directly or indirectly for business purposes of any kind or character; nor shall any building or structure be erected on said lots, and/or after erection, no building or structure shall ever be re-erected, altered, or remodeled, in whole or in part, for any purpose except for private dwelling purposes, except as defined below (See Paragraph (E) ).

## PARAGRAPH (E)

Public Schools may locate only in Square 37-B and Churches and religious schools may locate on dedicated sites shown on Sub-division Plan in Square 37-A and 37-C.

## SECTION V

### COMMERCIAL DISTRICT

Only selected approved public or semi-public Federal, State and City utilities and retail commercial uses, whether these be legally called light manual “professions” and/or trades or shops, shall be permitted to locate in Lake-Vista, and these shall locate only within Squares 35, 36-A, 36-B and 36-C, and are limited to the following uses and regulations:

Banks, Medical Clinics (but to exclude hospital and to exclude any correctional institution for mental cases); Offices, Public Halls, Picture Shows, Agencies, Shops for Beauticians, and/or Barbers; Dressmaking and/or Tailoring, Florist Shops, Shops for Groceries, Fruits and Vegetables, poultry, meat, fish and other seafoods; Restaurants (but not to include saloons or bars); Soft Drinks, Delicatessen Shops; Confectionery Shops (but not to include bake ovens), Drugstores, Dry Goods, Furniture, Millinery, and notions or Gift Shops; Shoe Repair Shops, Hemstitching Parlors, Book Stores and/or Book Lending Libraries; Hardware Stores for light stock and with limited paint and inflammable storage; Agencies for delivering and receiving packages for Laundry, Cleaning and Pressing Shops but to exclude any and all cleaning and pressing processes from the location; oil stations, car washing and greasing and general servicing, but not to include repairs; it being further agreed that above light commercial uses shall be permitted only when and if approved first by a special written permit approving the location and arrangement and conduct of such commercial use and to include approval and locations and limitations of size and number and type of signs, lighting and devices; and it being further agreed that all permits are subject to withdrawal upon receipt of a due notice in writing from the Orleans Levee Board, when and if the operation of any business is deemed by the Board, to be in any way detrimental to the development of Lake-Vista.

## SECTION VI

### GENERAL RESTRICTIONS FOR LOT FRONTAGES:

Frontage of each lot shall be on lane or park adjacent thereto, except for those noted below. The following lots shall have their frontages on Robert E. Lee Boulevard.

Square No. 1	Lots 1 and 2
Square No. 2	Lots 1, 2, 60 and 61
Square No. 3	Lots 1, 2, 49 and 50
Square No. 4	Lots 1, 2, 37 and 38
Square No. 5	Lots 1, 2, 23 and 24
Square No. 6	Lots 1, 2, 7 and 8

The following lots shall have their frontages on Marconi Drive:

Square No. 12	Lots 15, 16, 17, 18, 19, 20 and 21
---------------	------------------------------------



# BUILDING RESTRICTIONS: WEST HALF

## SECTION VII

### GROUND FRONTAGE REQUIRED:

No residence shall be built on less than one lot as shown on Official Map of "Lake Vista"; except, however, that when any purchaser wishes to buy more than one lot site in order to erect a larger permitted residential building, this may be done provided that said two or more lots are treated as one and the restrictions applying to a single lot are adhered to and no re-subdivision of lots shall be done which would leave remaining on the square a lot of an area or width below the average standard for said square as indicated on the Official Map of "Lake Vista". No lot shall be shifted as to frontage. No lot shall be re-numbered. No lot shall be re-subdivided for private sale or other purposes unless first approved by the Levee Board.

## SECTION VIII

### MINIMUM SET BACK OF RESIDENCES:

#### FRONT, SIDE AND REAR YARD REQUIREMENTS:

(A) No part of any residence shall be built closer than 20 feet minimum distance from the front property line of the lot, nor closer to either side property line of the lot than six feet minimum distance. (See below, Paragraphs (B), (D) with exception in (C) and see Section IX for total lot coverage requirement).

(B) Bay or bow oriel, dormers and other projecting windows and stairway landings or other structural parts shall not project beyond the front and side building lines.

(C) Cornices, spouting, chimneys, brackets, pilasters, grill work, trellises, and other similar projections and any projection for purely ornamental purposes may project beyond the front and side building lines, however, not exceeding two feet.

(D) Unenclosed, uncovered or covered porches, balconies and porte-cocheres, shall not project beyond the front or side building lines.

(E) The rear yard measured from the farthest back projection of the principal building to the rear property line shall be not less than sixteen (16%) percent of the depth of the lot, except that in deep lots, said yard need not exceed, at any point, a maximum of 20 feet, and on shallow lots no rear yard shall be less at any one point, than a minimum of 15 feet. (See Section IX for total lot coverage.)

## SECTION IX

### TOTAL LOT COVERAGE REGULATIONS:

(A) No minimum front, side and rear yard requirements listed in Section VIII shall be interpreted that lot coverage for single dwellings shall exceed (30%), and for duplexes or flats 45%; except as listed below in Paragraph (B).

(B) When computing this total lot coverage, the area of a one-story garage located on same lot with a dwelling may be deducted from the total "Building Area", but is not to exceed 200 square feet for single dwellings and 400 square feet for duplexes or flats. (See Section VIII on setbacks.)

## SECTION X

### ACCESSORY BUILDING REGULATIONS:

(A) Not more than two private garages will be permitted on any 50 foot front lot, three on 75 foot front lot, or four on 100 foot front lot. No trailers, trucks, or business vehicles of any kind, but only private vehicles belonging to the owner or tenant shall be stored in such garages or anywhere on any said lot.

(B) All accessory buildings, except private greenhouses, erected on any of said lots, shall be approved when these correspond to style and architecture to the residence to which they are appurtenant, and shall be of the same exterior materials as such residences, and plans for private greenhouses must be approved as to appearance and construction.

## SECTION XI

### SPECIAL GARAGE RESTRICTIONS APPLYING TO THE FOLLOWING LOTS:

Adopted for safety to prevent property damage.

See below for lot numbers and references to paragraphs (A) to (K) containing special regulations:

Square No: Lot Numbers and Paragraph Letters:

1	1- (B); 2 - (A); 3 to 28 Inclusive	(K);
2	1 - (A); 2 - (B); 3 to 59 Inclusive	(C); 60 - (B) ; 61 - (A);
3	1 - (A); 2 - (B); 3 to 48 Inclusive	(C) 49 - (B); 50 - (A);
4	1 - (A); 2 - (B); 3 to 36 Inclusive	(C) 37 - (B) ; 38 - (A);
5	1 - (A); 2 - (B); 3 to 22 Inclusive	(C) 23 - (B); 24 - (A);
6	1 - (B); 2 - (A); 3 to 6 Inclusive	(C) 7 - (A); 8 (B);

# BUILDING RESTRICTIONS: WEST HALF

Square No: Lot Numbers and Paragraph Letters:

7	1 – (E);	2 to 7 Inclusive	(C); 8 (D);
8	1 – (D);	2 to 21 Inclusive	(C); 22 – (D);
9	1 – (D);	2 to 35 Inclusive	(C) 36 – (D);
10	1 – (D);	2 to 26 Inclusive	(C) 27 – (H);
		28 to 31 Inclusive (G)	
		32 Inclusive (H)	
10		35 to 57 Inclusive	(C); 58 – (D);
10A	- (I);		
10B	- (I);		
11	1- (D);	2 to 37, Inclusive	(C); 38 – (D);
12	1 – (D),	2 to 20, Inclusive	(C); 21 – (D),
13	1 – (D);	2 to 23, Inclusive	(C);
14		1 to 21 Inclusive 22 –	(J);
15	1 – (J);	2 (J); 3 (H); 4 to 37 Inclusive	(C); 38 (J)
16	1 – (J);	2 (F); 3 (H); 4 to 41 Inclusive	(C); 42 (D)
17	1 – (D);	2 to 29, Inclusive	(C); 30 – D.

## PARAGRAPH (A)

Square No. 1	Lots No. 2
Square No. 2	Lot Nos. 1 and 61
Square No. 3	Lots Nos. 1 and 50
Square No. 4	Lots Nos. 1 and 38
Square No. 5	Lots Nos. 1 and 24
Square No. 6	Lots Nos. 2 and 7

In the above lots, if detached garages are built they shall be placed adjoining the inner side property line and in no case shall be closer than 30 feet to the property line of the lane or park it adjoins; also, the main building side line adjoining a lane shall be no less than fifteen (15) feet from the lane property line; the side building line adjoining the inner side property line shall be not less than ten (10) feet from the inner side property line.

The setbacks shall be the same as specified in the general restrictions which is twenty (20) feet from the front property line. The driveways on these lots shall be on the opposite side of the building from the lane or park and shall connect with Robert E. Lee Boulevard; and further\_\_

All garages must be located in the rear yard of lot. (See also Section IX, Paragraph (B), and Sections X.)

## PARAGRAPH (B)

Square No. 1	Lot No. 1
Square No. 2	Lots Nos. 2 and 60
Square No. 3	Lots Nos. 2 and 49
Square No. 4	Lots Nos. 2 and 37
Square No. 5	Lots Nos. 2 and 23
Square No. 6	Lots Nos. 1 and 8

## PARAGRAPH (C) ON "INTERIOR LOTS":

Square No. 2	Lots Nos. 3 to 59 Inclusive
Square No. 3	Lots Nos. 3 to 48 Inclusive
Square No. 4	Lots Nos. 3 to 36 Inclusive
Square No. 5	Lots Nos. 3 to 22 Inclusive
Square No. 6	Lots Nos. 3 to 6 Inclusive
Square No. 7	Lots Nos. 2 to 7 Inclusive
Square No. 8	Lots Nos. 2 to 21 Inclusive
Square No. 9	Lots Nos. 2 to 35 Inclusive
Square No. 10	Lots Nos. 2 to 26 Inclusive
Square No. 10	Lots Nos. 33 to 57 Inclusive
Square No. 11	Lots Nos. 2 to 37 Inclusive
Square No. 12	Lots Nos. 2 to 20 Inclusive

# BUILDING RESTRICTIONS: WEST HALF

Square No. 13	Lots Nos. 2 to 23 Inclusive
Square No. 14	Lots Nos. 1 to 21 Inclusive
Square No. 15	Lots Nos. 4 to 37 Inclusive
Square No. 16	Lots Nos. 4 to 41 Inclusive
Square No. 17	Lots Nos. 2 to 29 Inclusive

Any garage or garages erected on above lots, whether attached or detached from main dwelling shall locate in the rear yard; and further, any garage erected abutting rear property line to service street must ( or service boulevard) must have doors which when open, must not project beyond the property line, and when ordinary doors are provided, the setback from service street must be of sufficient clearance on said lot for any swinging door. (See also Sections IX, Paragraph (B), and Section X.)

## PARAGRAPH (D)

Lots with Side Property Lines Abutting Marconi Drive:

Square No. 7	Lot No. 8
Square No. 8	Lots Nos. 1 and 22
Square No. 9	Lots Nos. 1 and 36
Square No. 10	Lots Nos. 1 and 58
Square No. 11	Lots Nos. 1 and 38
Square No. 12	Lots Nos. 1 and 21
Square No. 13	Lot No. 1
Square No. 16	Lot No. 42
Square No. 17	Lots Nos. 1 and 30

All garages shall be located no closer to Marconi Drive than six (6) feet; and further, all garages, whether attached to or detached from main dwelling shall be located in rear yard with its garage driveway connecting with the particular rear service street which partly divides the square in which garage is located; and in no case shall said garage driveway have entrance on Marconi Drive; and further, garage doors shall conform to regulations of Paragraph (C) of this Section XI. (See Section IX, Paragraph (B), and Section X.)

## PARAGRAPH (E)

Lots Which Have Their Rear Property Line on Marconi Drive:

Square No. 7	Lot No. 1
--------------	-----------

Any garage erected on this lot shall be attached to, or a part of main dwelling and shall be located in rear yard with garage entrance drive connecting with Marconi Drive (at its junction with Thrush Street) and no closer than ten (10) feet to the property line of Marconi Drive; and further, garage doors shall conform to regulations in Paragraph (C) of this Section XI. (See also Section IX, Paragraph (B) and Section X.)

## PARAGRAPH (F)

Square No. 16	Lot No. 2
---------------	-----------

Any garage erected on this lot shall be attached to, or a part of main dwelling and shall be located in rear yard with garage entrance on Stilt Street no less than 20 feet distant from Marconi Drive. (See also Section IX, Paragraph (B), and Section X.)

## PARAGRAPH (G)

Irregular Wedge Shaped Lots in Square No. 10: Lots Nos. 28 and 29; and Lots Nos. 30 and 31

Any garage or garages, when erected on any of these above lots (whether attached to or detached from dwelling) shall be located in the rear yard with driveway connecting only with that north to south branch of Wren Street which joins the three easterly branches of that rear service driveway; and further, garage doors shall conform to the regulations of Paragraph (C) of this Section XI. (See Section IX, Paragraph (B) and Section X.)



# BUILDING RESTRICTIONS: WEST HALF

**PARAGRAPH (H)**

Lots Having One Side Abutting a Lane:	
Square No. 10	Lots Nos. 27 and 32
Square No. 15	Lot No. 3
Square No. 16	Lot No. 3

Any garage erected on any of the above lots shall be attached to main dwelling; and shall be located in the rear yard close to the inner side property line nearest to abutting lot; with the garage driveway connected with the rear service street which abuts the rear yard of the lot on which garage is to be erected; and in no case shall any garage be located closer than twenty (20) feet to its outer side line as this abuts a lane on which other lots have frontage; and further, any garage doors shall conform to regulations outlined in Paragraph (C) of Section XI. (See Section XI, Paragraph (E) and Section X.)

**PARAGRAPH (I): MULTIPLE DWELLINGS:**

Square No. 10-A and Square No. 10-B

In these irregular squares, garages shall be constructed as a part of apartment buildings with entrance on Wren Street service drives with a front setback on Lily Lane (for Square 10-A) and on Cosmos Lane (for Square 10-B) of twenty (20) feet minimum distance.

**PARAGRAPH (J)**

Square No. 14	Lot No. 22
Square No. 15	Lots Nos. 1, 2, and 38
Square No. 16	Lot No. 1

Any garage erected on any of the above lots (whether attached to or detached from main dwelling) shall be located in the rear yard close to the inner side property line nearest to the abutting lot; with the garage driveway to connect with that rear service street which abuts the rear yard of the lot on which garage is to be erected; and further garage doors shall conform to regulations outlined in Paragraph (C) of this Section XI. (See Section IX, Paragraph (B), and Section X.)

**PARAGRAPH (K)**

Lots Having Their Rear Property Line on Spanish Fort Boulevard:

Square No. 1	Lots Nos. 3 to 28
--------------	-------------------

Any garage or accessory building other than greenhouses erected on these lots shall be attached to, or a part of a main dwelling and shall be located in rear yard with garage entrance drive connecting with Spanish Fort Boulevard. (See also Section IX, Paragraph (B) and Section X.)

**SECTION XIII**

**SERVICES**

All services, such as gas, telephone, electric power, sewers, drains, and water pipes shall be placed underground from the property line to the building. Relative to electric service, the owner shall lay or have laid a cable underground, from his meter to a Public Service manhole on a street or lane adjoining his lot. Relative to telephone service, the owner shall provide, at his own risk and expense, an open trench not less than fifteen inches (15”) in depth from his house to a telephone hand hole on the street or lane adjoining his property. Location of this trench to be designated by the Telephone Company. The Telephone Company will then lay the necessary cable in this trench and the owner, after the cable is laid, will than backfill this trench at his own expense.

**SECTION XIV**

All parks, except Lake-Vista Park, and lanes are reserved for the common use of the property owners of “Lake-Vista”, and nothing shall be placed thereon, or no use shall be made thereof, to the detriment, inconvenience or annoyance of the resident, or owner of any part or portion of ground or of adjacent property; however, it shall be understood that the large parks are provided for the use by children of “Lake-Vista” as play areas.

# BUILDING RESTRICTIONS: WEST HALF

## SECTION XV

### FENCES

Fences will be permitted as noted below:

Front yard fences, if and when erected shall not exceed 18" in height and shall be of neat and substantial construction and shall extend across the front of the lot.

Side fences, when erected between the front building line and front property line, shall not exceed 18" in height and shall correspond in construction to the front fence.

Side yard fences, if and when erected, between front building line and rear property line, shall not exceed five (5) feet in height, and must be of neat substantial open work construction of either iron or wire, or wood, or of brick or stone, or combination of any of these and shall not extend beyond the front building line.

Rear yard fences, if and when erected, shall not exceed five (5) feet in height, and must be of neat substantial open work construction of either iron or wire, or wood, or of brick or stone, or a combination of any of these and shall conform to side yard fences where such are erected.

### PLANTING

Hedges and shrubbery may be grown along fence lines, but shall be restricted to a height of two feet (2) along the front yard property lines, and shall be restricted to a height of six feet (6) on side property line, but shall be unrestricted as to height along the back property line of each lot.

Trees planted in the required side yards of one lot may not project into the required side yard of adjacent owner except upon agreement between affected owners that said projection is not objectionable.

All trees, shrubbery, flowers, lawns or other vegetation on private residential lots shall be kept in good order by the private owner or their tenants.

## SECTION XVII

### UPKEEP OF PARKS AND LANES

In order to maintain the lawns, shrubs and trees in the lanes, and sidewalks in the lanes, in a neat condition, the property owners shall form an Association and assess themselves a nominal amount per annum to defray the expenses. The amount of assessment and the disposition of the funds thus created, is to be controlled by the majority of property holders on a basis to be selected by them.

In case of failure of property owners to form an Association to maintain the upkeep of the lawns, shrubs and trees in the lanes and sidewalks, the Orleans Levee Board will cause said lanes and sidewalks in lanes to be serviced and maintained and will charge the cost to the property owners fronting the lanes proportionately according to their frontage on the lanes.

Central, Lake-Vista, Breeze, Ozone, Zephyr, Floral and Foliage Parks will be maintained by the Orleans Levee Board.

The areas known as City Park, on the East and West side of the Subdivision and south of Robert E. Lee Boulevard is to be maintained by the Board of Commissioners of the City Park.

Approved and accepted:

\_\_\_\_\_  
Purchaser

Dated:\_\_\_\_\_

Adopted April 16, 1946

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