

EXHIBIT H
RULES AND REGULATIONS
339 CARONDELET CONDOMINIUMS
[SEE ATTACHED]

RULES AND REGULATIONS
OF
339 CARONDELET CONDOMINIUM ASSOCIATION, INC.
FOR
339 CARONDELET CONDOMINIUMS

Pursuant to the authority of Section 7.7 of the Act of Declaration Creating and Establishing a Condominium Regime for 339 Carondelet Condominiums dated as of December 20, 2017 (the "Condominium Declaration"), and the powers of 339 Carondelet Condominium Association, Inc. (the "Association") pursuant to its Articles of Incorporation, the Association, acting through its Board of Directors, hereby promulgates the following rules and regulations governing the use and occupancy of the Condominium Property. All terms not defined herein shall have the meaning given them in the Condominium Declaration.

1. No Obstruction of Common Elements. The lobby, hallways, elevator, sidewalks, entrances, other passages and other Common Elements must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the premises and individual Units. No part of the Common Elements shall be used for general storage purposes after the completion of the construction of the Units by the Declarant.
2. Windows; Doors and Entrances. All draperies or other opaque window coverings shall have a white or off-white lining or finish on the exterior side so as to provide uniformity of appearance to the exterior of the Building. No unit owner shall install or place shutters or blinds on the interior or exterior of any window opening, other than hurricane shutters approved by the Board.
3. Signs. Without the prior written consent of the Board, no signs, placards, notices, advertisements, or any other lettering of any type, including, without limitation, "For Rent" or "For Sale" signs or political signs, shall be exhibited, inscribed, painted, posted, affixed, or placed on or about (i) any portion of Common Elements, including, but not limited to, the exterior of the Building, hallways, any yard areas, and any balconies appurtenant to a Unit, and (ii) the interior portions of Units visible from the exterior of the Building, other than Units C1, C2 and C3 pursuant to the terms of the signage servitude in Section 5.2 of the Condominium Declaration. No Unit Owner or Occupant shall paint any exterior portion of the Building or Common Elements (such as walls, shutters, iron work, etc.) without the prior written consent of the Association. Notwithstanding the foregoing, the Declarant or its agents may place such signs and other advertising devices as it may deem necessary on any unsold or unoccupied Units and on any part of the Common Elements, in connection with the construction, sale or rental of the Units.
4. Placement of Property on Common Elements. Without the prior written consent of the Board, no furniture, equipment or other personal property shall be placed on or about the Common Elements, other than the Limited Common Elements. The Association and Manager, if applicable, assume no liability for loss or damage to articles stored or placed in the Condominium Property.
5. Exterior of Building. No awnings, blinds, shades, shutters, screens, television, satellite dishes, or radio antennas, window guards, fans, air conditioning devices or other projections shall be attached by Unit Owners or Occupants to the outside walls or roofs of the Building or Common Elements. No clothes, sheets, blankets, laundry of any kind or other articles shall be hung out or exposed out of any Unit or on any part of the Common Elements.

6. Trash, Garbage, Recycling and Other Waste. Trash, garbage or other waste shall not be kept on any part of the Common Elements including the entry lobby, corridors and sidewalks adjacent to the Building, except in sanitary containers in Units, and no trash, garbage or other waste shall be incinerated on any part of the Condominium Property. Unit Owners are responsible for removing all trash, garbage and other waste from their Unit and from the Property. All trash, garbage and other waste shall be deposited with care in the receptacle bins or dumpster (if any) located in the area designated by the Board for that purpose and shall be in sealed garbage bags.
7. Maintenance of Insurance. Nothing shall be done or kept in any Unit or on the Common Elements which will increase the rate of insurance on the Building, or contents thereof, applicable for residential use, without the prior written consent of the Board. No Unit Owner shall permit anything to be done or kept in his Unit or in the Common Elements which might result in cancellation of insurance on the Building, or contents thereof, or which would be in violation of any law.
8. Pets. No animals, birds or reptiles shall be raised, bred, or kept in any Unit or on the Common Elements, except that dogs, cats, or other household pets may be kept in Units, not to exceed (i) two (2) pets per Unit and not to exceed 35 lbs. per pet or (ii) one (1) pet per Unit not to exceed 70 lbs. per such single pet, subject to any rules and regulations which may be adopted by the Board; provided that, such pets are not kept, bred, or maintained for any commercial purpose; and provided further that, any such pet causing or creating a nuisance or unreasonable disturbance shall be promptly removed from the Condominium Property upon written notice from the Board. No dogs shall be allowed that either by training or by breed are trained to attack others or to act aggressively. Dogs shall be permitted in the Common Elements only if they are kept on a leash. All animal waste shall promptly be cleaned from the Common Elements by the Unit Owner responsible for the presence of such animal.
9. No Nuisance; Noise Abatement. No Unit shall be used or occupied in such manner as to obstruct or interfere with the enjoyment of occupants of other Units, nor shall any nuisance or illegal activity be committed or permitted to occur in or about any Unit or upon any part of the Common Elements of the Condominium. No Unit Owner or Occupant shall make or permit his family, servants, employees, agents, visitors or licensees to make any disturbing noises that interfere with the rights, comforts or convenience of other Unit Owners or Occupants.
10. Name Cards. The Unit Owners shall not be allowed to put their names on any entry to the Building or entrance to any Unit except in the proper places provided by the Association for such purpose, and except for Units C1, C2 and C3 pursuant to the terms of the signage servitude in Section 5.2 of the Condominium Declaration.
11. Delivery and Placement of Goods and Packages. Supplies, goods and packages of every kind are to be delivered in such manner as the Board may prescribe. The Association shall not be responsible for the loss or damage of any such property, notwithstanding such loss or damage that may occur through the carelessness or negligence of the employees of the Condominium. All damage to the Building or Common Elements caused by the moving or carrying of any article therein shall be paid by the Unit Owner responsible for the presence of such article.
12. Rooftop. No Unit Owner, occupant, or visitor or guest of a Unit Owner, or Occupant shall be allowed on the roof of the Building without the express permission of the Manager, or the Association. No Unit Owner may place any items on any area of the rooftop or access any part of the rooftop.
13. Construction and Improvements. A Unit Owner shall only engage in construction activity and shall only use the Common Elements in connection with any additions, alterations or improvements to his Unit during the hours of 8:30 a.m.

and 5:30 p.m. Monday through Friday. Construction activities, including but not limited to storage of materials, shall only be allowed in those areas of the Common Elements reasonably necessary to access the Unit under construction, or as otherwise designated by the Board. All costs of cleaning or repairs required as a result of construction activities shall be born by the Unit Owner that is undertaking said construction.

14. Right of Entry. The Association or Manager or other person authorized by the Board of Directors, and their employees, servants and contractors, shall have the right of access to each Unit to correct any condition originating in a Unit and threatening damage to other Units or the Common Elements or to install, alter, replace or repair any portion of the Common Elements accessible from such Unit. Notice of such entry shall when practicable be given at least twenty-four (24) hours in advance and shall be scheduled for a time reasonably convenient to the Unit Owner or Occupant; provided, however, in case of an emergency, such right of entry shall be immediate, whether or not the Unit Owner or Occupant is present. The Board of Directors or Manager, or agents thereof shall take reasonable precautions to protect the Units and their contents from theft or other loss or damage incident to such right to entry.
15. Pass Keys. If any key or keys are entrusted by a Unit Owner or Occupant or by his agent, servant, employee, licensees or visitor to an employee of the Board, whether for such Unit or for an automobile, trunk or other item of personal property, the acceptance of the key shall be at the sole risk of such Unit Owner or Occupant, and the Board shall not be liable for injury, loss or damage of any nature whatsoever directly or indirectly resulting therefrom or in connection therewith.

The Board, or its designated agent, may retain a pass key or electronic card or code to each Unit. No Unit Owner shall install a knocker on any door of the Units without the written consent of the Board. In the event that a Unit Owner installs a new lock or alters an existing one, the Unit Owner shall provide the Board, or the Manager, with an additional key, electronic card or code pursuant to its right of access to the premises. If entry is required in an emergency and the key, electronic card or code has not been furnished to management as required by these Rules, the Manager (with authorization from an officer of the Board) may forcibly enter the Unit without liability for damages or trespass, provided that reasonable care is exercised.

16. Complaints. Complaints regarding the service and maintenance of those portion of the Building which are Common Elements shall be made in writing to Manager or the Board of Directors of the Association.
19. Employment of Association Employees. No Unit Owner shall engage any employee of the Association, if any, for any private business of the Unit Owner without prior written consent of the Association.
20. Hazardous and Dangerous Materials. No Unit Owner shall use or permit to be brought into the Building any flammable oils or fluids or other materials or articles deemed extra hazardous to life, limb or property without in each case obtaining written consent of the Association or the Manager, if applicable.
21. Second Floor Decks. Notwithstanding any other provision hereof, a Unit Owner having a deck as a Limited Common Element appurtenant to his Unit may place only small or light items such as potted plants or patio furniture on the deck appurtenant to such Units, and shall not place any heavy items that could cause damage to such deck. Further, a Unit Owner shall not be permitted to place, install, or locate any object on any Limited Common Elements that detracts or conflicts with the character of the Building. The Board shall have the right to inspect such deck at any time to ensure that the items placed thereon are not causing or do not have the potential to cause damage to such deck, or do not otherwise violate these Rules and Regulations. The Board may require immediate

removal of any items placed on such deck in violation of these Rules and Regulations.

22. Hurricane Preparation. The Board may from time to time establish hurricane shutter or laminated glass or window film specifications which comply with the applicable building code and which establish permitted color/tints, styles and materials for hurricane shutters or such laminated glass or such laminated glass or indoor window film. The Board may with the approval of the majority voting interests of the Condominium, install hurricane shutters or laminated glass or other indoor window film and may, without regard to approval of the membership, maintain, repair or replace which approved shutters or glass whether on or within the Common Elements, Limited Common Elements, Units; provided however that if laminated glass or indoor window film in accordance with the applicable building code and standards are architecturally designed to serve as hurricane protection is installed, the Board will not install hurricane shutters in accordance with this provision. If shutters are permitted, all shutters shall remain open unless and until a storm watch or storm warning is announced by the National Weather Center or other recognized weather forecaster.

A Unit Owner or occupant who plans to be absent during all or any portion of the hurricane season must prepare a Unit prior to departure by designating a responsible firm or individual to care for his Unit should a hurricane threaten the Unit or should the Unit suffer hurricane damage and furnish the Board with the names of such individuals or firms.

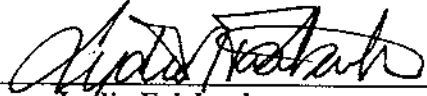
The Board shall have the authority to require evacuation of the Condominium in the event of hurricane or storm warning.

23. Applicability of Rules and Regulations. These Rules and Regulations shall be applicable to and binding upon all Unit Owners or Occupants and their respective families, employees, guests or others who might use a Unit. Unit Owners shall be held responsible for the actions of the Occupants of their Units, their tenants, employees, agents, guests, clients or invitees.
24. Governmental Authority. In addition to the above rules and restrictions, all Owners shall be subject to applicable City laws, ordinances and the regulations of the City of New Orleans and its agencies with respect to use of the Units and the Building.

CERTIFICATE

I, the Secretary of 339 Carondelet Condominium Association, Inc. (the "Association") do hereby certify that the foregoing Rules and Regulations were adopted by unanimous consent of the Board of Directors of the Association dated as of December 20, 2017.

DATED this 20th day of December, 2017.


Name: Lydia Fairbanks
Secretary

1340 Poydras Street, 4th Floor
New Orleans, Louisiana 70112

Telephone (504) 407-0005



Chelsey Richard Napoleon
Chief Deputy Clerk

Land Records Division

Hon. Dale N. Atkins
Clerk of Court and Ex-Officio Recorder
Parish of Orleans

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Lacey Garcia

Lacey Garcia, Deputy Clerk
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