

Oak Meadow Homeowners Association, Inc.

Rules & Regulations

The following duly promulgated rules and regulations pertaining to Oak Meadow subdivision shall be deemed in effect until amended by the Board of Directors of the Homeowner Association and shall apply to and be binding upon all owners, their families, guests, invitees, employees, lessees, persons for whom they are responsible and persons over whom they exercise control and supervision.

Violations of these rules and regulations may subject the violator to any and all remedies available to the Homeowners Association, including the levying of a fine of up to \$150 per day, pursuant to the terms of the declaration of Covenants and Restrictions, the Articles of Incorporation, the Bylaws and Florida law.

Violations may also be remedied by the Homeowners Association by injunction or other legal means and the Association shall be entitled to recover in said actions, any and all court fees and costs incurred by it, together with reasonable attorney's fees, against any person violating the rules and regulations or the Declaration of Covenants and Restrictions and any of the exhibits attached thereto.

The Rules & Regulations are as follows:

1. OCCUPANCY OF UNITS

1.1 Each unit in Oak Meadow shall be occupied as a single family residential dwelling unit only.

"Family", as defined in Article 1, sub-paragraph (j) of the Declaration, shall mean one or more persons related by blood, marriage or adoption living and cooking together as a single housekeeping unit.

1.2 No more than two (2) unrelated persons may occupy a unit.

2. VEHICLES AND VEHICLE PARKING

2.1 Each unit is provided three (3) parking spaces. Under no circumstances may a resident park in a neighboring parking area without permission from the owner.

2.2 Do not drive or park on the lawns or grassy areas.

2.3 Do not park in the street or in driveways.

2.4 Parking of the following is prohibited in Oak Meadow:

a. trucks and vans over ¾ ton

b. campers

c. mobile homes

d. motor homes

e. boats & boat trailers

f. house trailers

g. trailers of any other description

h. junk vehicles or vehicles without
a current registration

* This prohibition does not apply to temporary parking of trucks in Oak Meadow for repair services, pick-up, delivery, etc.

2.5 Painting, repairing or modifying of vehicles is prohibited.

2.6 The SPEED LIMIT in Oak Meadow is 15MPH.

3. EXTERIOR OF BUILDINGS AND LANDSCAPING

3.1 Please keep entrances and patios neat and clean. Trash containers or other unsightly items, i.e. mops, may not be stored on the patios. There is adequate storage at each unit.

- 3.2 Drying of clothing, beach towels, rugs, etc. over balcony railings or trash enclosure is prohibited.
- 3.3 Outside yard sales are prohibited.
- 3.4 No personal property belonging to residents including, but not limited to, lawn statuary or ornaments, patio or lawn furniture, cooking grills, children's toys, bicycles, etc. will be placed or left on the lawn areas.
- 3.5 Any additional Plantings in existing garden areas must be approved by the Board of Directors.
- 3.6 Water is provided via irrigation on side of units on Sunday and Thursday between 6:00 A.M to 9:00 A.M. and 6:00 P.M. to 9:00 P.M.
- 3.7 The Exterior of the building and the parking area may not be modified in any way without express written approval of the Board of Directors.

4. CHILDREN

- 4.1 Children allowed to play outside the unit must be supervised by an adult at all times.
- 4.2 All lawn and parking areas are privately owned. Children must not infringe or play on neighboring lawns or parking areas or play in the streets of Oak Meadow. Children's play must be confined to their own lawn area.
- 4.3 Children's toys must be stored inside the unit when not being used.

5. PETS

- 5.1 No livestock, poultry or fowl, reptiles or other type of animal may be raised, bred, or kept on any lot, except that dogs, cats or other usual household pets may be kept provided they are not kept or bred for commercial purposes.
- 5.2 All pets must be leashed when outside the unit. No pet may run at large within the subdivision.
- 5.3 Pets may not be walked on private property of other owners. This includes the beltway between buildings.
- 5.4 Pet owners must remove all per waste immediately and dispose of same in a sanitary manner.
- 5.5 Pet owners shall assume full responsibility for any damage to persons or property caused by their pet.

6. TRASH AND RECYCLE MATERIAL COLLECTION

- 6.1 Trash collection is 7:00 A.M. Monday and Thursday. Trash containers may be placed on the street the evening before collection and must be returned to the trash enclosure as soon as possible after pick-up.
- 6.2 Recycle materials are collected on Thursday. (Please avoid litter by placing items securely in trash containers.)

7. SAFETY

- 7.1 Bicyclists must observe all rules of the road and stay on the right side. Riding in private parking areas or on lawns is prohibited.
- 7.2 Barbecue grills may not be used on balconies (city ordinance).

8. NUISANCE

- 8.1 No nuisance shall be allowed upon the property nor any practice that is a source of annoyance to residents or which endangers the health, safety, or welfare of residents or which interferes with the peaceful possession and quiet enjoyment of their property.