

GRASSY OAKS RESIDENTS ASSN., INC.

Rules and Regulations of Grassy Oaks Association

Approved by the Board of Directors November 12, 1998, these Rules and Regulations are in addition to the Declaration, Covenant and By-Laws of the Grassy Oaks Association.
Amended May, 2009

1. The **Rules Committee** is an advisory committee appointed by the Board of Directors for the purpose of;

Determining if all rules are in compliance with existing circumstances;;

Making recommendations to the Board for rule changes or additions;

Reviewing for the Board, submission of request forms from association members as to their applicability to such rules and regulations. Forms should be submitted two weeks prior to a scheduled board meeting (Amended May, 2009).

2. **Fishing and Lake Rules**

Fishing is permitted on the lakes by association members and their guests between sunrise and sunset.

Boats, floats or rafts are not allowed except for lake maintenance and surveys approved by the Board.

Swimming, wading or throwing food, rocks and any other material into the lakes is not permitted. (Amended May, 2009).

3. **Landscaping**

Plants, bushes, trees or palms may be replaced in the originally planted areas by the builder (declarant) **without Board approval**, If originally planted trees or palms become diseased or dead, the Association will be responsible for their removal, including any stump grinding required. A request form must be submitted for Board approval, along with a diagram indicating the position of these trees and palms

A Request Form must be submitted to the Board for approval prior to all trees or palms being **added** to the homeowners' property. These new trees and palms are the maintenance responsibility of the Homeowner. If a substantial landscaping change is contemplated, a detailed drawing of these changes must be furnished by the Homeowner/applicant for approval by the Board. Be advised that all changes to the original landscaping are the responsibility of the homeowner, regardless of the fact that said changes were approved by the Board of Directors. (Amended May, 2009).

Annuals and fruit trees must be maintained (pruned and fruit picked up) by the owner. Dead annuals must be removed and/or replaced.

Pavers and concrete landscape curbing can be installed within the confines of the original landscaped areas **with board approval**. The homeowner will assume responsibility for all damage to curbing caused by mowing contractor, etc.

The Board will not deny any reasonable request. (Amended May, 2009).

4. **Lawn Ornaments, Ceramics, Statues & Birdbaths, etc.** Board approval required

This type of art is limited to two (2) installations per lot.

The subject matter of this type of art shall be birds or animals or other objects indigenous to Florida and if colored, shall be as close as possible to the article it represents. Domestic, cartoon, and farm animals are prohibited. Additional quantities or subject matter may be considered by the Board.

Any installation shall not exceed 30 inches in height or 24 inches square unless approved by the Board of Directors. (Amended May, 2009).

5. **Garages**

Installation of white aluminum framed garage screens need **Board approval** and a plan must be submitted with request.

Overhead garage doors shall remain closed unless someone is working in the garage or is engaged in an activity requiring the door to be open.

If a screen door has been installed and is closed the overhead garage door may remain open during daylight hours.

6. **(A) Installation of Hurricane Storm Shutters** - Board approval required

The only approved permanently installed shutters at Grassy Oaks are roll type, horizontal or vertical shutters. Materials shall be plastic or aluminum. If aluminum, they must be white, baked enamel. If plastic, the resin color shall be white or clear. The Board of Directors will consider additional colors as long as the requested color matches the color of the dwelling and/or trim. (Amended May, 2009).

(B) Use of Hurricane Storm Shutters (Approved May 25, 2005)

During the period June 1 through November 30, homeowners with approved permanently installed shutters are allowed to close them for extended periods of time while the residence is unoccupied.

Consideration of approval by the Board to close hurricane storm shutters for other

periods of time during the year may be applied for by written request. The request should include (1) Dates the residence will be unoccupied and (2) name, address and emergency phone number of any person who will have access to the residence.

(C) Regarding Hurricane Shutters, Windshields, etc. (Approved October 15, 1999)

A homeowner, during a declared hurricane warning by official weather forecasters (National Weather Service), shall have the right to use whatever temporary means is necessary to secure his/her property from any impending declared disaster. This includes plywood, storm shutters, galvanized steel, roll type shutters and any other protection device the homeowner decides would be effective. These items are allowed 72 hours before the arrival of the declared disaster and are to be removed within 72 hours after the emergency has been officially declared over. It is the responsibility of absent homeowners to make arrangements to remove any items which are not "permanently installed" within the time frame above. (Amended May 25, 2005)

When homeowner is in residence, the maximum the shutters can be drawn closed is one half the area of the window it covers.

Any replacement of shutters must meet the standards stated above. All homeowners who currently have installations which differ from the above standards, must notify the Board of Directors, in writing, of any non-compliance.

Windshields, interior plastic film applied to windows and doors, can be clear or tinted. (Amended May, 2009).

7. **Unit Entryway**

White aluminum framed screen enclosures are permitted on the front entryway. **No Board approval required.**

8. **Garbage and Trash**

Refuse materials must be placed in appropriate containers and placed curbside no more than 12 hours prior to the scheduled pick-up day.

9. **Clotheslines and Clothes Drying**

No clothesline or clothes poles shall be erected.

No clothes drying, which is visible from the street, is permitted.

10. Display of Flags & Flagpoles (reference attorney's letter dated September 16, 1998)

A flag pole is a fixed ground mounted tube from which a flag (usually proportioned) to the height of the pole is flown, this is permitted and other hung items with the flag holders (one per lot) are acceptable. This is determined to be a bracket painted the same color as the house to which a five to six foot wood or metal rod is affixed and holds a 3' x 5' maximum size flag. All flags, national and seasonal, are acceptable as long as they are hung in the manner described above. **Board approval is required.** (Amended May, 2009).

11. Satellite Dishes and Antennas (taken from Attorney's statement)

Board approval is required for outside signal receiving or sending antennas, dishes or devices.

Only direct broadcast satellite (DBS) antennae one meter (39.37") in diameter or less, multipoint distribution system (MDS) an antennae less than one meter in diameter or television broadcast antennae regardless of size will be permitted. These devices should be painted (so long as painting does not harm reception) and camouflaged and located in an area not visible from the street.

If impaired reception requires placement in an area other than provided above, then placement shall be in the least obtrusive location possible which does not impair reception. If the location is such that it is obtrusive and has significant visual impact in the community and is visible from the street, the Board of Directors may require that the dish or antenna be screened by landscape plantings.

12. Garage Sales

Two garage sales per year (Spring & Fall) are allowed and will be a Grassy Oaks residents sale.

No individual sales are allowed except for a one-time moving sale.

13. Signs (reference Paragraph r of Declaration)

Signs other than real estate are limited to two (2) which includes "security" sign and one (1) other temporary sign (90 days) should be limited to 100 square inches maximum. **No Board approval required.**

Real estate signs are allowed on each homeowner's lot but not at the entrance of the Grassy Oaks complex or any other common area. (Amended September 10, 1998)

14. Unit Maintenance

Each resident shall maintain the exterior and driveways of his/her dwelling in first class condition. This includes roof, all improvements and personal property.

No resident shall change the exterior color of their home **without approval of the Board.**

Driveway staining: A driveway may be stained **with Board approval** using the following guidelines (Amended November 24, 2004)

- (A) A concrete stain, solid color, formulated with high performance 100% silicon acrylic must be used.
- (B) Colors are limited to white or earth tones matching the exterior trim or basic color of the residence.
- (C) Color choice and stain manufacturer must be submitted to the **Board for final approval.**
- (D) The same conditions as outlined above also pertain to house entrance walkways. (Amended May, 2009).

15. Holiday Outdoor Decoration

Holiday decorations are permitted for a two week period. Exceptions to the two week period are Christmas and Hanukkah. These decorations must be removed by the second week of January.

16. Pool Installations (Amended February 15, 2001)

Board approval is required

- (A) Plans showing the pool and equipment locations are required.
- (B) A signature authorization signed by an adjacent homeowner for access to the pool construction site or in the case where common area is the means of access.
- (C) The pool cage shall be white.
- (D) The applicant is responsible for making sure that all equipment, filters, heaters, etc. are on the applicant's property and are shielded from the street by shrubbery.
- (E) Within 30 days of the pool cage being erected all landscape, sprinkler, concrete

and lawn damage, if any, shall be repaired or replaced.

(F) The pool owner is responsible for any damages as listed above and for any damages to his neighbors' property.

17. **Contracts (Amended April 23, 2003)**

Prior to approval of any vendor contract the terms of the contract will be discussed at a scheduled board meeting and comments will be solicited from the homeowners present.

All contracts approved by the board will be signed by two (2) board members, those being the president and the financial officer, if available.

All contracts will include a 30-day cancellation clause.

All existing contracts will be annually renewed with board discussion at a scheduled board meeting. Homeowner's comments will be solicited. (Amended May, 2009).

18. **Budget (Amended April 23, 2003)**

The yearly budget process will include the CAM, the Financial Officer, the President and two Board Members plus up to two interested parties from the Homeowners Association.