

**RULES AND REGULATIONS
OAK CHASE HOMEOWNERS' ASSOCIATION, INC.**

February 26, 2007

I. GENERAL

The Board of Directors of your Homeowners' Association has prepared the following Rules and Regulations. They are provided for your convenient reference and are based upon the Articles of Incorporation, Bylaws and Declaration of Protective Covenants and Restrictions, and in some cases, Florida and federal law. The Rules and Regulations are also supplemented by the Architectural Criteria of the Oak Chase Homeowners' Association, Inc. Copies of the governing documents and the Architectural Criteria and application forms for architectural changes are available from the management company, block captain, or any board member.

The Rules and Regulations ensure enhanced property values and an attractive neighborhood. However, they work only when each of us complies with them. We encourage you to familiarize yourselves with the above listed documents and to use this packet for quick reference. The Board has the right and the obligation to make such other rules and regulations, from time to time, as may be deemed reasonable and necessary to preserve the comfort, safety, appearance, welfare and harmony of our residents and community. In an instance where a rule or regulation is more specific than the Covenants and Restrictions, the Rules and Regulations version will apply.

II. RESPONSIBILITY

It shall be the responsibility of the owner to inform any potential buyer or lessee that this community is a Homeowners' Association governed by documents. Failure of an owner to notify any person of the existence of our governing documents shall not, in any way, act to limit or divest the right to the enforcement of these provisions against the owner or such other person.

A Member Information Worksheet must be completed and participation in an orientation meeting, as soon as practical after closing, occupancy or rental of the property, is required. A Designated Voting Member Application must also be completed for homeowners. All adult occupants of the residence must be in attendance at the orientation meeting. The block captains shall be responsible for conducting the orientation meeting as well as assuring that the applications are fully completed.

III. RULES AND REGULATIONS

3.1 Trash and Recycling Materials.

(a) Solid trash (trash and garbage) and materials for recycling may be placed only in front of the residence from which the material was generated. no earlier than 6:00 a.m. on the day of the scheduled collection.

(b) Unbundled solid waste (tree and yard trimmings) is not permitted. All other solid waste shall be stored in appropriate containers. Paper bags are not permitted. Materials for recycling must be in approved containers.

(c) All nondisposable containers must be removed from the front of the residence the same day of collection and must be stored in the garage or in an area that is screened from view from any street or adjoining lot.

3.2 Rental Property. Owners are responsible for the behavior of their tenants, guests and visitors of tenants. Owners must review with tenants, and tenants must comply with the Declaration of Protective Covenants and Restrictions and the Rules and Regulations of Oak Chase. These documents must be included in any lease agreement.

3.3 Pets. Only common household and domestic pets are permitted in the community. Other than dogs or cats, it shall be the sole discretion of the Board to determine what constitutes a common or household pet. No pet may be kept, bred or maintained for commercial purposes. The number of pets per household cannot exceed four.

- (a) All dogs must be leashed when outside the home or fenced area
- (b) Homeowners shall be permitted to leash and/or kennel dogs only in the rear of their property.
- (c) Pet owners and their guests shall be required to pick up and remove any solid waste deposited by their pets. Please respect the rights of others who expect a pet feces-free community.
- (d) The owner of a pet assumes liability for all damage caused by the pet. The Board may cause to have removed any vicious animal that is creating a nuisance or unreasonable disturbance to the community and its residents. The Indian River County Animal Control Ordinance describes, in part, a vicious dog as: Any dog which, when unprovoked, approaches any person in apparent attitude of attack upon the streets, sidewalks, or any public grounds or places in a vicious or terrorizing manner. Pet owners should familiarize themselves with the latest Indian River County Animal Control Ordinance. (see article 8 of Covenants)

3 . 4 Roadways. Vehicles and Garages.

- (a) For safety's sake, please drive at a safe speed and obey all other traffic rules and signs The speed limit is 24 MPH.
- (b) Passenger automobiles, pickup trucks, (with or without caps), sports utility vehicles and noncommercial motor vehicles registered as passenger vehicles, which are capable of being garaged at all times, are permitted in Oak Chase. Boats, boat trailers, jet skis, utility trailers and the like are permitted, as long as they are stored in an enclosed attached garage. No trucks, (other than pickup trucks) commercial vehicles, campers, mobile homes, motor homes or house trailers are permitted to remain in Oak Chase after working hours unless garaged. (see 3.13 below).
- (c) The Covenants do not permit an owner to remodel or permanently enclose a garage space, or use same for living or storage space so as to make it impossible to store vehicles inside the garage.
- (d) There is absolutely no overnight parking on street or sidewalks or extension thereof.
- (e) All vehicles in Oak Chase must have proper sound muffling devices and must be operable at all times.
- (f) Repair of vehicles in Oak Chase, other than on an emergency basis is prohibited. Disabled vehicles may not be parked or stored in Oak Chase.

(g) Operating unlicensed or unregistered motor vehicles including, but not limited to motorcycles, ATV's, motor bikes, dirt bikes, motor scooters, golf carts and the like, are prohibited within Oak Chase.

3.5 Exterior Alterations, Changes Or Additions. The Board must first approve any exterior addition change, or alteration of any kind to any property. Application forms and a current copy of the Architectural Criteria are available by contacting any Board Member, Block Captain, the Architectural Review Committee (ARC), or the Management Company. (see articles 5 & 8 of Covenants)

3.6 Exterior Building Maintenance. Owners are responsible for maintaining all improvements located upon their lot, including maintenance of roofs, driveways, walkways and sidewalks. Owners are required to maintain and repair these surfaces. The Board may notify owners in writing that their homes do not meet community standards and are in need of repair, as appropriate.

3.7 Landscaping and Landscaping Maintenance.

(a) Individual owners shall be responsible for the maintenance of all trees, plants, shrubbery and landscaping effects. The Association may notify an owner that their landscaping does not meet community standards, specifying the reason therefore requiring the owner to bring the landscaping into compliance with community standards. By way of example, but not limited to, the Board may require an owner to remove and replace dead or diseased landscaping. (see article 8 of Covenants)

(b) Flowering plants, perennials, annuals, and other bedding plants and flowers may generally be planted or removed by the owner without Board approval.

(c) Artificial grass, plants, trees and yard decorations are prohibited without the prior written consent of the Board.

(d) Tree trimming shall be performed in accordance with certified arborist-approved practices

(e) Holiday decorations are permitted during the accepted holiday season

3.8 Garage Sales. The Board may authorize a community garage sale. No other garage, estate lawn, or public sale shall be permitted.

3.9 Signs

(a) Only "For Rent" or "For Sale" signs are permitted in Oak Chase (one per LOT). Not more than three "Open House" signs are permitted and shall be posted only on the actual day of the Open House, and only when the owner or the owner's designated representative is in attendance. All signs must not exceed 1 foot by 1 foot in size.

(b) Signs on parked vehicles are prohibited unless parked in garages

3.10 Hurricane Shutters. Installation of hurricane shutters is permitted over window and door openings during the threat of a hurricane when issued by governmental authorities. Shutters must be removed no later than two weeks after hurricane warnings are cancelled for this area by governmental authorities. Exceptions: Shutter panels may be installed June 1 st and remain installed through November 30th *in any area that is fully within a rear screened*

enclosure. Clear shutter panels may be installed June 1 st and remain installed through November 30th on any opening of the house. For all other exceptions, ARC and Board approval is required.

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3.11 Use of Common Areas

- (a) Absolutely no swimming or boating in any of the waterways in Oak Chase
- (b) Common areas are for the use of the residents and their guests only. The use of the recreational tract is not allowed overnight between the hours of 8:00 p.m. and 8:00 a.m.

3.12 Garbage Containers. Oil And Gas Tanks. Pool Equipment and Outdoor Equipment. All garbage and trash containers, oil tanks, bottled gas tanks, water purification, air conditioning equipment and swimming pool equipment and housing must be underground or placed in fenced-in areas or landscaped areas so that they are not visible from any adjoining lot or any street. Landscaping shall be installed and maintained by the owner. No lot shall be used or maintained as a dumping ground for rubbish, trash, or other waste. There shall be no burning of trash or other waste material.

3.13 Working Hours. Entry into Oak Chase for the purpose of new construction, maintenance, repairs or yard work shall not begin prior to 7:30 a.m. Contractors and other workmen shall end all work and exit Oak Chase no later than 5:30 p.m. Monday through Saturday. No work is permitted on Sundays or national holidays. Exceptions will not be permitted except in case of an emergency.

3.14 All basketball backboards shall be affixed to a free standing pole and may not be affixed to any building, garage, or building addition. They should not be placed on any common street or sidewalk. Other games and play structures must be stored out of sight when not in use and must not be placed on any common street or sidewalk. Play structures or platforms of a like kind or nature shall not be constructed and/or installed on any part of a LOT until the ARC approves placement of the play structure. (see article 8 of Covenants)

3.15 No statue, windmill, fountain, or similar item will be allowed which is visible from any street or adjoining LOT without prior written consent of the ARC and the Board.

3.16 Nuisances. No noxious or offensive trade, loud activity, boisterous behavior, loud playing of radio television or other sound equipment shall be permitted on any LOT, nor shall anything be done thereon which may be or may become an annoyance or repugnant and irritating to the residents of Oak Chase.

Any violations should be reported to the Board

As times change, it may be appropriate for the Board to add to, amend or modify these Rules and Regulations. The Board reserves the right to do so.

The above is just a summary of the important Rules and Regulations. Please be sure to review your Oak Chase Covenants and Restrictions for a comprehensive listing of the Association's guidelines.

IV. ENFORCEMENT

The successful operation of our community requires the understanding and cooperation of all owners tenants, guests, and visitors. It is therefore important that all residents, their guests and visitors be familiar

with and observe all Rules and Regulations.

The Board has broad authority to enforce these Rules and Regulations. This enforcement authority includes the right of the Board to suspend the member's right to use the recreational facilities, or to suspend the processing of applications for architectural review until such violation is remedied. In addition, the Association may, with or without court approval and depending upon the circumstances, remedy violations of these Rules and Regulations by fines (per FL Statue 720) and direct action. Where the Association is successful in enforcing a rule or regulation, the Association is entitled to recover all of its expenses, including attorney's fees and costs, which may constitute a lien against an owner's property.

The failure of the Association to object to an Owner's or other party's failure to comply with these Rules and Regulations, Covenants, or other governing documents shall in no event be deemed a waiver by the Association, or any other person having an interest therein, of that Owner's or other party's requirement and obligation to abide by all governing documents.

V. RIGHT TO SPEAK/RIGHT TO RECORD MEMBERSHIP MEETINGS

Members have the right to attend all membership meetings and to speak at any meeting with reference to all items opened for discussion or included on the agenda when recognized by the presiding officer of the meeting. A member has the right to speak for a maximum of five (5) minutes on any agenda item, provided that the member submits a written request to the President of the Board prior to the meeting. The member who has requested to speak must also sign **in** upon entering the meeting hall denoting intent to speak. (see FL Statues 720.306)

Recording. A member has the right to record or videotape membership meetings provided that a written request is submitted to the President of the Board at least five (5) days prior to the meeting. All equipment used to make such a recording must be in place prior to the commencement of the meeting. The equipment or its use must not be distracting during the meeting. If any distraction interferes with the business conducted during the meeting, use of the equipment will have to be terminated.

The Board of Directors of the Oak Chase Homeowners' Association, Inc. adopted the foregoing Rules and Regulations on February 26, 2007.

Barbara Flagg, President
Secretary

Robert Duerigen,