

RULES & REGULATIONS
FOR
OAKMONT

1. A 25 M.P.H. speed limit within Oakmont shall be adhered to by residents and their guests.
2. Vehicles (to include trailers, boats etc.) shall not be operated or parked on unpaved areas in Oakmont. Any such vehicles parked on any unpaved areas in Oakmont are subject to being towed immediately, without notice, at the owners expense.
3. No automobile, motor vehicle, or machine may be dismantled or repaired on any property, nor shall be placed or allowed to remain on any property at any time. These restrictions shall not apply if such vehicle is kept in an enclosed garage and out of sight from the street. If you are repairing a vehicle within sight, this repair must be done within 24-hours.
4. No commercial trucks, with the exception of not more than one full sized commercial pick-up shall be permitted to be parked on the premises except in the course of delivery, pick up, or discharge of a specific commercial duty. Said commercial vehicle or recreational vehicles, including but not restricted to boats, campers, jet skis, ATVs, and the like shall be stored at the rear of the residence, shall be within the yard set-backs, and screened from view of the street and other lots within an enclosed privacy fence. No tractor-trailer trucks are to be parked or stay overnight on the street, in the yard, or in the driveway except moving vans that are conducting business.
5. No trailer, tent, shack, garage, barn, outbuilding, or similar type temporary or permanent structure shall be placed, erected, or allowed to remain on any property without written consent of the Board of Directors. Nor shall any structure of temporary character be used as a residence temporarily, permanently, or otherwise.
6. All fence installations must be approved by the Board of Directors prior to installation. Fences must be within the yard set-backs. All fences must be kept in good condition. Fences should not lean or be missing planks or panels. All repairs must match the rest of the fence in color and style.

7. Satellites must be less than 22 inches in diameter. Satellites shall only be erected on the rear corner of the lot or rear of the home. No radio tower or antenna of any nature shall be placed or allowed to remain on any property.
8. No signs other than a "**For Sale**" or "**For Rent**" sign shall be displayed on any lot. Signs shall be limited to one (1) sign per lot. Any other signs must get HOA approval.
9. Each owner shall landscape and maintain his yard in a well-manicured style so as to enhance his own as well as his neighbors' homes and lots. The grass of each lot shall be kept at a reasonably short length, and all trees, shrubs, and bushes shall be properly pruned and all yards to include driveways shall be kept free of weeds.
10. No trash of any kind, weather household or yard debris, shall be placed or allowed to remain on any property, except in proper containers. Containers should only be placed by the street on the evening before the day trash is scheduled to be picked up. Each owner shall promptly remove the trash container from the street, in no case later than the evening of the day trash was removed. **Trash cans must be kept out of sight from the street.** Trash cans are to be kept in the garage, behind the home, or screened within a fenced in yard. Trash cans may also be screened from view behind an enclosure (on the side of the home) of a type and size that is approved by the Board of Directors before installation. PLEASE SEE EXHIBIT A (Page 5) FOR FURTHER GUIDANCE.
11. All fuel tanks, wood piles, and the like, are to be enclosed within a fenced yard or enclosure of a type and size that is approved by the Board of Directors, prior to installation, so as to preclude the same from causing an unsightly view from any street or other residence within the Planned Community.
12. The responsibilities of any lot owner shall include: To clean, maintain, keep in good order, repair, and replace at his or her own expense all portions of his or her lot and Dwelling Unit. Any repair, replacement, and maintenance work to be done by an Owner must comply with any Rules and Regulations of the Association including architectural control and visual harmony. In the event an owner neglects or otherwise refuses to maintain his or her house and other accoutrements in a state of repair consistent with the beauty and welfare of the remaining area, including, but not limited to power washing and/or painting the exterior, then in that event, the Board of Directors may authorize such maintenance, repairs, or replacement, and the cost of such maintenance, repairs, or replacement shall be the responsibility of that owner.

13. No furniture generally manufactured as interior furniture or for interior use shall be placed or allowed to remain outside as lawn furniture, nor shall such furniture be placed or allowed to remain outside of any heated space. Such furniture includes, but not limited to , upholstered furniture or bedding.
14. No basketball goal of any nature, whether stationary or portable, or regulation size or otherwise, shall be allowed in the street or public right-of-way to include the players. Basketball goals shall be allowed in an owners' driveway provided they are properly maintained in good repair and condition, both aesthetically and structurally and they must have nets which look new or nearly new. Any permitted basketball goal is subject to approval and control by the Board of Directors.
15. Each Lot Owner covenants and agrees that he or she will control the noise level coming from any activities on the lot at a reasonable level. The Lot Owner shall not allow the noise level to become a nuisance or to otherwise interfere with adjoining Lot Owners' reasonable use of their lots. **Please use the county noise ordinance as a guide.**
16. Any doghouse or dog containment structure for any type of dog not fully contained inside a privacy fence must be located behind the house within 30 feet of the back of the house. No doghouse or containment structure should be within 30 feet of a street. On a corner lot, no doghouse or containment structure can be any closer to the street than the back corner of the house.
17. No resident shall place any aluminum foil, plastic or any reflective substance in any window, glass or door except those objects approved by the Board of Directors for energy conservation purposes. Where curtains other than white or off-white are hung, they must be lined or "under-draped" in white or off-white facing the exterior or have blinds of a neutral color in like-new condition. Bent, torn, or broken blinds should be replaced in a reasonable time frame.
18. Homeowners shall be responsible for the actions of any guests or tenants residing on their property. Homeowners shall inform tenants of the rules, regulations, and changes made from time to time.

19. Any modification, building, fence, wall, or other structure shall not be commenced, erected, replaced, or maintained upon properties, nor shall any exterior color, exterior addition to or change or alteration therein be made until the plans and specifications showing the color, nature kind, shape, height, materials, and location of same shall be submitted to the association management company and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors. In the event that the Board, or its designated committee fails to approve or disapprove such design and location within thirty (30) days after said plans and specification have been submitted to it, with the exception of more information being requested by the Board of Directors, approval will not be required and will be deemed in full compliance with this regulation.
20. All of these rules and regulations shall apply to all residents even if not specifically so stated in this handbook. The Board of Directors shall be permitted (but not required) to grant relief to one or more residents from specific rules and regulations upon written request and good cause shown, at the discretion of the Board.
21. Every resident shall comply with the rules and regulations as set forth in this handbook, and any rules and regulations to include restrictive covenants that may be adopted or amended from time to time. Failure of a resident to comply shall be grounds for action that may include, without limitation, an action to recover sums due for maintenance, repair, or replacement, fines imposed for infractions or both. The Board of Directors of the Association reserves the right to make additional rules and regulations as may be required. These additional rules and regulations shall be binding as with all other rules and regulations previously adopted. For details of the Restrictive Covenants, please refer to the Association documents.

TRASH CAN ENCLOSURE

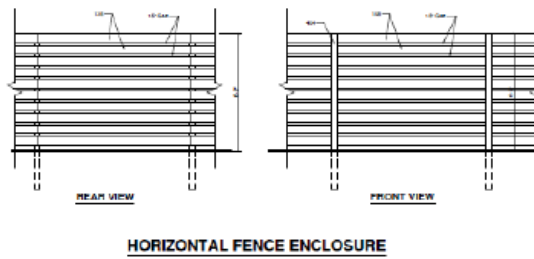
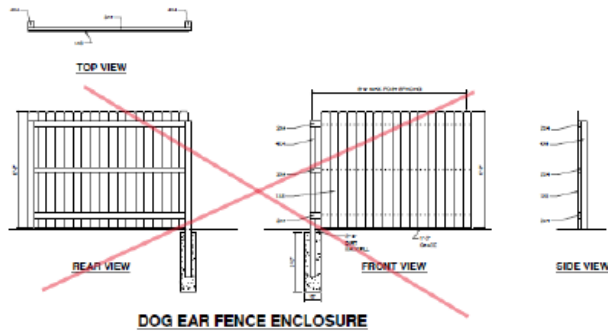
The approved screen is a horizontal fence enclosure that is wood, 4ft in height and 4ft wide. The diagram and picture are copied below. Homeowners are required to submit an exterior change request to the HOA Management Company via email that must be approved by the Developer prior to installation should they choose to keep their trash can beside the home.

Exhibit A

TRASH CAN ENCLOSURE PICTURE:



TRASH CAN ENCLOSURE DIAGRAM:



October 2023