

of "for Buses"



1 pet

1 person 55 or older

Has to be

1 person wife or Husband Can

on leash

OAKHURST

Be Under

55

Sewer + water owner pays

CONDOMINIUM

monthly about \$55 or less

Assoc

ASSOCIATION

pay for Basic cable + tv

No motorcycles

Extra car can be parked at club House

No overnight parking on Road

RULES

Do not park on grass - sprinklers are there

&

Trucks with open Bed

Any outside work you wont done

can park in driveway

REGULATIONS

put letter in club house

No commercial trucks

Guests can stay 30 days

if over 55

Younger Guest call office

family members 30 DAYS or ask Board if that can be extended

mail cones at

Garbage Recycle

on tue. Can put out at nite or early Am.

Effective July 1, 2017

No age Restrictions

Lawn guys come on tues.

they are easy to talk to



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GENERAL RULES AND REGULATIONS

1. Copies of Rules and Regulations are furnished to each current resident. Declaration of Condominium, Amendments and Bylaws may be obtained by new residents/ unit owner from the Oakhurst Office. If current residents wish to have an updated copy, call the Oakhurst office for further details.
2. Quarterly maintenance fees are payable to the Oakhurst Condominium Association on or before the quarterly dates which are the first of January, April, July and October. Any payment received after the tenth of the month will be charged a late fee in accordance with the resolution approved by the Board of Directors December 21, 2017. Copy on file. Returned checks constitute a non-payment and any fees paid by the Association will be charged to the owner.
 - a. Quarterly maintenance fee payments should be sent to the Association's bank, *not the Oakhurst or management office*. Use the payment book labels on the back page of the payment coupon book to make sure your payments go to the proper bank. You may make arrangements with your bank to withdraw the maintenance fee from your check/savings account (auto pay).
3. Unit owners are financially responsible for any damage to the Associations' common areas and limited common areas caused by owners, lessees, houseguests or visitors.
4. No material alterations, additions or modifications to the exterior of the unit or its limited common area shall be made without written application and written confirmation of approval by the Board of Directors prior to the start of work.
5. Loud and objectionable noises are not permitted in Oakhurst. Please be considerate of others and limit machinery and construction noises to after 8am and before 9pm.

9. Items such as lawn furniture (folding/stationary chairs) should only be outside if they do not impede the entry way for emergency access. Grills must be put in the garage at the earliest possible time after cool down. Grills trash receptacles, etc., are **not** permitted to remain in the common area or limited common area overnight.
 - a. Benches have to be Board approved and meet Board specifications prior to installation. See O.C. A. office for specifications.
- < 10. Owners who will not be in residence seven days or more during a tropical storm/hurricane season must remove and store within their unit/garages, all items that could potentially be "flying missiles". This includes hanging plants, potted plants, chimes, statues, furniture and other loose items around the unit. Any item deemed by the Board of Directors to be a hazard during a hurricane emergency will be removed from the property.
- < 11. The American Flag may be displayed (24/7) in a clean and neat manner in accordance with the flag code of the United States. An owner may display a service flag of the Army, Navy, Air Force, Marine Corps, or Coast Guard on Armed Services Day, Memorial Day, Flag Day and Veterans Day. Appropriate holiday flags may be displayed during the holiday time.
- 12. Any commercial, business or professional activities that result in client visits or deliveries are prohibited and may not be conducted from any unit. Under Sales and Leasing, see notation from Oakhurst Condominium Association documents regarding prohibition of business activity.
13. Per the request of the county emergency personnel, front lamppost lights are to remain on for security reasons.

5. No visitor under eighteen years of age is permitted to stay in any unit for longer than 30 total days in any 365-day year and **only when owner/lessee is present.**
6. **Note:** The owner/lessee must be in residence while visitors are present.

AUTOMOBILES AND PARKING

1. The maximum speed limit in Oakhurst is 15 miles per hour. For safety reasons please respect all posted signs.
2. Parking on grassy areas ^{and/or culdesac islands} at any time is not permitted due to the irrigation system near the curbs and driveways.
3. Parking should be limited to garages and driveways, whenever possible, both in daylight and nighttime to keep the streets open to traffic and emergency vehicles
4. Garage doors should be kept closed as much as possible to present a uniform community look.
5. Mechanical repairs may not be made to any vehicle on the driveway or street with the exception of changing a flat tire or replacing a battery. All vehicles in driveways must be licensed and in operating condition.
6. Automobiles, station wagons, sport utility vehicles, vans, minivans and trucks are permitted to park in the driveway or garage of a resident. All trucks used for resident transportation must be garaged with door closed overnight or parked at the clubhouse.
7. **Any 2 or 3 wheeled licensed motorized vehicle are not permitted.**

comments are to be directed to the Board only. **Direct rebuttal to or by other residents will not be allowed.**

6. Any comments will be limited to three minutes per agenda item. Comments will take place after the Board's discussion prior to the Board's vote. Owners will be encouraged to use a microphone.
7. Only unit owners may use audio and video equipment to record meetings and *only* with prior notification of the Board. Board and committee chairs should be notified before any meeting regarding audio/video recording.

CLUBHOUSE AND RECREATIONAL FACILITIES

1. The clubhouse facilities (the building, pool area, shuffleboard court and gazebo) are for the use and enjoyment of Oakhurst unit owners, lessees, and their guests. The clubhouse is kept locked and may be entered with the key provided to each resident. Office hours are posted.
2. Children under eighteen years of age are not permitted in the pool or clubhouse unless actively supervised by a resident.
3. The clubhouse and equipment must be left in the manner in which they were found after any function.
4. All food must be removed from the clubhouse after each function.
5. The last person to leave the clubhouse is responsible for seeing that all lights, overhead fans, television and other equipment are turned off. Both the front and side door must be locked, and the HVAC returned to the temperature settings: AC – 78 and the heat -68.

9. Persons with wet clothing and wet feet are not permitted in the clubhouse. Shoes must be worn at all times while in the clubhouse.
10. Please dry off before entering the pool restrooms. This will help prevent excess water from pooling on the floor which can lead to slip and fall accidents.

CLUBHOUSE PRIVATE PARTIES

1. The clubhouse is available for private parties by owners or lessees only. The clubhouse may not be used for any commercial purpose or any event deemed inappropriate by the Board of Directors.
2. To use the clubhouse, for a private party, the appropriate form must be obtained from the O.C.A. office, filled out and submitted for Board approval two (2) weeks prior to the event.
3. A deposit of (2) \$50.00 checks made payable to the Oakhurst Condominium Association are required at the time the request form is submitted. One of the \$50.00 checks is refundable if the clubhouse is left neat, clean and undamaged.
4. No trash or food can be left in the clubhouse after an event. Trash must be removed, and is **not** to be disposed of in the bins next to the maintenance building.
5. Parties must conclude by 1 am.
6. Private party attendees are not permitted to use the swimming pool.

- ◁ 5. Residents may use fertilizers in bedding areas adjacent to their units, but shall be responsible for any damage resulting from the applications of these materials. Residents may not apply fertilizers, weed or insect control chemicals to the lawn areas.

- ◁ 6. The association is responsible for all maintenance (pruning of approved plantings, trees and shrubs).
 - a. Landscape shrubs used as a hedge nearest to the base of the unit are to be pruned to window sill height in the front and rear. On the sides of the unit the shrubs should be pruned to keep a neat appearance and not exceed a height of 48 inches.
 - b. Ornamental shrubs such as, but not limited to, hibiscus or croton planted individually or in groups should be pruned and shaped to keep the plant "in bounds." Any of these ornamentals used as a hedge nearest to the base of the unit will follow pruning guidelines for landscape shrubs.
 - c. Plantings around the base of the unit are to be trimmed to maintain a distance of 18 inches from the walls. The only exception will be the entranceways that may be trimmed so the plant does not touch the wall of the unit or encroach on the sidewalk.
 - ◁ d. Residents may trim shrubs surrounding their unit provided they are to standard practices and the satisfaction of the landscape committee. Trimmings are to be stacked or placed in a container, not bagged, no longer than four feet at the curbside either the evening before or the morning of the normal debris pickup. Do not block the concrete gutter portion of the road.

- ◁ 7. No new citrus trees will be permitted. Those currently here will be the responsibility of adjacent unit owners regarding trimming and removal of fruit. If not properly maintained the tree will be removed. Citrus trees removed for any reason may not be replaced.

appropriate hooks and may be placed on bushes/shrubs and light post.

Inflatable decorations are not allowed.

ALTERATION AND STRUCTURAL CHANGE REQUESTS

1. Contractors doing structure-related work in Oakhurst on the exterior of a unit shall provide the office with proof of liability, workman's comp, insurance and Sarasota County license **prior to the start of any work**. They must also provide a drawing or photo of the work with an explanation of the work. All documents **MUST BE APPROVED BY THE BOARD PRIOR TO THE START OF ANY WORK**. Information may be found at www.SCGov.net/Development/Services/Documents/@pdf. Unpermitted work carries a County fine up to \$2000.00. Sarasota County permits must be posted in front of property. Declaration of Condominium Oakhurst, page 11, # 13, states "No owner, tenant or other occupant of a condominium unit shall: paint or otherwise change the appearance of any exterior wall, door, window, patio, or any exterior surface; which will adversely affect the uniform exterior appearance of the buildings in the opinion of the board.". Page 12, #13, c "make any structural additions or alterations (except the erection or removal of non-support carrying interior partitions wholly within the unit) to any unit or to the common elements without prior written consent of the board".
2. All outside walls and the roof of the villa are the maintenance responsibility of the Condo Association. Decorative objects may not be placed on the outside of any unit except for one name or address plaque not to exceed 128 square inches. This is an important part of the condominium uniformity policy.

the installation of the skylights. The Association is not responsible for any stains caused by leaks from skylights.

- 7. All requests for external alterations must be submitted to the O.C.A. office on correct forms for review.
 - a. Verbal requests will **not** be honored or acted upon.
 - b. Requests will be addressed on a first come-first served basis and if necessary presented to the Board of Directors for discussion and approval. Two Board members may act for the Board during summer months. The individual who made the request will be contacted by a Board member or the manager with the decision.
 - c. Multiple requests will be discussed as individual requests and will be voted on as such.
- 8. Issues requiring immediate attention (air conditioning, etc.) may be promptly approved by 2 Board members. A written request must still be made for such action and will be placed into unit/resident file. The request will be retroactively approved at the next Board of Directors meeting.
- 9. All requests will be reviewed at posted Board meetings.

PETS

1. Pets are limited to one small inoffensive dog not to exceed 30 lbs. in weight and other household pets. All of which shall be subject to regulations by the Association.
2. Dogs and cats may be walked within Oakhurst property. They must be on a leash **not to exceed 6 ft. at all times and**

- ∟ 3. Pet droppings must be picked up immediately and disposed of by the owner. **Under no circumstances** are the droppings to be disposed of in the street culverts, sewers, in the grassy or wooded areas or on any of the paved areas. This applies also to pets belonging to guests of residents.
- ∟ 4. Pets are **not** to be left tied up and unattended outside of the units.
- ∟ 5. Animals are not permitted in (or around) the clubhouse or swimming pool.
- ∟ 6. Feeding **any** wildlife that travel on the ground is strictly prohibited by Florida law.

SALES AND RENTAL INTERVIEW PROCEDURE

Adherence to the following is mandatory when a unit is to be sold or rented. When a real estate agent is involved, it is the owner's responsibility to see that the agent is informed of, and complies with, these procedures.

- a. The owner or agent should return a completed application available at the O.C.A. office (with a fully executed sales contract or a copy of lease if renting) to the O.A.C. office, along with a processing fee of \$100.00 payable to Oakhurst Condominium Association, Inc., and if the unit is a rental a \$25.00 check payable to Lighthouse Property Management Company. The application must be signed by both the seller/landlord and the buyer/renter. A Board member must be notified if a rental lease is to be extended prior to the lease being extended. A copy of the actual executed sales contract must be submitted to the Board following closing.
- b. Upon receipt of the completed application plus all documents and the processing fee, the O.C.A. office will schedule an orientation for the

VIOLATIONS

1. A written notification to the Board by a resident alleging an infraction of an official rule or regulation will be investigated by the manager/Board. Official complaint forms are available in the O.C.A. office. Complaint forms MUST be signed by the complainant.
2. After consulting with the Board, the Oakhurst manager will make up to two attempts (one verbal and one written) to correct a valid violation complaint.
3. If the infraction is not corrected, the Association's counsel will be contacted with Board approval. Any legal fees incurred will be the responsibility of the owner.

Handwritten notes:
2022-05-19
O.C.A.