

RULES AND REGULATIONS

Oakland Park Residential Homeowner's Association. Inc.

January 2026

Prepared by
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Secretary
Oakland Park Sub.
Port Orange, FL

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Section 1- Definitions

Purpose: This Section explains key terms used throughout these Rules and Regulations so they can be clearly understood.

- **Assessments:** Annual Homeowner's Dues
- **HOA:** Oakland Park Residential Homeowners Association, Inc.
- **Package:** Grass area between the sidewalk and street

Section 2 - Home Use Restrictions

- **Use:** Homes are intended for single-family residential use only.
- **Nuisances:** No activity may occur that unreasonably disturbs or interferes with other residents.

**Action: 1st violation - HOA Letter,
Subsequent violations - Call to City Law Enforcement**

Section 3 - Leasing and Rentals

- **Minimum Terms:** To maintain community stability, leases must be for a minimum of one year. Air BNB's are prohibited as per a membership vote in the 2019 minutes.
- **Notification:** Owners must provide the HOA with a copy of the lease agreement and tenant contact information.
- **Compliance:** Owners are responsible for tenant compliance to the HOA rules and regulations.

**Action: 1st violation - HOA Letter,
2nd violation - \$50.00 fine,
3rd violation - \$100.00 fine**

Section 4 - Pets and Animals

- **Leash Law:** Pets must be on a leash at all times when in public or common areas.
- **Waste Removal:** Owners are strictly required to clean up after their pets immediately.
- **Nuisance:** Persistent barking or aggressive behavior is considered a violation of community quiet enjoyment.

**Action: 1st violation - HOA Letter,
Subsequent violations - Call to City Code Enforcement.**

Section 5 - General Property Maintenance

- **Landscaping:** Lawns must be mowed, edged, and free of tall weeds. Bushes and Trees must be maintained and not hang over walkways or roads.

**Action: 1st violation - HOA Letter,
2nd violation - \$50.00 fine,
3rd violation - HOA contacts landscaper and charges payment back to owner.**

- **Trash Disposal/Recycling:** Receptacles and bins must be stored out of public view, not visible from the road, except on scheduled collection days. No items such as tires, buckets, paint cans, tree branches, trash, etc can be stored on the sides of the home. No dumping of trash, tree branches, or other items on common areas.

**Action: 1st violation - HOA Letter,
Subsequent violations - \$50.00 fine for each violation.**

- **Exterior Changes:** Any modification to the exterior of a home (painting, roofing, fences, etc) requires prior written approval from the Architectural Review Committee prior to obtaining a permit from the city. Applications are reviewed to ensure consistency, appearance, and compliance with governing documents and law.

**Action: 1st violation - HOA Letter,
Subsequent violations - Cease and Desist Letter to contractor.
HOA can require you to remove the modification at your expense.**

- **Hurricane Protection:** According to House Bill 293 "hurricane protection" includes roof systems, permanent fixed or roll-down track storm shutters, impact-resistant windows and doors, polycarbonate panels, reinforced garage doors, erosion controls, exterior fixed generators and fuel storage tanks. All of these are permitted by the HOA, however, Architectural Review Committee approval is required prior to installation. Polycarbonate panels are permitted from **June 1 to November 30** (hurricane season) and must be removed **no later than 7 days after hurricane season ends or by December 7th.**

**Action: 1st violation - HOA Letter,
Subsequent violations - \$50.00 fine for each day after December 7th,
not to exceed a total of \$1,000 for ongoing violations.**

Section 6 - Vehicles and Parking

- **Street Parking:** Overnight parking on community streets is prohibited to ensure emergency vehicle access. Parking on the Parkage (grass area between the street and sidewalk) is permitted by the City of Port Orange. Parking vehicles in the driveway over the sidewalk, blocking the sidewalk right of way, is prohibited by the City of Port Orange.
- **Prohibited Vehicles:** RVs, boats, trailers, and commercial vehicles must be stored behind the front of the house, behind a fence, inside a garage, or at an off-site facility.
- **Vehicle Condition:** Only operable vehicles with current registration may be parked in driveways. Non operational or unregistered vehicles parked in a driveway must be covered or kept in a garage.

**Action: 1st violation - HOA Letter,
Subsequent violations - Call to City Code Enforcement.**

Section 7 - Flags and Signs

- **Rules for Flags :** The rights of homeowners in an HOA to display flags are governed by **Florida Statute Section 720.304**. Florida law permits you to display up to **two** of the following portable, removable flags in a "respectful manner":
- **The United States Flag**
- **The Official Flag of the State of Florida⁴**
- **Official Military Flags:** This includes the U.S. Army, Navy, Air Force, Marine Corps, Space Force, and Coast Guard.⁵
- **POW-MIA Flag⁶**
- **First Responder Flags:** This includes flags that honor law enforcement, firefighters, and other first responders (often including "Thin Blue Line" or "Thin Red Line" designs).⁷
- **U.S. Flag Variants:** Any flag that uses the same emblems and proportions (50 stars and 13 stripes) as the U.S. flag, regardless of the colors used.
- **Size Restrictions:** Portable flags are limited to a maximum size of **4.5 feet by 6 feet**.
- **Rules for Flagpoles:** Under **Section 720.304(2)(b)**, homeowners have the right to erect a freestanding flagpole, provided they follow these guidelines:
- **Height:** The flagpole cannot exceed **20 feet** in height.
- **Location:** It must be on the homeowner's real property, must not obstruct sightlines at intersections, and cannot be placed in an easement or common areas.
- **Flag Display:** You may fly one U.S. flag (up to 4.5' x 6') and one additional protected flag from the list above. The second flag must be equal to or smaller than the U.S. flag.
- **Compliance:** The installation must follow local building codes, zoning setbacks, and noise or lighting ordinances.
- **Political Flags:** Are prohibited. Florida statutes do **not** protect the display of political flags or candidate signs. HOAs generally retain the right to prohibit these.

**Action: 1st violation - HOA Letter,
Subsequent violations - Call to City Code Enforcement.**

Section 8 - Outdoor Items

- **Swing Sets & Play Systems:** All play equipment must be located in the rear of the lot, maintain a minimum setback of 10 feet from all property lines and a maximum height of 14 feet.
- **Hammocks:** Hammocks may be used in backyards provided they are suspended from a standalone, commercially manufactured frame. Hanging hammocks from trees is prohibited to prevent bark damage.
- **Basketball Hoops:** Portable hoops must be kept in an upright position and stored in the garage or side yard when not in use. Permanent hoops require ARC approval and must be installed with a black or galvanized pole and a clear backboard.
- **Trampolines:** Trampolines are permitted in backyards only and must be equipped with safety netting in good repair. Due to high-wind risks, trampolines must be properly anchored to the ground.
- **Recreational Equipment:** All recreational equipment must be maintained in a safe, rust-free, and clean condition. Faded or torn netting, cracked plastics, or peeling paint must be repaired or replaced within 14 days of notice.

**Action: 1st violation - HOA Letter,
Subsequent violations - Call to City Code Enforcement.**

Section 9 - Safety and Security

- **Safety:** Unsafe behavior and the discharge of dangerous items such as Guns and Airborn Fireworks are prohibited. Ground fireworks are permitted on the designated days by law.

**Action: 1st violation - HOA Letter,
Subsequent violations - Call to City Law Enforcement.**

- **Security: Landscaping:** Trees and bushes near windows and walkways should be trimmed to remove potential hiding spots. Planting thorny shrubs beneath ground-floor windows, can serve as a natural deterrent.
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Section 10 - Fines and Enforcement

- **Notice Period:** Per **Florida Statue 720.303**, homeowners must be given at least **14 days' notice** and an opportunity for a hearing before a fine is imposed.
- **Fine Limits:** Fines may not exceed **\$100 per violation** or a total of **\$1,000** for ongoing violations.
- **Enforcement:** The HOA may issue notices, impose fines, and take other corrective action when violations occur as allowed by law.

Section 11 - Payment of HOA Assessments

1. Payment Timeline

- **Notice Period:** HOA assessments are paid annually starting on January 1st of each year. An Assessment Notice is sent out in January with the Annual Meeting Documents.
- **Due Date:** Payments are due by March 31st to avoid interest and fees.
- **Grace Period:** An additional 15 days is granted before interest and fees are added.
- **Delinquency Date:** Any assessment not paid within the fifteen (15) day grace period shall be considered delinquent.

2. Penalties

- **Late Fees:** A late fee of \$25.00 shall be assessed for each late installment.
- **Interest:** Interest shall accrue at a rate of 18% per year on all past-due balances.
- **Collection Costs:** The homeowner is responsible for all attorney fees and legal cost incurred during the collection process.

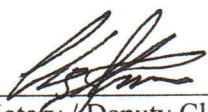
3. Notices

- **Late Notice:** A Past Due Letter is sent immediately after the due date ends stating the Grace Period date before interest and fees are added. If more than one year is delinquent, a Past Due Invoice of the account is attached.
- **Notice of Late Assessment:** A formal letter with interest and fees added giving the homeowner 30 days to pay before an Intent to Lien Notice is sent.
- **Intent to Lien Notice:** A final letter sent via certified mail stating that a Claim of Lien will be recorded if payment isn't received within 45 days from the date of the letter.
- **Claim of Lien:** The Association shall have the right to record a Claim of Lien against the property for any unpaid assessments, interest, fees, and attorney costs should an attorney be used.

4. Application of Payments

- Any payments received shall be applied first to interest, then to late fees, then to collection costs/attorney fees, and finally to the delinquent assessment.

Document Type _____

NOTARY ACKNOWLEDGMENTState of FloridaCounty of VolusiaThe foregoing instrument was acknowledged before me by means of ☒ physical presenceor ☐ online notarization, this 7 day of May, 20 26by Don Anderson & Cindy Lee Polam, who is ☐ Personally Known or ☒ Produced Identification
(name of individual being acknowledged)Type of Identification DL, and who ☒ did () did not take an oath.

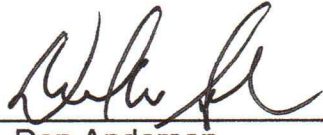
Notary / Deputy Clerk SignatureChris Stidham

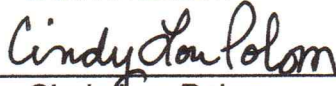
Print Name of Notary / Deputy Clerk

Adoption and Certification

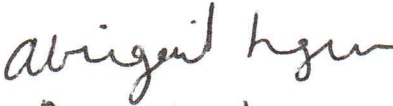
These Rules and Regulations were adopted by the General Membership of the Oakland Park Residential Homeowner's Association, Inc. at the Annual Membership Meeting held on February 19, 2026.

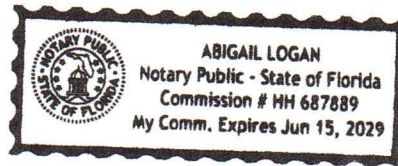
These Rules and Regulations were certified by the Board of Directors of the Oakland Park Residential Homeowner's Association on March 2, 2026 at the Board Organizational Meeting.

President:  Date: 5/6⁷/26
Don Anderson

Secretary:  Date: 5-6⁷-26
Cindy Lou Polom

Notary:


Abigail Logan
5/6/2026




Chris Stidham
5/7/2026

