

Rules and Regulations

Oaks Condominium Association

June 2016

The quality of the condominium lifestyle depends on group effort, cooperation and mutual respect for the rights of others. Courtesy and an awareness of the sensibilities of others are most important. An individual purchasing a condominium or leasing a condominium should understand that certain general rules are necessary to ensure the high quality lifestyle that we all desire.

The Association's elected Board of Directors is charged with formulating and enforcing the rules which set the standard and tone for the quality of life at the Oaks. As these rules apply to all residents, it is the owner's responsibility to ensure that a copy is provided to any renter or, prior to the sale of a unit, to any new owner.

Rules violations may result in warning letters, fines for repeated offenses and police action when appropriate.

Report violations to: Great Oak Property Management, 1626 Frederica Road, Suite 202, St. Simons Island, Ga. 31522, email: Steve@GreatOaksProperties.com, or by phone 912-638-0877

Please take time to review all of the rules.

**** There is a change regarding the rule on grills. Please note that only electric grills are now allowed to be on the property and any gas/charcoal grills must be removed.**

Oaks Condominiums Rules and Regulations

- **Grills** – For the safety of our buildings and residents the use of any type of grills such as charcoal and propane are not allowed to be used at any time in the complex. Only electric grills are allowed but should be covered and unplugged when not in use.
- **Trash Collection** - Trash is picked up by Sea Palms twice a week, on **Monday** and **Thursday mornings** at 8:00 a.m. Place all trash by the curb in secured boxes or plastic bags. To prevent animals from breaking open bags, trash may not be placed out the night before. No trash containers of any type may be kept on the **common area or limited common area*.
- **Pets** - Both dogs and cats must be kept on leashes in the *common area*. Residents are responsible for cleaning up after their pets.
- **Disturbances** – Loud music, barking dogs, coarse behavior or any other nuisances that unduly disturb any resident are not permitted.
- **Vehicles** – Boats, commercial vehicles, motorcycles, RVs and trailers may not be kept in the Oaks complex. Cars without current licenses will be towed at the owner's expense.
- **Appearance of Common Area and Limited Common Area** – All beachwear, bicycles, coolers, fishing gear, lawn chairs, toys and other unsightly equipment must be stored inside your unit at all times.
- **Exterior Modification** – Any modification to the exterior of a unit requires written approval by the Board of Directors prior to changes being made.
- **Landscaping** – Any changes or additions to the Oaks landscaping requires approval of the Board of Directors.
- **Exceptions to Rules** – Upon receipt of a written request from a homeowner, the board may allow a specific deviation from an existing rule. This allowance will be made only under unusual circumstances and strictly at the discretion of the board.

***Common Area:** All portions of the condominium other than the *unit interiors and limited common areas*.

***Limited Common Area:** Balconies, uncovered porches, and unit entryways.