

Rules, Regulations and Policies

East Oaks Owners Association

TRASH / RECYCLE

Trash & Recycle bins shall be stored inside of garages. These bins shall be placed at the curb for collection **no earlier than 4:30pm the evening before** pickup day and must be returned to the garage by the evening after collection.

PARKING, DRIVEWAYS AND STREET

There is NO 'on street' parking allowed except for drop off, pick up, deliveries, and short visits of less than one hour. If additional parking is needed beyond the driveways, vehicles may be parked in the turnout area near the East Oaks entrance.

Vehicles must be parked in garages or on driveways. Vehicles parked on driveways cannot protrude beyond the curb.

No parking is allowed on Oxboro Avenue, including the turnout area following a snow event of greater than 2 inches until plowing is completed curb-to-curb.

No automotive repairs including oil changes are permitted on the street or driveways of East Oaks. These activities must be done in the garages.

Cars illegally parked are subject to towing, without warning, at owners expense.

Motor homes, campers, boats, trailers, and any inoperable motor vehicles cannot be stored on the property or driveways for more than two days for the purpose of washing, cleaning, packing, or unpacking.

All de-icer applications on patios, sidewalks, and driveways must be **non-salt**.

Lawn, landscaping, or irrigation system damage caused by vehicles driving off the edge of a driveway is the responsibility of the homeowner to repair. If not completed in a timely manner, the Association will contract to have repairs done and the homeowner will be assessed the cost.

ARCHITECTURAL

Window air conditioners are not permitted.

Toys, bikes, wading pools, etc, may not be left out overnight unless on the rear patio. Storage of items on front entry sidewalks or decks is not permitted except grills, patio furniture, and the like.

Only gas and electric grills are allowed on the decks.

Awnings of any kind may not be installed.

Permanently attached clotheslines are not permitted.

All new or replacement storm doors, entry doors, patio doors, and windows must be approved by the Board of Directors.

Any changes to the exterior of the units, including roofs, must be approved by the Board of Directors. Any damage to the unit caused by the changes, including the roof and roofing, will be the responsibility of the owner to repair.

Ice dams and snow build-up on roofs is not the responsibility of the Association. Any damage caused by ice or snow build-up, including damage to the unit interior, is the responsibility of the homeowner.

LANDSCAPE AND GROUNDS

Any temporary landscaping put in by an owner/occupant becomes their responsibility to maintain. Temporary landscaping is defined as annuals and perennials that are easily removed. No permission is required unless more than 100 square feet of grass is removed for such plantings.

If a complaint occurs about a landscaped area put in by an owner/occupant, the Board of Directors will look at the area in question and decide whether to charge the owner for maintenance, or return the area to grass maintained by the Association.

Permanent landscaping, such as trees and shrubs, require approval by the Board of Directors and will be maintained by the Association.

Seasonal decorations are permitted if in season (e.g. pumpkins at Halloween). Exterior Christmas decorations shall not be displayed earlier than Thanksgiving Day and must be removed by January 31st.

PETS

Owner/occupants shall assume full responsibility for personal injuries or property damage, including damage to landscape and/or buildings caused by any pet.

No “uncaged” animals, fowl, or reptiles (except as allowed in this section) may be brought or kept in or about the property.

A domestic dog which is a house pet is allowed to be kept by the owner/occupant within the property, subject to the following:

- Dogs must be quartered inside the unit.
- Tethering of dogs, dog kennels, dog runs, and dog houses are not allowed. Dogs must be on a leash and in direct control of their owner at all times.
- Dog droppings are to be picked up immediately by the owner or person controlling the dog.
- Yard damage caused by dog droppings is the responsibility of the dog owner and must be repaired in a timely manner or the Association will repair and bill the owner.
- Dogs barking on the property are to be strictly controlled by the dog owner.

Cats shall not be permitted to run loose.

SIGNS

Open house, shower, and any other sign placed by the owner/occupant at the main entrance may be placed only during the hours of the event.

No permanent signs may be placed on the exteriors of homes, garages, fences, or decks. Small decorative items (name plaques, etc) may be affixed to the door entrance area.

“For Sale” signs are permitted but must be removed after the house is sold.

“For Rent” signs are not permitted anywhere on the property.

Garage sales are limited to one per year per unit.

MOVE IN FEE

There is a \$200.00 move in fee. There is no move out fee. This applies to all sales and rentals of units. For sales, this fee will be collected at closing by the title company. For rentals, this fee will be added to owner’s account.

SALE OF UNITS

Upon the sale of any unit, the seller shall provide the buyer with a copy of the Association documents, including the Articles of Incorporation, Declaration, Bylaws, and Rules & Regulations & Policies. State law requires that buyers have 15 days to look over these documents before sale is legal and binding. Copies of these documents may be purchased from the management company if they have been lost or misplaced.

Sellers shall notify the management company at least 14 days prior to the closing date with the new owner’s name and address.

LEASES AND RENTALS

East Oaks limits the number of units that may be rented to eight (approximately 30%). However, any rental units sold must be owner-occupied and will reduce the number of rentals allowed by one with each sale.

All leases shall be in writing and conform to Declaration (Page 14, Section 7.5).

A lease shall include a separate acknowledgement page signed by the lessee that they have received a copy of the Rules & Regulations & Policies. Either owner or lessee shall provide all residents with a copy of the Rules & Regulations & Policies, and each resident shall also initial the acknowledgement page.

A copy of the lease, including the signed acknowledgement page, shall be provided by the owner to the Association's management company within 10 days of date of occupancy.

Renting a unit is prohibited unless it complies with City of Oak Park Heights zoning regulations. Renting a portion of a unit is also subject to Oak Park Heights zoning regulations.

FINES

Fines for rule infractions will begin at \$50 per occurrence.

For minor infractions, the Board of Directors may decide to issue a warning letter. Repeat occurrences will not be issued a warning letter.

Fines for unauthorized architectural changes will be determined on a case-by-case basis, and the owner is responsible for any damage to unit. Fines not paid within 30 days will be charged \$10.00 per month, or 10% of the fine amount, whichever is greater, until paid. Fines over \$100.00 not paid within 30 days will be assessed at 10% of initial fine amount for the first month, increasing by 5% each month thereafter.

GOOD TO KNOW

Outdoor faucets are the responsibility of the owner. Each fall the outdoor faucet should be closed and drained to prevent freezing and subsequent water damage.

Close the indoor shutoff valve and open the exterior faucet to drain any water in the line. Leave the outdoor spigot open for the winter.

Floor drains in lowest level of house should have water in the trap at all times.

During winter, when air conditioner is not draining, pour at least 2 quarts of water into the drain every month. This prevents unpleasant or toxic odors and gases from entering the house. An explosion caused by gas entering at this point has already happened at this development!