

APRIL 28TH 2015

OAK KNOLLS HOMEOWNERS ASSOCIATION, INC.

RULES AND REGULATIONS

Any terms contained in these Rules and Regulations, which are contained in the Oak Knolls (“Declaration”) shall have the meanings of such terms set forth in such Declaration.

1. Units may be used for the purpose of residential, single family dwellings only, and for no other purpose.
2. The walkways, breezeways, entrances, halls, corridors, stairways, ramps and rights-of-way shall not be obstructed or used for any purpose other than ingress to and egress from the and the Units.
3. The exterior of the Units, including doors, and all other areas appurtenant to an Unit shall not be painted, decorated, or modified by any Unit Owner in any manner without the prior written consent of the association, which consent may be withheld on purely aesthetic grounds within the sole discretion of the Association.
4. No bicycles, scooters, baby carriages or similar vehicles, shopping carts or toys or other personal articles shall be allowed to stand in any of the Common Elements, including the breezeways, except areas specifically designated for such purposes. No responsibility is assumed in regard to such articles and the use of same shall be at the sole risk of the Owner.
5. Parking spaces are provided for each town house. Residents and guests are required to use the parking spaces on their own property, except by prior arrangements on a short term basis. There shall be no parking on the grasses areas. Repeated violations of this rule could results in an illegally parked vehicle being towed away. No recreational vehicles, including but not limited to campers, trailers, boats, and other similar vehicles shall be parked or maintained in the Oak Knolls Estates No house trailers of any size or type, step vans, dump trucks, delivery trucks, or any vehicles that exceed 18 feet in length shall be parked or maintenance in the Oak Knolls Estates.
6. Each Owner shall keep such Unit in a good state of preservation and cleanliness and shall not sweep or throw or permit to be swept or thrown therefrom or from the doors, windows, patio, or balcony thereof any dirt or other substances. No articles shall be hung or shaken from doors, windows, patios, or balconies or placed upon the outside windowsills of the units unless approved by the Association. Please refrain from disposing of cigarette butts, fast food wrappers and containers, beverage containers and other debris in the common areas.
7. No awnings, curtains, shades, window guards, light reflective materials such as aluminum foil, hurricane or storm shutters, ventilators, fans or air conditioning devices shall be attached or affixed to the exterior of or be used in or about an Unit except as shall have been approved by the Association, which approval may be withheld on purely aesthetic grounds within the sole discretion of the Association. Windows may only have drapes, curtains, blinds, etc. that appear white in color from the street.
8. No Owner or lessee shall erect any exterior antennas, aerials, or satellite dishes without the prior written consent of the Association. The Board shall have the right to review and approve the site, location and type of antenna, aerial, or satellite dish prior to installation. Consent may be withheld on purely aesthetic grounds within the sole discretion of the Association.
9. All garbage and refuse from the Units shall be placed in plastic bags and deposited with care in the dumpster provided and/or garbage disposal unit intended for such purpose only at such times and in such manner as the Association will direct. No garbage or refuse may be placed outside or around the dumpsters. All cardboard boxes and similar items should be broken down so that their

bulk does not over load the dumpsters. The cost of removal of items placed outside the dumpsters will be charged to the responsible unit owner.

10. These Rules and Regulations shall apply to all Owners and their family members, guests, invitees and lessees when present on the Condominium Property. The Unit owner will provide the Management Company with the name and other data for any new Tenant or Owner prior to them taking possession.
11. These Rules and Regulations may be modified, added to or repealed at any time by the Association.