

FOREST OAKS, SECTION II
RULES AND REGULATIONS
Personal Landscape Area

1. Definitions
 - a. Front Landscape Area: From corner to corner of unit as measured on the interior of said unit is a limited common element.
 - b. Back Personal Landscape Area: From the rear wall of the unit to the street curb, if applicable.
2. Unit Owners shall obtain prior written approval of the Forest Oaks II Board of Directors before:
 - a. Adding or removing existing plantings in the Front Landscape Area.
 - b. Adding any trees and/or shrubs to the Back Landscape Area.
3. No border material may be used in either landscaping area.
 - a. Border material in place on or before the date these Rules and Regulations are ratified by the Forest Oaks II Board of Directors may remain in place.
 - b. Border material permitted by the above must be within the permitted area and maintained in good condition.
4. Mulch must be as close as possible in color and texture as that used in the common areas.
5. Plants may not extend beyond the permitted Back Personal Landscape Area.
6. No vines may be permitted to attach to or grow on the unit or any item attached to the unit.
7. Back Personal Landscape Areas must be maintained at all times.
8. Homeowners relinquishing use of the personal landscape area are to complete and submit the Use of Personal Landscape form. The homeowner relinquishing the responsibility and maintenance of said personal landscape area appurtenant to the unit will be notified of the disposition of the personal landscape area and the period within which the disposition is to occur.
9. The homeowner is responsible for the disposition of the personal landscape area as notified.
 - a. Personal landscape area not disposed by the deadline on the notification will be disposed of at the discretion of the Board.
 - b. The cost incurred by the Forest Oaks II Homeowners Association for the disposition of the personal landscape area will be assessed against the Unit owner who relinquished responsibility and maintenance of the personal landscape area.
10. Any homeowner desiring to reclaim a relinquished personal landscape area must complete the Personal Landscape Area form and pay a fee of \$250.00 prior to reassuming the care of the personal landscape area and the Forest Oaks II Homeowners Association relinquishing the maintenance and responsibility of the area appurtenant to the unit.
11. Any Unit Owner who has chosen to utilize the Personal Landscape Area and is seeking to sell their unit must return the Personal Landscape Area to its unadorned state prior to commencing any activities related to the sale.
 - a. Personal Landscape Areas not returned to the unadorned state prior to commencing any activities related to sale of the unit shall be dealt with in the same manner as personal landscape areas for which responsibility of maintenance has been relinquished.