
Forest Oaks II

Homeowners Association

ACCESS to LIMITED COMMON ELEMENTS POLICY

The Forest Oaks II Board of Directors and their designee require reasonable access to the Limited Common Elements to conduct the duties assigned to the Forest Oaks II Board of Directors in the enforcement of the Association rules and restrictions. Prior notice to the homeowners to access limited common elements is not required.

The Association walkthrough is conducted on the second Monday of each month weather permitting. If for any reason the walkthrough does not occur at the scheduled time the walkthrough will occur the following Monday of the month. All patio gates are to be unlocked on the second Monday of each month from 8:00 a.m. to 11:00 a.m. or the following Monday if walkthrough is delayed due to weather. Any homeowner with a lock or another device on the patio gate impeding access to the patio area are to complete and submit the Notification of Patio Access form. Homeowners that have submitted the Notification of Patio Access will be contacted and informed of a change in the date of the association walkthrough.

Homeowners being on vacation or extended leave from the property shall not be an excuse for denying access to the patio area. A homeowner denying entry during the scheduled walkthrough from 8:00 a.m. to 11:00 a.m. may be fined and asked to remove any locking device limiting entry to the patio area, a limited common element an.

Homeowners with locks or other devices on the patio gate that impedes access to the patio will be notified that the Board or Board designee is to be granted access to the patio area at a time other than the scheduled monthly walkthrough. The homeowner will have 48 hours from the date and time of the notice to provide access to the requested patio area or any limited common element. A homeowner that denys entry may be fined and asked to remove any locking device limiting entry to the patio area, a limited common element an.

