

FOREST OAKS, SECTION II
RULES AND REGULATIONS
EXTERIOR DÉCOR

1. Rear of Unit
 - a. Carport
 - i. Potted plants may be displayed on the carport
 - ii. Empty or broken pots are not permitted
 - iii. No décor, plants nor decorative items, may be hung from carport beams
 - iv. Carport may not be used for storage subject to the following exceptions:
 1. One (1) grill with a cover
 - a) Grills may not be utilized within ten feet (10') of any building or overhang.
 - b) Charcoal grills may not be utilized on any combustible surface
 - c) Grilling may not occur in any covered areas (ten feet (10') from carport covers)
 - d) The term grill includes, but is not limited to, gas grills, charcoal grills, and smokers
 2. Firewood
 - a) For firewood to meet this exception it must be neatly stacked on a rack placed in front of, but not touching, the fence.
 - v. Holiday specific décor must be removed within two weeks after the holiday
 - vi. One (1) décor item may be hung on the garbage can wall facing the street
 - vii. Garbage can area is to be free from debris
 - b. Mailbox Area
 - i. All mailboxes must be black in color
 - ii. Mailboxes may be decorated seasonally or by athletic team affiliation
 - iii. One (1) flag not to exceed 3' x 5' may be flown from a bracket
Either above the mailbox high enough so as to not inhibit access to the mailbox or on the side of the unit at the garbage can area
 - iv. Any worn or tattered flags or mailbox decoration must be removed by the unit owner
 - v. Unit numbers may not be replaced or altered
2. Front of Unit
 - a. One (1) wreath may be placed on the front door of a single door Unit or 2 wreaths on a double door Unit
 - b. Décor on the front porch is limited to a combined two (2) items of the following:
 - i. Up to two (2) potted plants
 - ii. Up to two (2) small seasonal displays
 - c. Empty pots are not permitted
 - d. The porch light must be white in color with the following exception:
 - i. During the month of December, any color light maybe used as part of holiday decorations
 - e. Up to (1) small flag not to exceed 12.5"x 8" may be displayed on an in-ground garden flag holder in the front porch area

3. Exterior Doors, Storm Doors, and Windows

- a. An exterior front door(s) is to be painted black or almond/beige in color
 - i. Painting an exterior front door(s) does not require approval from the Forest Oaks II Board of Directors
- b. An exterior back door is to be painted black, almond/beige, or white in color
 - i. Painting an exterior back door does not require approval from the Forest Oaks II Board of Directors
 - ii. replacement of an exterior front or back door requires the submission of an Architectural Modification Request and approval from the Forest Oaks II Board of Directors
- c. Exterior front and back storm doors are to painted black, bronze/brown, almond/beige, or white in color
 - i. Painting an exterior front or back storm door does not require approval from the Forest Oaks II Board of Directors
 - ii. Replacement of an exterior front or back storm door requires the submission of an Architectural Modification Request and approval from the Forest Oaks II Board of Directors
- d. Exterior windows are to be white or almond/beige in color
 - i. Grids in windows must match the color of the window frame, if grids are available in matching color
 - ii. Replacement of exterior windows requires the submission of an Architectural Modification Request and approval from the Forest Oaks II Board of Directors
- e. An ornamental security door may not be installed on any exterior door. Ornamental security doors currently in place may remain. Once an ornamental security door has been removed it may not be replaced.
- f. Ornamental security window grids may not be installed and if in place must be removed. Requirement of the insurance underwriters.
- g. The glass of exterior front storm doors may be tinted with a gray translucent tint. No other color may be used to tint the glass of an exterior front storm door. Patterned, mirrored, frosted, metallic, or blackout tints may not be used. Tinting may not be used on unit windows or the back exterior door.
 - i. Tinting an exterior front door does not require approval from the Forest Oaks II Board of Directors.

4. No exterior décor is not permitted in areas not contemplated by these Rules and Regulations
Exterior Décor

- a. Nothing in these Rules and Regulations Exterior Décor should be read to apply to areas covered by the Rules and Regulations Lawn Décor.

Grills/Grilling Violations

Homeowners violating 1.a.iv. and 1.iv.a-d will be fined \$100.00 and forfeit all grilling privileges in perpetuity

This policy is to take effect immediately.