

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. 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 Landscape Committee before:

- a. Adding any trees and/or shrubs to the Personal Landscape Area.

3. Border material of concrete retaining wall block may be placed in the Personal Landscape area.

- a. Approval from the Landscape Committee is required prior to placement of the retaining wall block
 - i. grey or beige in color concrete retaining wall block are to be used
 - ii. retaining wall blocks are to be 4.0 in. height, 11.5 in. length, and 7.5 in depth or 6.0 in. height, 16.0 in. length, and 11.5 in depth
- b. 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.
- c. 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 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. The Personal Landscape Area must be maintained at all times.

8. Homeowners relinquishing use of the personal landscape area are to complete and submit the Personal Landscape Area Relinquishment form to the Landscape Committee. 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 given date 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 assuming the care of the personal landscape area and relinquishing Forest Oaks II HOA from the maintenance and responsibility of the area appurtenant to the unit.

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11. A Unit Owner who has chosen to utilize the Personal Landscape Area and is seeking to sell their unit must relinquish the Personal Landscape Area as stated in to rule 8. and rule 9. (a)(b) prior to commencing any activities related to the sale.
 - a. Personal Landscape Areas not in compliance with rule 8. and rule 9. (a)(b) prior to commencing any activities related to sale of the unit the Unit owner will be assessed the cost by the Forest Oaks II Homeowners Association for the disposition of the personal landscape area.