

FOREST OAKS, SECTION II
RULES AND REGULATIONS
ALTERATIONS and IMPROVEMENTS

1. 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 may be painted with any solid color of the homeowner's choice
 - 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 Forest Oaks II Board of Directors
 - c. Exterior front and back storm doors are 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, black 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 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.
 - l. Tinting an exterior front door does not require approval from Forest Oaks II Board of Directors.
2. Patio Covers
 - a. New construction, replacement construction or any changes to patio covers must have prior approval from the Forest Oaks II Board of Directors. An Architectural Modification Request is to be submitted for approval.
 - b. The homeowner is responsible for all cost associated with the patio cover including, but not limited to, initial construction, maintenance, and repair.
 - c. Contractors are to be provided with the Patio Cover Rules and Regulations and drawings when requesting a quote for patio cover construction.
 - d. The patio cover is to be an independent structure supported completely by its own framework. The patio cover may not be attached to any limited commons area structure. **ATTACHMENT A**

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- e. The patio cover:
 - i. may discharge onto the existing carport cover
 - ii. is to extend over the carport cover a minimum of 18 inches
 - iii. to have a minimum fall angle of ½” for each 10 feet of constructed roof length
 - iv. patio cover colors must be approved by Forest Oaks II Board of Directors
 - v. may not include skylight panels
- f. The patio cover design is to include flashing from the Homeowners unit, but not be permanently attached. (As shown on drawing)
- g. **The homeowner will be required to remove any patio cover permanently attachment to limited commons structure.**

3. Patio Fences

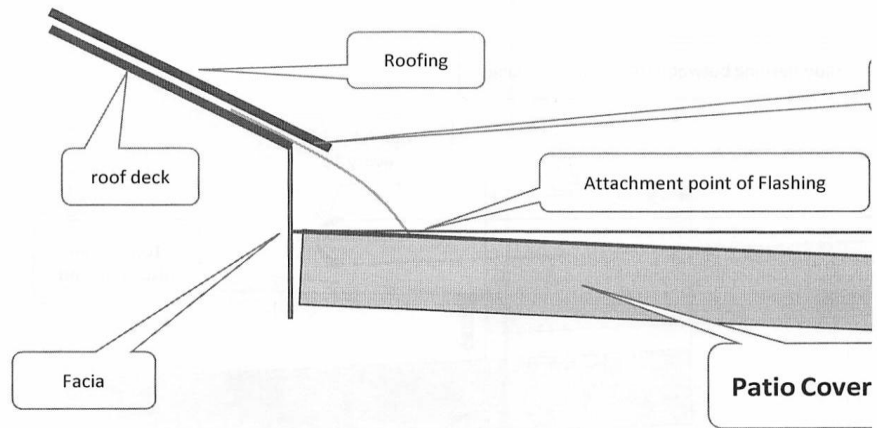
- a. New construction, replacement construction, repair construction, bracing or other changes to patio fences must have prior approval from the Forest Oaks II Board of Directors. An Architectural Modification Request is to be submitted for approval.
- b. The homeowner is responsible for all cost associated with the patio fence including, but not limited to, initial construction, maintenance, and repair.
- c. Contractors are to be provided with the Patio Fences Rules and Regulations and Patio Fence Construction Drawing when requesting a quote for patio fence construction.
- d. Patio fences are to be constructed of cedar or pressure treated pine.
- e. Patio fence boards are to be:
 - i. no less than 71 inches in height and no greater than 73 inches in height
 - ii. square cut at the top no less than 5.5 inches and no greater than 6 inches wide
 - iii. screwed to frame at each rail/brace
 - iv. similar in style into other fence boards in Forest Oaks II as pictured in **ATTACHMENT B**
- f. Patio fence post are to:
 - i. be 4”X4” in size
 - ii. be miter cut on all four sides to a point
 - iii. extend no less than 2 inches and no greater than 3 inches on top of the fence
 - iv. have a distance no greater than 96 inches between post
 - v. be set in the ground at least 17 inches and set in concrete or other fencing industry standard material
 - vi. have a minimum of three 2’x4’ horizontal braces between each post.
- g. Fence style may be straight or staggered style. Straight style and staggered fence styles are to be attached vertically. Straight fence styles are to be side by side on the outside of the structure. Staggered fence styles are to be on an inside/outside pattern space no less than 3.5 inches and no greater than 4 inches apart. The individual fence boards may be square, or dog ear cut at the top no less than 5.5 inches and no more than 6 inches. All boards are to be screwed to the frame at each rail/brace.
- h. Gates for patio fences maybe a single gate style or a “Dutch” door style. Patio gates are to be between 42 inches and 45 inches wide and be equal to the height of the patio fence. Patio gates may open inward or outward.

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- i. All framing is to be screwed in place with a minimum of 3” deck framing screws.
- j. An existing fence may be temporarily or additionally supported by a multiple directional support on the inside of the patio fence as pictured in **Attachment B**.
 - i. all additional support bracing that is not a temporary solution (“temporary” meaning permanent solution is to be installed in 60 or fewer days), is to be approved by the Forest Oaks II Board of Directors.
 - ii. if a temporary solution is installed, the Unit’s owner shall notify the Forest Oaks II Board of Directors of the temporary solution’s installation within 10 days of the installation.
- k. Patio fences are **NOT** to have a top cap on the fencing.
- l. Arches of any design or material may not be placed over the patio gate.
- m. Patio fences may be painted or stained. Paint or stain colors are to be approved by the Forest Oaks II Board of Directors.
- n. Patio fences are to be fully maintained by the homeowner.
- o. The final decision as to whether a patio fence is to be braced, repaired, or replaced lies with the Forest Oaks II Board of Directors.

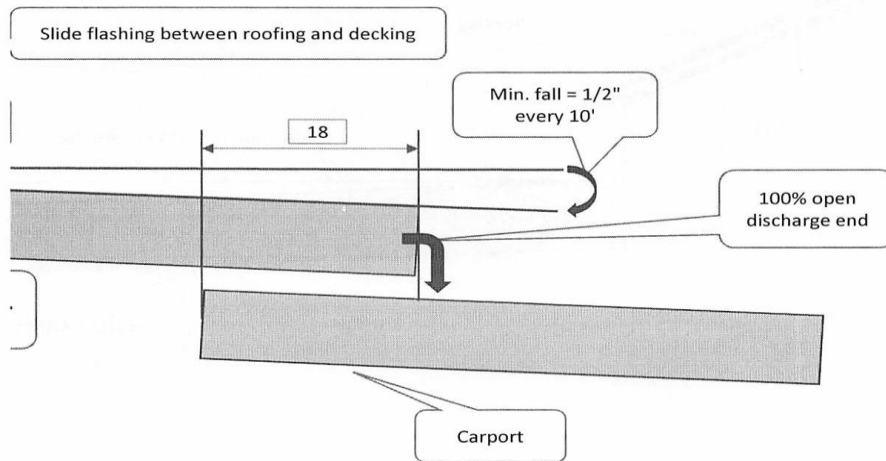
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ATTACHMENT A



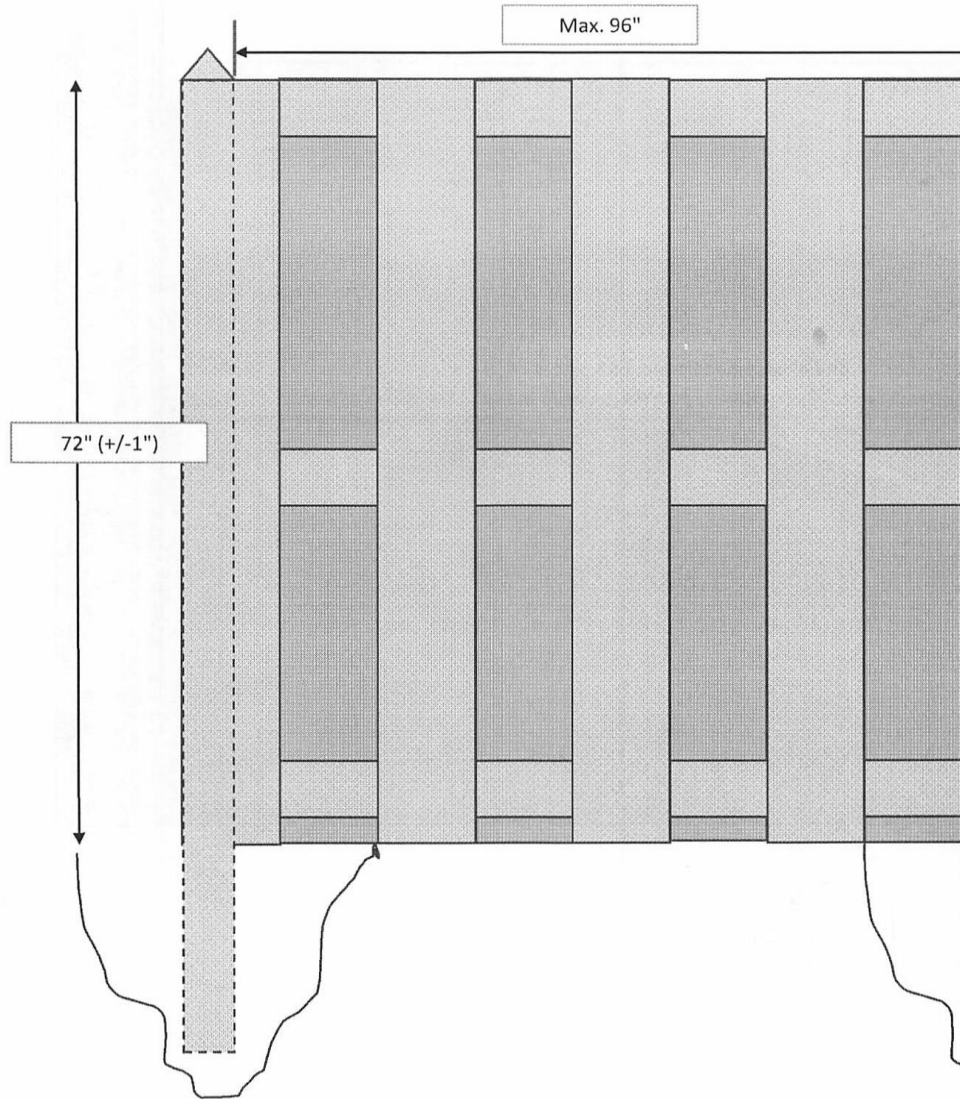
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ATTACHMENT A cont.



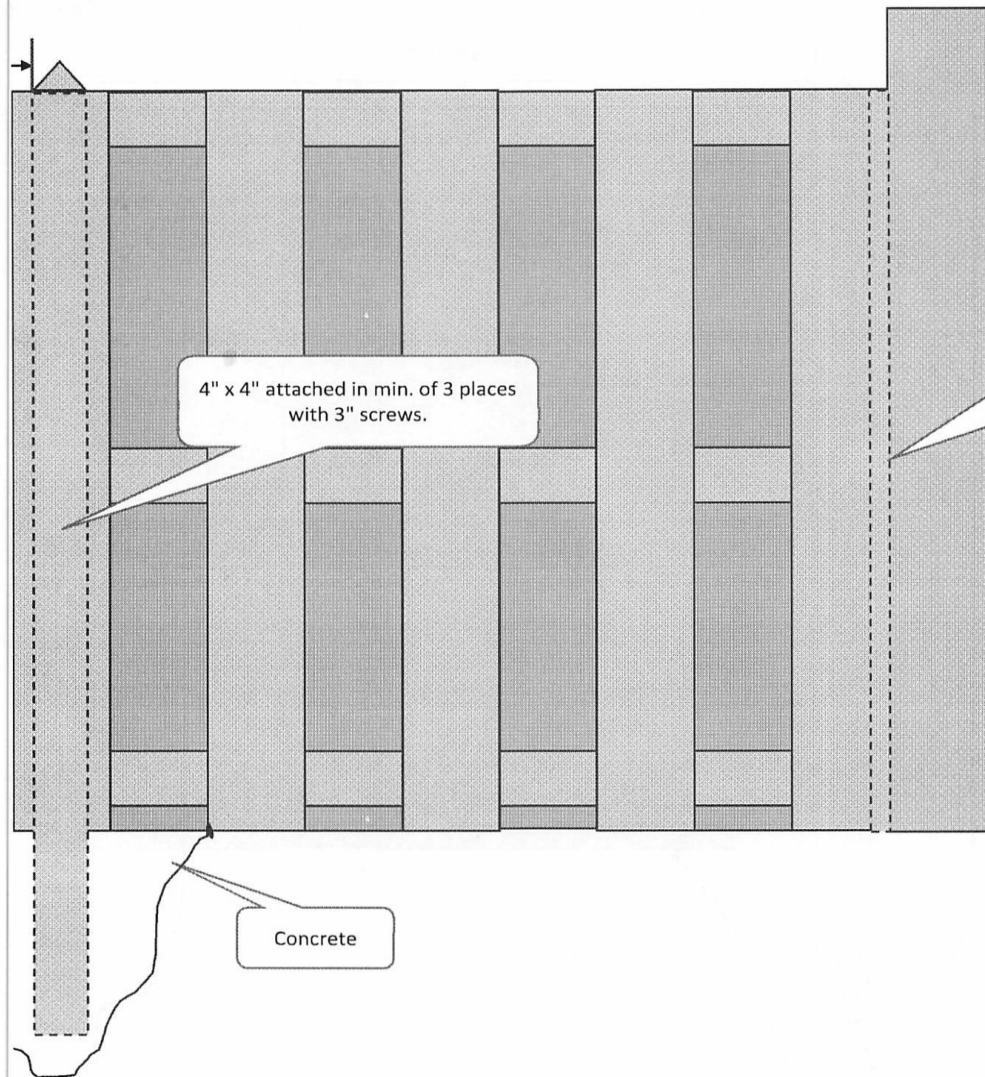
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ATTACHMENT B



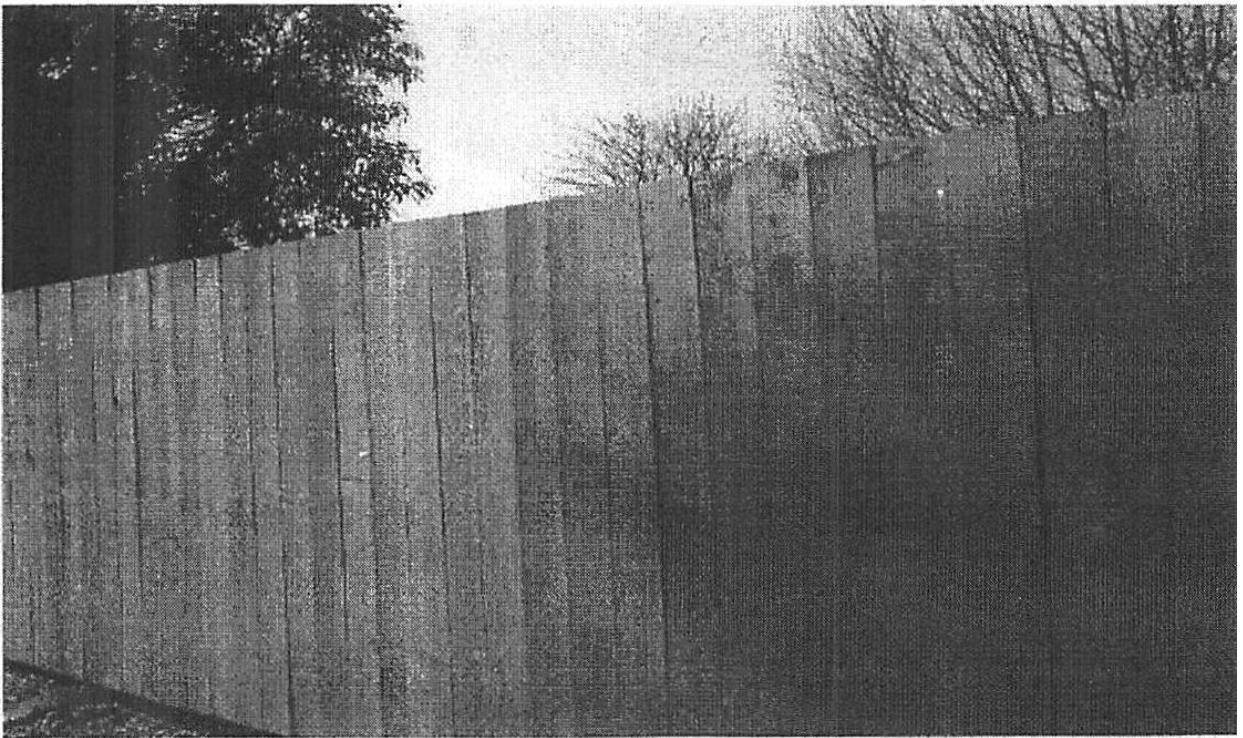
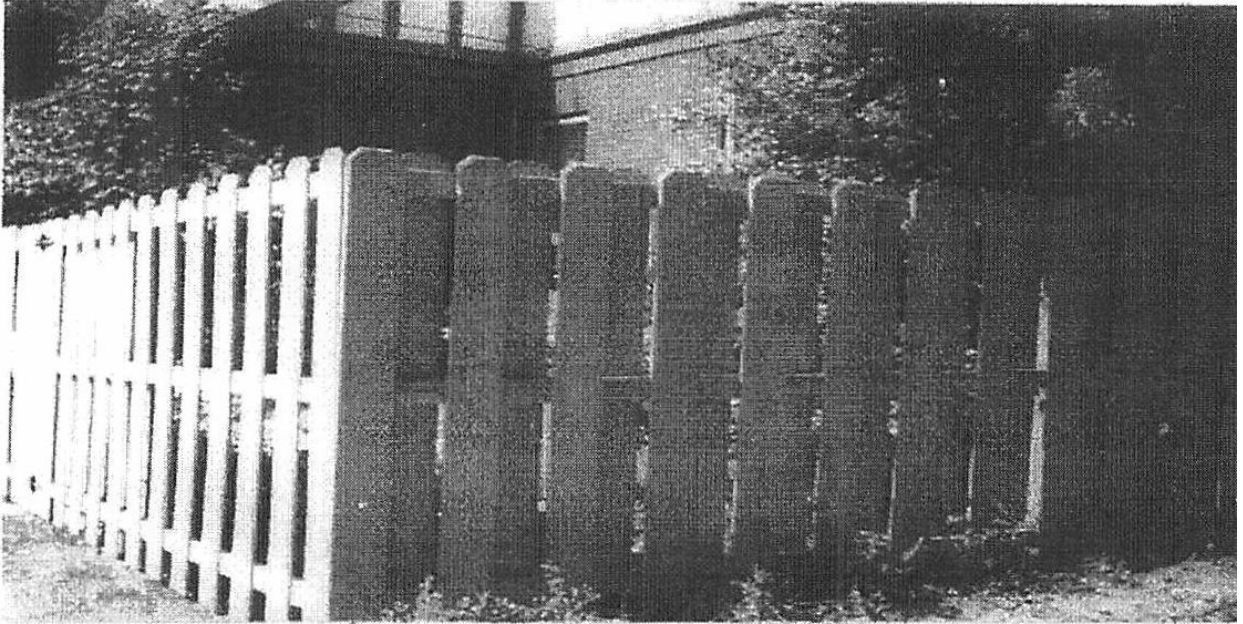
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ATTACHMENT B cont.



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