

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. Fence Areas

- i. The exterior perimeter of the fence path is to be free of visible vegetation
- ii. The term vegetation includes, but is not limited to vines, shrubs, grasses, and weeds

c. Mailbox Area

- i. All mailboxes must be black in color
- ii. Mailboxes may be decorated with a seasonal or athletic team affiliation mailbox cover
- 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. The unit owner must remove any worn or tattered flags or mailbox decoration
- v. Unit numbers may not be replaced or altered
- vi. Up to (1) small flag not to exceed 12.5"x 18" may be displayed on an in-ground garden flag holder next to the shed wall near the mail box.

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
 - iii. Furniture on porches must be clean, in good repair, and free of rust and damage
- c. Empty pots are not permitted
- d. The porch light must be white in color with the following exception:

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- i. During the month of December, any color light may be used as part of holiday decorations
- e. Up to (1) small flag not to exceed 12.5"x 18" may be displayed on an in-ground garden flag holder in the front porch area

3. Front Landscape Area

Definition:

The mulched area from corner to corner of unit as measured on the interior of said unit is a limited common element.

4. Lawn Décor

- a. The following items are permitted on the Front Landscape Area of a unit:
 - i. One (1) birdbath
 - ii. Two (2) single or one (1) multi-prong shepherds hook (i.e. a bird feeder(s) may be hung from the shepherds hook)
 - iii. One (1) small flag
 - iv. One (1) stand-alone birdfeeder

The Board may, at its sole discretion, request any of the above-mentioned décor be removed temporarily or permanently for the purpose of grounds maintenance.

- b. The area in and around the items listed in Rule 4(a) are to be kept free from birdseed. Failure to comply will result in the removal of the item in the offending area.

5. Unit Owners shall obtain prior written approval of the Landscape Committee before:

- a. planting plants
- b. planting shrubs and/or trees
- c. placing any décor in a Common or Limited Common Area other than listed in Rule 4(a) i, ii, iii, iv

6. Unkempt planters must be remedied upon notice of the Board by the renewal or removal of the planter.

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

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

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.