

FOREST OAKS, SECTION II
RULES AND REGULATIONS
Personal Landscape Area

1. Definition of the Common Element designated as the Personal Landscape Area
 - a. Personal Landscape Area: From the rear wall of the unit to the street curb, if applicable.
2. Unit Owners must submit the Personal Landscape Request prior to utilizing the area designated as the personal landscape area.
3. Unit Owners shall obtain prior written approval of the Landscape Committee before:
 - a. Adding any trees and/or shrubs to the Personal Landscape Area.
4. 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.
5. Décor items
 - a. The following items are permitted on the Back Personal Landscaping Area of a unit:
 - i. Two (2) statues and/or sculptures (Statutes and/or sculptures shall not exceed four (4) feet in height)
 - ii. One (1) birdbath
 - iii. One (1) small flag
 - iv. One (1) gazing ball
 - v. One (1) bench
 - vi. Four (4) potted plants
 - vii. One (1) trellis
 1. No trellis shall exceed five (5) feet in height.
 2. No trellis shall be attached to the unit in any manner.
 3. Vines growing on a trellis shall be in conformity with Rule 8
 - viii. One (1) arbor
 - ix. Two (2) single or one (1) multi-prong shepherds hook
 - x. Six (6) solar lights
 - xi. Three (3) items of lawn décor not otherwise provided for herein
 - b. Any combination of items from Rule 5(a) is permitted
 - i. The maximum number of décor items permitted in the Personal Landscaping Area of a unit shall not exceed nine (9)
 - ii. Rule 2(b)(x) shall not count towards the maximum number of permitted décor items in the rear lawn of a unit.

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6. Mulch must be as close as possible in color and texture as that used in the common areas.
7. Plants may not extend beyond the permitted Personal Landscape Area.
8. No vines may be permitted to attach to or grow on the unit or any item attached to the unit.
9. The Personal Landscape Area must be maintained at all times.
10. 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.
11. The homeowner is responsible for the disposition of the personal landscape area as Notified by the Landscape Committee.
 - 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.
12. 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.

All plantings become the property of the association and may not be removed by the homeowner. A homeowner relinquishing a personal landscape bed shall not remove any plantings prior to receiving a Notice Of Disposition from the Landscape Committee as list in Rule 10.