

COPY 10057

ASSOCIATION: GREAT OAKS NORTH COMMUNITY ASSN, INC.

BOARD RESOLUTION: 2004 No. 002

*TITLE: SUPPLEMENT TO RESTRICTIONS AND RULES FOR GREAT OAKS
SECTIONS 1, 2 AND 3.*

DATE: JANUARY 26, 2004

SUPPLEMENT TO RESTRICTIONS AND RULES FOR GREAT OAKS SECTIONS 1, 2, AND 3

The Deed Restrictions allow the Board of Directors to promulgate, modify or delete use restrictions and rules and regulations applicable to all lots and the common property. Such regulations and use restrictions shall be binding upon all Owners.

Accordingly, the following Supplement to the Deed Restrictions, Rules and Regulations are adopted as of January 26, 2004.

NUISANCE: It is the responsibility of each Owner to prevent development of any unclean, unhealthy, unsightly, or unkept condition of his or her Lot. To further define these responsibilities Board has listed the following requirements. Note that not all possible nuisances are listed. Actions similar to those listed are to be subject to the same restrictions.

- Trash containers must be stored out of sight from the street at all times except for the 24-hour period that includes the time when trash is collected.
- Building materials, trash, grass cuttings, limbs, etc are not to be stored on any lot.
- Grills, coolers, hose reels, folding chairs and other such items must be stored out of sight from the street at all times except when in use.
- Grass visible from the street must be cut, edged, weeded, treated for chinch bugs and other such insects and maintained to present a well-kept condition. Grass in the back yard must be kept in a neat manner and not allowed to harbor rodents or pests.
- Beds containing shrubs or flowers must be weeded, shrubs trimmed and, in general, maintained to present a well-kept condition.
- Basketball goals may not be attached to the home or garage in an area visible from the street. Portable goals may not be used on the street and must be stored away from the street and sidewalks when not in use.
- No more than two (each) dogs or cats are allowed at any residence. Pets may not be allowed to roam the neighborhood and dogs must be on a leash at all times.
- The owner of a pet is responsible for collecting and properly disposing of droppings from their pet if deposited on neighboring yards and common areas.
- Barking dogs are a nuisance and steps must be taken to prevent incessant barking (either at day or night).
- Loud noise that might disturb a neighbor is not allowed late at night (music, loud auto or motorcycle exhaust, etc.).
- Christmas decorations and other seasonal or holiday decorations will be removed promptly (generally within two weeks) after the holiday.
- Fireworks are not allowed except at major holidays and then only if permitted by state and local laws and ordinances. On holidays, such as the Fourth of July, fireworks will not be used after 12:00am. The person using fireworks should not infringe on others property and will clean-up all debris from their celebration.
- Commercial automobile repair and other similar businesses may not be maintained at a residence.

PARKING, STORAGE: Overnight parking in the street is prohibited. The Board may make other Rules and Regulations with respect to the parking and/or storage of vehicles on Lots. Accordingly, Board defines these restrictions.

- Parking is not allowed on a lawn or any subdivision common area.
- No automobile, van, truck, trailer, boat or other such vehicle may be parked on the street, at any location within the subdivision, overnight. It is anticipated that vehicles will be parked in the garage when not in use.
- Driveways are not to be used for storage of a boat, trailer, inoperable vehicle, building materials, trash, trash containers, grills, or any other similar item. These items are to be stored in the garage or at another location.
- Driveways and the garage which is part of the residence may be used on a temporary basis for repair of a vehicle owned by the property owner. They may not be used for a commercial repair service or similar activity.
- Utility vehicles, trucks, trailers, etc may not be stored in the back yard of a residence.

STORAGE, UTILITY BUILDINGS, PORCHES, TALL PLAY EQUIPMENT, etc.: Storage buildings, playhouses, utility buildings, porches, gazebos, tall play equipment and other similar items are not allowed without Architectural Control Approval.

- All construction exterior to the home must be submitted to the ACC for approval prior to initiating construction. At least thirty days from date of submission must be allowed prior to initiation of construction for distribution of the proposal, committee review and response back to the individual requesting ACC approval.
- In general, to be considered for approval by the ACC, any storage building, children's play house or similar construction must be shorter than the existing fence with an area less than 120-sq. ft.
- Exterior composition and finish must be specified and approved by the ACC.