

Forest Oaks Homeowners Association, Inc.
General Rules and Regulations
Revision of April 2016

The Forest Oaks Homeowners Association Board of Directors has established the following rules and regulations. These rules and regulations may be amended, added to, or eliminated by subsequent Board action.

NOISE:

- A. No loud talking or any other unnecessary noise is to occur anywhere in the neighborhood between the hours of 11:00 PM and 9:00 AM.
- B. Radio, television, or any other audio entertainment device always is to be operated at normal or moderate volume.

WASTE DISPOSAL:

- A. No raw garbage is to be deposit in either waste container unless securely wrapped.
- B. All excess trash (for example, boxes, packing materials, paper) is to be deposited inside a waste container. Under our contract, the servicing trucks do not have to empty a waste container that has trash on top of or on the ground around it. In addition, the waste container lids must be in the down position. If boxes are broken down, there should not be a problem with containers becoming overfilled.
- C. All tree limbs and yard debris should be deposited in the designated areas within the neighborhood.

PETS:

- A. Pets must be under control at all times.
- B. Anytime a dog is outside, its owner (or representative) should be with it; for example, no dog should ever be tethered outside (alone) unless the owner (or representative) is present and no dog should ever be released outside alone to roam our neighborhood for any reason.
- C. Dogs always are to be on a leash when walked.
- D. Dogs can never be fenced outside, including electric fences.
- E. No pet can be allowed to disturb any neighbor unreasonably.
- F. Breeding animals for commercial purposes is prohibited.

DEE-2019-1146



DEE BK 122-J PG 607-611

Recorded 5 Pages on 01/09/2019 03:10:21 PM

Recording Fee: \$11.00

Office of REGISTER OF DEEDS, SPARTANBURG, S. C.
Dorothy Earle, Register Of Deeds

PARKING:

- A. Each unit without a garage has two parking spaces. Please request guests to park only in your designated spaces. Driveways are limited common areas for the exclusive use of the homeowners who have garages; however, where two homeowners share a driveway with adjoining garages, each homeowner has exclusive use of the half of driveway on their particular side.
- B. Homeowners are to park in their parking spaces or driveways and nowhere else—such as in front of their units, on their yards, or around the circle—except when unusual circumstances dictate otherwise, such as a delivery truck needs to access a unit, a resident has multiple guests, or (for two-car families with garages) temporary relocation of one car is needed to get the other car out of the garage.
- C. Please ensure that your guests do not park in front of mailboxes.
- D. No motorized vehicle, including a motorbike, is to be parked on a sidewalk or limited common area other than your designated parking space.
- E. No travel trailer, tractor trailer, disabled or wrecked vehicle, tent, boat, watercraft, or mobile home can be placed, parked, kept, erected, allowed or permitted in the neighborhood.

SPEED LIMIT:

- A. Our entrance sign requests a maximum speed of 14 miles per hour. Reduced speed is necessary in our neighborhood to protect our walkers, pets, wildlife and other vehicles traveling in the neighborhood.
- B. Please do all that you can to have your visitors (whether paid or not) respect our streets and protect our residents (and their visiting young grandchildren).

COMPLAINTS/WORK ORDERS:

- A. All complaints are to be in writing and sent to the managing agent who is to respond to you within 5 days.
- B. Work Orders are to be submitted (in writing or via telephone) to the managing agent who will respond to you within 5 days.

SOLICITING:

Soliciting is prohibited. If you see any solicitation in the neighborhood, report it to the Managing Agent.

PROWLERS:

If you notice anything unusual or suspicious, telephone 911 and, afterwards, inform the managing agent.

BUILDING CHANGES:

No homeowner is allowed to make any change, alteration, enclosure, addition, removal of or to any exterior component of any unit without having Board approval. The Board is not required to give approval without having the homeowner submit drawings or specifications by a licensed architect or engineer. All Board approvals are good for six months. If a change is made without Board approval, the homeowner can be required to return the unit to its original condition at his expense.

BUILDING CHANGES – AN IMPORTANT POINT:

When the Board approves an alteration, etc., the Association never has responsibility for maintenance of the altered structure; the continual maintenance of the alteration, etc., always is the responsibility of the person who lives in the unit.

ROOF-LINE EXPANSION:

Roof-line expansion is not permitted; however, the Board does consider approval of construction of front-porch overhands where they don't exist.

HOMEOWNER MAINTENANCE RESPONSIBILITY:

Homeowners always have responsibility for the repair and maintenance of windows, doors (including sidelights and garage doors), screen wire, heating and air conditioning units, rear gutters, inside and underneath pipes, inside sewer problems, inside wiring, outside light fixtures (including porch lights), thresholds, and inside painting.

It is expected that homeowners will ensure the upkeep of their units concerning the aforementioned area. If this expectation isn't met, the Association will perform the upkeep, sending the bill to the homeowner.

MAILBOXES:

Mailboxes are to remain black, uniform with all others in the neighborhood, with no adornment, decoration, or attachment.

DOORS:

- A. Front doors are to contain no glass; they are to be solid.
- B. Changing the color of a front door or installing a different door (including a storm door) requires Board approval.

VAPOR BARRIERS:

Installation and maintenance of vapor barriers are always the responsibility of the homeowner.

SIGNS:

No sign or other display piece (for example, a for-sale sign) can be erected or visible (including in windows) in the neighborhood.

APPROVAL FOR SALE OR LEASE:

Per our Master Deed and By-laws, no homeowner can sell or lease a unit without first obtaining consent from the Board. Prior to entering into a lease agreement or closing a sale, the homeowner must submit the required form and a copy of the sales contract or lease agreement to the Board. The Board has 30 days within to approve or disapprove the contract or agreement. With sales, the Association has the right to purchase the unit by matching the terms and conditions of the contract.

GARAGE SALES:

Garage sales are not permitted.

REGIME FEES:

Regime fees are due on the first day of each month. They are late after the tenth day of the month at which time a \$20.00 late fee is assessed. Checks are made payable to Forest Oaks Homeowners Association and mailed to the managing agent.

EMERGENCY TELEPHONE NUMBER:

If you have an after-hours emergency and need to reach Roland Management, telephone 585-0835. You will record your name, address, telephone number, and details of your problem. In most cases, you will receive a return telephone call from the managing agent during the same day.

WOOD UNDER PORCHES, DECKS, AND SUNROOMS:

It is a violation of the Association's termite contract to have any wood under a porch, deck, or sunroom touching the ground. Wood needs to be at least eight inches above the ground and well away from any unit's outside walls. Stacked wood should be no closer than five feet from a unit. Mulch and pine straw should be at least six inches from the unit.

NOTICE:

If a situation arises for which these rules and regulations do not address or the Board determines that the spirit or intent of the rules and regulations are being infringed or skewed, the Board will make a decision.

For example, if someone places something in a limited common area that someone believes to be inappropriate or offensive, the Board will need to examine the situation and decide.

If the Board determines that something that normally would be permissible under the rules and regulations is not appropriate, the Board will notify the homeowner that he has 30 days to remove or alter the inappropriate item to the Board's specifications. If the homeowner does not comply with the Board's notification, the Board will take the necessary action and send the bill to the homeowner. If the bill is not paid within 60 days, a lien will be placed on the involved property.

REMEMBER - When one lives in a condominium community, one gives up the right to individuality other than inside one's unit; and, secondly, if one person is allowed to do something, homeowners in the other 43 units have the same right.

Kathleen Lee, President 4/1/2016, Date