

## **Published rules and regulations adopted by Oak Lake Pointe Homeowners Association, Inc.**

In accordance with Section II, Part B of the Deed Restrictions of the Oak Lake Pointe Subdivision, together with Article VII, Section 1, Part (a) of the Bylaws of Oak Lake Pointe Homeowners Association, Inc., the following rules and regulations governing the use of the Common Areas of the Subdivision and the personal conduct of Members and their guests thereon, including applicable penalties for violations thereof, have been adopted by the Board of Directors of the Association, and are hereby published for review by all interested parties.

Violation of each of the below policies could subject the homeowner responsible for the violating party to a fine of not more than \$50 for a 1<sup>st</sup> time violation, or not more than \$300 for repeated or ongoing violations, subject to the discretion of the Board of Directors of the Association, unless the below listed item indicates otherwise:

1. Approval Required – Per Section III, Part A, of Oak Lake Pointe’s Deed Restrictions: “No improvement of any kind or character whatsoever shall be erected, or the erection thereof begun, or change made in the exterior design thereof after original construction, on any Lot in the Subdivision until the complete plans and specifications and a Lot plan showing the location of the structure have been approved by the [Architectural Standards Committee] ...”
2. Overnight Parking – No overnight parking (defined as being any time between midnight and 6am) is allowed in any part of the Common Areas of Oak Lake Pointe, including along the private streets of the Subdivision or in the striped parking area adjacent to the Community Pool, without prior written approval of the Board of Directors, which will be granted on a case-by-case basis according to need and impact to adjacent homeowners.
3. Pool Parking – Parking in the striped spaces adjacent to the community pool is for day-use only by homeowners or their accompanied guests when they are present in the pool area. All other uses are permitted with prior written approval of the Board of Directors, which will be granted on a case-by-case basis according to need and impact to adjacent homeowners.
4. Pool Rules – Rules and regulations specific to use of the community pool by homeowners and their accompanied guests are posted within the pool enclosure and are hereby incorporated into this list in their entirety.
5. Replacement Pool Keys – New homeowners will be furnished one physical key to the pool enclosure upon request after closing of their purchase at no cost. Future requested replacement keys will be made available upon request at a reasonable cost (\$5 each as of this writing). There are no applicable fines related to this policy.
6. Storage of Waste Containers – containers for collection of waste and recycling must be stored out of view from the private streets (eg. behind fences or inside garage) and should be placed at the curb no earlier than the evening before collection (presently on Tuesdays & Fridays). All containers should be returned to their storage location not later than the morning after collection.
7. Parking Trailers and Oversize Vehicles – Motorhomes, Trailers, Boats, etc. should not be left in driveways, streets, or Common Areas without written permission from the Association.
8. Speed Limit – The posted speed limit in Oak Lake Pointe is a maximum of 15 Miles per Hour. Actual safe speed may be less depending on time of day and conditions. Please take care in coming to a complete

stop at the entrance, yielding to crossing traffic & pedestrians, and staying completely on your own side of the street as you pass through cul-de-sac corners. Traveling in the exit or out through the entrance is strictly prohibited except in cases of an emergency.

9. Proper Keeping of Pets – Household pets must be properly identified with collar and tag, should be kept on a leash when not secured within a homeowner’s property, and should be fed indoors or inside an enclosed area (eg. garage). Homeowners are prohibited from feeding nuisance, wild, feral, or otherwise “stray” animals for which they do not claim individual responsibility. Homeowners are responsible for any damage their household pets may visit onto a neighbor or the Common Areas and must take responsibility for cleaning and removing any waste or feces generated by their Pets. No pets or other animals are permitted within the pool enclosure.
10. Tree Trimming – Any tree growth or other elements of landscaping which block a streetlight or extend over the private streets at a height below 14’ should be pruned to ensure everyone’s safe use of the streets.
11. Disposal of Green Waste – Grass cuttings, debris, leaves, and other green waste will be collected and disposed of properly to avoid blowing or running off onto neighboring properties or the Common Areas.
12. Responsibility for Guests – Homeowners are responsible for the actions of their guests and invitees and should share the content of these rules and other restrictions with them.
13. Use of Fireworks – In the spirit of being good neighbors, and taking into consideration the risks to property and the likelihood of disturbing owners with pets and/or small children, the Association asks all homeowners and their invitees to observe the following guidelines:
  - a. No use of fireworks other than on the 4<sup>th</sup> of July, 31<sup>st</sup> of December, and 1<sup>st</sup> of January.
  - b. No use of fireworks before dusk or after 10:30pm on the 4<sup>th</sup> of July.
  - c. No use of fireworks before dusk on December 31<sup>st</sup> or after 12:30am on the 1<sup>st</sup> of January.
  - d. No use of aerial fireworks, as they present the risk of damage by fire if they land on a structure.
  - e. All waste products must be thoroughly collected and disposed of when your celebration ends.