

Guide Line Rules & Regulation
Oakleaf Homeowner's Association
Guidelines to Rules and Regulations

Obtaining Board approval

Before any modification to a residence is started, a complete Modification Form must be sent to the PAMI Management office to begin the process of Board approval.

This process will take no longer than 45 days from the date PAMI receives your request and in most cases less than 30 days.

The 45-day time limits (Oakleaf Amended Declaration of Restrictions and Protective Covenants, Section 5.1(a) and 5.1(b)) do not apply to Owners that perform modifications, alterations, or improvements prior to obtaining Board approval.

Meeting the requirements of these Guidelines does not guarantee Board approval.

For questions or additional information contact a Board member.

Decks

Decks require Board approval.

All decks shall be located at the rear of the dwelling.

Doghouses

Doghouses require Board approval.

All doghouses should be located at the rear of the property.

Landscaping should visually soften the doghouse.

Doghouses should be painted to blend with surroundings.

Fences and Walls

Fences and walls require Board approval.

Flower Pots

The Board automatically approves a maximum of four flowerpots located within the front vestibule of the dwelling.

Flowerpots shall not exceed 24 inches in height and shall not be greater than 24 inches in diameter.

Anything exceeding the above number, size, and/or location requires Board approval.

Lighting

Exterior lighting requires Board approval.

Electrical or landscaping plans must be submitted for any addition or modification to exterior lighting.

Lights must be diffused, shielded or of low wattage and buffered from surrounding residences and not directed toward the street.

Colored lighting is allowed from Thanksgiving through January 10th.

Mechanical Equipment

Mechanical equipment requires Board approval.

Landscaping should visually soften mechanical equipment.

Pool solar heating panels shall not be visible from the street.

Painting

Exterior painting requires Board approval. This includes any painting of the interior of a screened porch, patio or similar areas that are visible from outside the home.

Exterior paint colors should be consistent with the color scheme of Oakleaf.

While in the process of exterior painting, if the color must be changed a new request for Board approval must be submitted before completing the job.

Planting

Landscape plans must be submitted for Board approval for any modification or addition to exterior plantings on the property.

Nine specific trees are prohibited in Oakleaf: Earleaf Acacia, Ear Tree, Australian Pine, Brazilian Pepper, Punk Tree, Downey Rosemyrtle, Carrorwood, Chinaberry and Chinese Tallow.

The Board may approve two citrus trees located in the rear of the property.

Playhouses and Swing Sets

Playhouses and swing sets require Board approval.

Playhouses and swing sets are not allowed on properties bordering Lake Oakleaf.

Playhouses and swing sets should be located in the rear of the property.

Playhouses should be used for children's recreation only and not for any other purpose.

Seats and Benches

Seats or benches require Board approval.

Signs, Flags and Flagpoles

No sign, billboard, banner or advertisement may be displayed.

Realtor signs must be the approved Oakleaf sign. Available from the PAMI office.

One portable, removable American flag may be displayed in a respectful manner without Board approval.

No permanent flagpoles are permitted.

Company security system signs of reasonable size are permitted.

Statues, Fountains, Exterior Decorations and Lawn Ornaments

Statues, fountains, exterior decorations and lawn ornaments require Board approval.

Approved statues, fountains, exterior decorations and/or lawn ornaments must be placed in close proximity to the house, surrounded by hedges, shrubs, flowers, or other landscaping features and not positioned so as to be the focal point of the yard. Finish color should be an earth tone that blends with the landscaping theme. Brightly colored statues, fountains, exterior decorations and/or lawn ornaments are not allowed.

The Board may approve a maximum of three small lawn ornaments and/or exterior decorations per residence. Small lawn ornaments and exterior decorations should not exceed 24 inches in height and 24 inches in diameter.

The Board may approve one large statue or fountain per residence. Statues and fountains should not exceed four feet in height and two feet in diameter

Storage Tents/Garbage Can Storage Structures

Temporary storage tents, bins, trailers, rolloffs, etc. are allowed without Board approval if they are on site for 10 days or less.

Temporary storage containers to be in use for 11 days or longer require Board approval.

Storage containers to be used beyond 60 days of either permanent or temporary construction of any style, shape, or form are not permitted. This includes, for example, a shed for the storage of lawn equipment or adding a permanent attachment to a home.

Structures to be used for garbage can storage must be approved by the Board. Structures should be consistent of the style and

color of the home. The structure must conceal garbage cans from being viewed from the street and the immediate neighbor next door.

Landscaping Maintenance

Lawns will be trimmed to a height not to exceed six (6) inches.

Lawns will be edged around sidewalks, driveways, curbs, and other borders so grass does not overhang these features.

Shrubs and other agricultural borders will be neatly trimmed.

Trees and other plants overhanging sidewalks or roadways will be trimmed to maintain a ten-foot buffer between the plant and the sidewalk or roadway.

Tree Removal

No tree may be removed unless dead or diseased or for reasons of safety.

Removed trees must be replaced with another tree featuring a minimum of a 3-inch trunk size.

Board approval is required if you do not intend to replace a tree.

Windows, Doors, Awnings and Shutters

Windows require Board approval. No windows are permitted with reflective tinting or mirror finishes.

Screen doors require Board approval. Screen doors may not detract or alter the appearance of the entryway.

Awnings require Board approval. Awnings should be consistent with the style and color of the house. No metal, vinyl or other plastic fabric material may be used.

Shutters require Board approval. Storm shutters may only be closed during a hurricane or storm warning. Decorative shutters must be consistent with the style and color of the house.

Structures/Items/Activities not permitted

Above ground pools.

Antennas except as allowed by Federal Law.

Artificial vegetation.

Basketball hoops.

Clotheslines.

Commercial breeding.

Discharge of firearms, paintball and BB guns.

Livestock other than common pets.

Outside burning of wood, trash, etc.

Over 10 gallons of on-site fuel storage.

Overhead utility lines.

Overnight on street parking or parking on lawns.

Parking of over three vehicles in the driveway on a regular basis.

Portable AC units.

Trade or business in or from a unit.

Other requirements

Maintain mailboxes, lampposts and walkways.

Park commercial vehicles, RVs, trailers, campers, motorcycles, boats in garage.

Pick up pet feces.

Store bicycles, scooters, and other play equipment in garages.

The Board assembled these Guidelines for your convenience. If there is any conflict between these Guidelines and the official Deed Restrictions of Oakleaf Homeowner's Association, Inc., the Deed Restrictions take precedence.

Approved by the Board of Directors on May 25, 2004.