

STANDARDS FOR OAK KNOLL ESTATES

www.oakknoll.com

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The Board of Directors and the Architectural Review Committee (the “ARC”) have, pursuant to the Declaration of Covenants, established certain standards for our community. These Standards are in addition to the original Covenants, Deeds and Restrictions of Oak Knoll Estates and do not encompass all the rules and regulations that govern our community.

ARCHITECTURAL REVIEW COMMITTEE (ARC)

All exterior changes to your home require ARC approval. Failure to obtain approval for exterior changes can result in your being instructed to remove/or modify any changes you have made, at your expense. Accordingly, the Board and the ARC require homeowners to obtain approvals BEFORE commencing work.

- **PAINTING/ROOFING/ALTERATIONS/ADDITIONS**

Homeowner **MUST SUBMIT AN APPLICATION** to the ARC and **OBTAIN APPROVAL PRIOR** to starting the work, as per section 4.1.3 of the Declaration of Covenants. Failure to obtain approval may result in the homeowner being required to remove/undo the work done.

- **DRIVEWAYS**

ARC approval is required for any changes to the driveway. Circular driveways will be permitted on an individual basis. The ARC has established specific conditions when considering the approval of circular driveways.

Driveway maintenance includes:

- Blacktop driveways
 - Repairing cracks and resealing to maintain black color
 - Ensuring driveway is level
- Paved driveways
 - Weed removal
 - Pressure cleaning
- Stamped concrete driveways
 - Retaining stain color
 - Pressure cleaning
 - Filling in dirt under driveway to prevent cracks

ARCHITECTURAL REVIEW COMMITTEE APPROVAL-PRIOR APPROVALS NOT PRECEDENT

All approvals are considered on an individual basis and expire 45 days from approval date. If work does not commence within 45 days, please notify the HOA Board Secretary; a new request may have to be submitted to the ARC for approval. Prior actions/approvals are not a determinant of any future action or approval.

SIDEWALKS

Sidewalk cleaning in our neighborhood will be handled by the Board. However, please ensure that all hedges, trees, branches, and bushes are trimmed and cleared from the sidewalk area. Any damage done to the sidewalk that is adjacent to the homeowner’s property is the financial responsibility of said homeowner regarding repairs and replacement.

PARKING

Parking of any vehicle, including mopeds, ATVs, motorcycles in the front or side yard on the grass (except for the swale) or on the sidewalk is prohibited per Broward County ordinance.

Any damage done to the sidewalk is the financial responsibility of the homeowner. Parking in the street is prohibited when the driveway or swale is available. When parking in the driveway, homeowners should avoid blocking the sidewalk.

- Cars that do not possess a current FLORIDA registration must be parked in the garage. This stipulation DOES NOT APPLY to visitors or part-time residents.
- Florida law regarding car registration states that, if a non-resident accepts any employment, begins doing business, or registers their children in school, they have ten (10) days to register their vehicle in the state of Florida. Non-residents are exempt from registration of their motor vehicles in Florida IF they comply with the laws of the state of their residence. A student can live here for up to six (6) months without having to register their vehicle in Florida.
- Cars that are not in working order may not be parked in driveways or on swales.
- Car covers and tarps on cars are prohibited.

LANDSCAPING

Each unit **must** maintain the trees, shrubs, grass and other landscaping on their lot in a neat, orderly and attractive manner consistent with the general appearance of our community. This includes:

- Maintaining lawn height, note that more frequent cuts are needed during summer months
- Edging lawn and both sides of swale and any border where grass meets an object (such as walkway to the home, edging, etc.)
- Watering to prevent brown grass
- Weeding accordingly
- Removing cuttings from driveway and sidewalks
- Hedges within the community cannot be taller than 6 feet
- Backyard plantings on both the lake and ridge side must not block the view for surrounding neighbors
- Homeowners are responsible for maintaining the grass in the swale area bordering their lot

Per Town of Davie Landscaping Ordinance Sec. 12-111, a minimum of three trees shall be maintained on each lot. Per Oak Knoll Standards, two of those trees must be in the front yard. Shrubs or bushes do not constitute a tree. If a homeowner removes one of the trees in their front yard, it must be replaced by another tree of suitable variety. Please refer to the Town of Davie list of prohibited trees and shrubs on our website prior to selecting a replacement tree.

As of July 1, 2016, residents may no longer plant trees in the swale. This property belongs to the Association and, as the trees mature, they are causing damage to the street. Existing trees may remain but cannot be replaced if they die or suffer irreparable damage. All lots, including swales, shall be fully sodded and properly irrigated and maintained by the homeowner as per 4.2.15 of the Declaration of Covenants.

MAINTAIN CURB APPEAL

In addition to maintaining your yard, homeowners may not store items such as trash bins, car parts, tools, etc. in front of their home or garage. These items must not be visible from the street.

HEDGE ON PINE RIDGE DRIVE

It is the responsibility of the homeowners to have this hedge maintained and to keep the base of the hedge clear of debris.

MAILBOXES

All mailboxes must be consistent with the type approved by the Board. It is the responsibility of the homeowner to maintain and repair their mailbox. This includes the hinge, flag and maintaining the post in a vertical position. If you need to replace your mailbox, call Beautiful Mailboxes at 954-792-6245. Mailbox replacement is at the expense of the homeowner. For safety reasons, keep flowers and plants around your mailbox trimmed so that emergency vehicles can view your address on your mailbox.

BASKETBALL HOOPS

Only freestanding basketball hoops can be erected on the lot, not attached to the house. Basketball hoops are not permitted on the street.

SATELLITE DISHES AND SOLAR/HEATER PANELS

Satellite dishes and solar/heater panels should be placed in an inconspicuous location. Satellite dish placement is not under the purview of the ARC; however, solar/heater panel installation in front of a house must be approved by the ARC prior to installation.

WINDOW AIR CONDITIONING UNITS

Permanent window air conditioning units are prohibited.

ROOF MAINTENANCE

Roofs must be cleaned and maintained.

FENCES

Homeowners must submit a detailed drawing showing the design, materials used, location and landscaping or drainage affected by construction, for preliminary approval. Application to the ARC must include a survey showing the exact location of the fence to be erected.

If a fence is to be constructed into the twenty (20) foot lake maintenance easement, written approval must be obtained from the Central Broward Water Management District. The homeowner must obtain a building permit from the Davie Building Department. Copies of the building permit and the approval of the Drainage District (where applicable) must be submitted to the ARC **before** construction begins. No fences will be approved between the rear of the building line of the house and the street, except under special conditions with ARC approval.

Fences enclosing yards with pools must be at least five (5) feet high with self-closing gates. Fences on the lake and Ridge must be black chain link and no taller than 5 feet. All gates must be black chain link with the same black hardware. Be aware that all new fences must follow state and local guidelines and be approved by the ARC.

Homeowners with homes that back up to Nob Hill Road must install wooden shadow box fences and it is the responsibility of these homeowners to maintain their shadow-box fence. **Homeowners on the north side of North** may install wooden shadow box, black chain-link or earth-toned vinyl fencing.

Homeowners must maintain their fence.

GARBAGE CONTAINERS AND RECYCLING BINS

Except for scheduled pick-up days, all recycling and garbage containers shall be kept on the concrete pad on the side of the house or out of sight. Garbage containers placed out for pick-up should be removed from street area and placed out of sight within 12 hours of collection.

BULK PICKUP

Bulk pickup is always on a Wednesday. A sign will be posted at the front entrance informing homeowners of the appropriate Wednesday. Items for bulk pickup cannot be placed in front of your house more than five (5) days prior to the date of bulk pickup.

HOLIDAY LIGHTS AND DECORATIONS

Exterior holiday lights may only be placed on houses at Halloween and during the months of November, December and January. All holiday lights and decorations must be removed by January 31.

HURRICANE SHUTTERS

Hurricane shutters may be installed on homes only after the issuance of an official hurricane watch and must be removed within 10 days after the National Weather Service has issued an All-Clear notice. A homeowner planning to be out of town during hurricane season may request permission from the ARC to install hurricane shutters on the rear and sides of the residence for the duration of the absence. Painted shutters or panels may be installed or closed on the second-floor front elevation of the building provided they are painted a matching or complementary color. It

is the responsibility of the homeowner to make arrangements to have the balance of the front elevation secured/removed in accordance with the general shutter regulations. In addition, it is the responsibility of an absent homeowner to ensure that potential flying objects are removed from their yard during the threat of a hurricane.

SIGNS AND FLAGS

Home For Sale signs may only be displayed in the yard of the homeowner. An 'Open House' sign can be placed at the front entrance ONLY on the day of the Open House. Signs advertising work that is being done on the property (painting, driveway enhancement, landscaping, etc.) must be removed within 14 days after the completion of the work.

Political signs/flags must be removed within one week after an election and may not be displayed year-round.

COMMERCIAL SIGNS ON RESIDENTS' VEHICLES

Commercial signs are not allowed on residents' vehicles if the vehicle is parked overnight. Signs indicating businesses or type of specific work must be removed or covered with a magnetic cover when the vehicle is parked within Oak Knoll Estates boundaries.

MOTOR HOMES AND TRAILERS

Residents' motor homes and/or trailers may be parked on their property for a maximum of 72 hours during a two (2) week period.

BOATS, TRAILERS, COMMERCIAL VEHICLES, ETC.

According to 4.2.16.1 of our Declaration of Covenants, "no person, firm or corporation shall park or cause to be parked on any property contained within the OAK KNOLL OF PINE ISLAND RIDGE subdivision vehicles such as house trailers, recreational vehicles, limousines, **boats**, trailers of any type, trucks (including either tractor or trailer or both,) or any commercial van, except when stored within enclosed garages." Note: we will allow boats on the property for a 48-hour period so that the owner can clean and prepare it for an outing.

VEHICLE REPAIR

According to 4.2.16.4 of our Declaration of Covenants, "no person, firm or corporation shall maintain or repair any vehicle (including, but not limited to, four-wheel passenger automobiles) upon any portion of the Subject Property except within a closed garage and totally isolated from public view; provided, however, Declarant or the Homeowners Association may make, or cause to be made, such repairs if necessary in regard to vehicles used in connection with construction at Oak Knoll at Pine Island Ridge or maintenance of Oak Knoll at Pine Island Ridge.

STORAGE PODS

Moving or storage pods may remain on a homeowner's property up to a maximum of two (2) months.

SHEDS

No sheds or structures are permitted on homeowner's property.

PET OWNERS

It is Florida law that all dogs must be leashed in public, which includes all common areas, including The Ridge. Accordingly, dogs must always be leashed and under the homeowner's control when the dog is not inside a fenced enclosure. Be respectful of your neighbors and your neighborhood and pick up after your pet.

WILDLIFE

Do not feed cats that do not belong to you or ducks and other wildlife in the neighborhood. It is not healthy for the animals plus it encourages these animals to remain in our neighborhood. These animals can be very messy and become aggressive.