

## **A Recap of the Covenants and Restrictions**

### **For Laurel Oak Homeowners (Association Copy)**

The Laurel Oak Community Association is governed by a set of legal documents, which prescribe in detail the rules and regulations surrounding our mutual enjoyment of the property. These rules apply to us as homeowners, and, as applicable, to our guests. The idea for having rules governing a community is to ensure that all properties look well kept, are neat and in good repair, and are safe for everyone's mutual benefit. In general, nothing may appear on any property that could be considered as "obnoxious to the eye, emit foul odors, cause noise that disturbs the peace, quiet, safety, comfort or security of surrounding neighbors." (Article XIII, Section 5). In the long run these documents protect homeowners' investments.

The following abbreviated description of certain of these requirements is provided to give all homeowners a brief summary of the rules, in order to facilitate everyone's voluntary compliance. Each item has been cross-referenced to the formal rules from the "Amended and Restated Declaration of Covenants, Conditions and Restrictions," which should have been given to you when you purchased your home (if not, please see the Association Office to order your copy). You can also find a copy of the documents on the LOCA website at: [www.laureloakhoa.com](http://www.laureloakhoa.com). Go to the section entitled "Board and Association Information", and click on either the Laurel Oak CC&Rs or the Laurel Oak by-laws.

*NOTE: On any rule where there is an "X" to the right, it means that you need approval from the Board or the MC (Modifications Committee).*

#### **Disclosure Summary for "Laurel Oak Homeowners Association"**

As a purchaser of property in this community, you are obligated to be a member of the Laurel Oak Community Association (homeowners' association), and you are obligated to pay assessments to the association, which assessments are subject to periodic change.

Your failure to pay these assessments could result in a lien on your property.

As indicated on the attached pages, there are recorded restrictive covenants governing the use and occupancy of properties in this community. The restrictive covenants cannot be amended without the approval of two-thirds of the association membership.

These documents are matters of public records and can be obtained from the record office in Sarasota County or purchased from the Association office.

*Note: Nothing contained herein may be interpreted to modify, amend, delete or otherwise limit or change anything contained in the Declaration.*

The signature below indicates that I have received the attached recap of the CC&Rs for Laurel Oak, and am aware that I can obtain a complete copy of the documents from the seller of my property, the County, or the Association Office.

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Date

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Homeowner Signature

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**A. There are lots of responsibilities that each of us share in keeping the Laurel Oak community beautiful. (According to Article V, Section 3, the Association has the right, but not the obligation to maintain any property that isn't up to standard and assess the cost against the homeowner.) Each of us is responsible for:**

**All of Part "A" below may be found in Article V of the Documents.**

Maintain the exterior appearance of our homes	Sec. 1
Safeguard our home (such as removing unfixed items on balconies and lanais), in preparation for severe weather	Sec. 3
Repair any storm damage	Sec. 3
Avoid using water from lakes or ponds or other surface water	Sec. 3
For owners with property bordering lakes or greenbelt: maintain the land between their property and the lake / greenbelt. Do not remove any vegetation without prior approval	Sec. 3
For owners with sidewalks: Maintain the grassy area between the sidewalk and the street	Sec. 3
For owners with property bordering a wall or fence belonging to the association: maintain the land between their property and the wall or fence	Sec. 3
For owners with property adjacent to golf course property: maintain the land between their property and the irrigated portion of golf club property	Sec. 3

**B. There are some rules for homes that have family pets.**

**All of Part "B" below may be found in Article XIII of the Documents**

No animals except common household pets may be kept or raised	Sec. 4
Limit two pets per household (3 for units of 40,000 square feet or more)	Sec. 4
No pets raised for commercial purposes	Sec. 4
Pets must be on leashes, held by a responsible person, when outside the unit	Sec. 4
Pets are to be only in common areas that are designated by the association	Sec. 4
Remove solid waste in any common area	Sec. 4
Do whatever it takes to be sure a pet does not endanger the health of others, nor makes noise enough to constitute a nuisance to other neighbors	Sec. 4
No dog runs, animal pens or fences, except as approved	Sec. 26 X
Cannot conduct activities or maintain pets that would annoy others	Sec.5

**C. Water has some rules too**

**All of Part "C" below may be found in Article XIII of the Documents**

No sprinklers which draw from surface water may be installed or operated	Sec. 13
No obstructions or debris may be placed in catch basin and drainage areas	Sec. 15
Existing drainage flows may not be rechanneled	Sec. 15

**D. Golf Carts – Homeowners may own a golf cart for personal use, or lease one from the country club.**

**In any case:**

**All of Part "D" below may be found in Article XIII of the Documents**

It must be registered with the association, unless leased from the country club	Sec. 29
No child under sixteen can operate a golf cart on property	Sec. 29
Golf carts must be kept in the garage and may not be gasoline-powered	Sec. 29

**E. There are restrictions in the leasing of a home.**

**All of Part "E" below may be found in Article XIII of the Documents**

The entire unit must be leased; no portion of unit may be rented	Sec. 30.2.1
No subleasing without approval	Sec. 30.2.1 X
No more than one lease in any 12 month period, regardless of lease term	Sec. 30.2.1
Villas may be leased for a minimum period of 3 consecutive months no more than twice during a 12 month period	Sec. 30.2.1
All renting must be accompanied by written, board approved leases	Sec. 30.2.1 X
No time sharing by multiple owners	Sec. 9
Up to two, named families may be eligible to occupy the unit during each calendar year	Sec. 9

**F. There are some rules about the property and its use.**

**All of Part "F" below may be found in Article XIII of the Documents**

No repairs (except emergency) or restorations to vehicles may be made on the property, unless in a closed garage	Sec. 2
No asphalt driveways	Sec. 10
No alterations of wetlands permitted. Boating and fishing are okay	Sec. 24
Don't obstruct safe sight across street corners, or erect anything that would create a traffic or sight problem	Sec. 18
The removal of any tree (without approval) may only be done if it is dead, diseased, is a safety hazard, or is being done to promote the growth of other trees	Sec. 16 X
No gasoline or other fuels, except 5 gallons for emergency or lawn mowing purposes	Sec. 28
Underground fuel tanks are permitted	Sec. 28
Board may approve swing sets and other playground equipment	Sec. 32 X
Business may be conducted as long as it is not apparent from outside the unit, it conforms to all zoning requirements, does not involve people coming in who do not reside there (or door to door solicitations), is consistent with the residential character of the property and does not constitute a nuisance, hazardous or offensive use, threaten safety etc.	Sec. 27

**G. The following rules are the ones which keep property looking spiffy and your neighbors happy.**

**All of Part "F" below may be found in Article XIII of the Documents**

No signs posted "for sale" or "open house" or indicating directions to a house	Sec. 01
No vehicles other than private autos, passenger vans, and jeeps / pick-up trucks of no more than one ton allowed	Sec. 02
No non-personal vehicles such as campers, RV's, trailers, boats, horse trailers may be kept on property	Sec. 02
No overnight parking on street or on lawns	Sec. 02
Cannot conduct activities or maintain plants or pets that would annoy others	Sec. 05
No burning of wood, leaves, trash, garbage etc.	Sec. 05
Garbage cans must not be visible from the outside except for the minimum time necessary for its collection. If "back door pickup" is available, it should be used	Sec. 06
No object or activity should appear on unenclosed parts of the property	Sec. 07
No radio station or short-wave operations may operate	Sec. 08
No tennis courts are permitted on any unit	Sec. 08

No discharge of firearms, including things like BB guns etc.	Sec. 11	
No above-ground pools except for spas, with approval	Sec. 12	X
Pool screening may not be visible from the street in front of the unit	Sec. 12	
No raw aluminum-color screen will be allowed	Sec. 12	
No tents, utility sheds, shack etc., or other kind of outbuilding of a temporary nature	Sec. 14	
No window A/C units without permission	Sec. 20	X
All exterior yard lighting must be approved	Sec. 21	X
Holiday decorative lighting between Thanksgiving and January 10 <sup>th</sup> is permitted	Sec. 21	
No artificial vegetation. No sculpture, fountains, flags (except American flags) without approval	Sec. 22	X
No dog runs, animal pens or fences, except as approved	Sec. 26	X
No fences at all within 35 feet of country club property	Sec. 26	
No garage sales	Sec. 27	
No permanent hurricane or storm shutters are permitted without Board approval	Sec. 31	X
Children's play equipment must be stored when not in use	Sec. 32	
No awnings, canopies or shutters may be permanently installed unless approved	Sec. 33	X
Windows visible from the street must have white or off-white backings, or blend with the exterior coloring	Sec. 33	
Keep garage doors closed except when entering or exiting	Sec. 35	