

OAK RIDGE AT HIGH SPRINGS



OWNERS HANDBOOK

COVENANTS, CONDITIONS & RESTRICTIONS

OAK RIDGE AT HIGH SPRINGS

Oak Ridge at High Springs is a community which follows the covenants, conditions and restrictions recommended by the state and city codes and guidelines. The following is an abbreviated summary of some of the general responsibilities of the residents of Oak Ridge that have been gleaned from the myriad of details in the following pertaining to documents: Declaration of Protective Covenants, Conditions and Restrictions; Articles of Incorporation; By-Laws; and Rules and Regulations. The following paragraphs summarize the most common items of importance in ensuring the protection and ambiance of Oak Ridge at High Springs Community.

Assessments: Owners must promptly pay all assessments levied by the Association. The rate of assessment for annual or special assessments shall be equal and uniform for all lots. The record Owner(s) of each lot shall be personally liable, jointly and severally, to the Association for the payment of all assessments, regular or special, made by the Association along with all costs of collections and delinquent assessments.

Rules and Regulations: The Association may adopt reasonable Rules and Regulations for the operations and use of common properties and recreational facilities serving the Oak Ridge at High Springs community.

Residence Use: Residents cannot use or permit the use of their residence for any purpose other than as a single family residence (no trade or business may be carried on thereon) or permit anything to be done or kept in the residence which will cause structural stress, damage, or danger to the residence, or which will obstruct or cause damage to or interfere with the rights of any other residents or annoy

Rental of Residence: Rental or lease agreements must be in writing and require the tenants to comply with all rules and regulations of the Association. No such agreement shall relieve the owner of the Lot from the obligations of an owner, nor relive the Owner from the owners duty or responsibility to the Association for violations by the tenants of all obligations set forth for any owner.

Signs: No signs of any kind shall be displayed to the public view on the properties without the prior written consent of the Association. However, if a residence is for sale or rent, the owner is permitted to advertise same by erecting one "For Sale" or "For Rent" sign on the lot, which shall be no longer than two square feet as measured on each side.

Building Exteriors: Building Exteriors are under the jurisdiction of the Association Board of Directors and any modification (i.e., additions, painting, color change, etc.) must have approval in writing by the Board through the Architectural Review Committee.

Window Coverings: All windows facing a street or common areas must be furnished with draperies or curtains having a white backing or lining or with venetian blinds which are white when viewed from outside of the residence, for the purpose of providing a uniform appearance to the outside of the home. No reflective or other unattractive window coverings visible from the exterior of any home shall be permitted.

Exterior Protuberances: Unless approved in writing by the Association, no masts, towers, poles or free standing satellite dishes shall be erected, constructed, or maintained on any Lot or structure on a lot in such as manner as to be visible from the outside of such Lot or structure. No newspaper tubes or other non-uniform receptacle shall be permitted without the express consent of the

Association.

Maintenance of Exteriors: Each Owner shall at all times maintain in a slightly manner the exterior of all structures on the Owners Lot and any and all fixtures attached to the structures. If an Owner fails to undertake any necessary repair or maintenance within 5 days of written notice of violation (given by the Architectural Review Committee), or fails to complete the work within 15 days of the notice, the Community Association may affect the repairs or maintenance to the Owners Lot to preserve the beauty, quality and value of the neighborhood. The cost of the repairs or maintenance plus a 15% administrative fee shall be payable by the Owner to the party affecting the work. If the owner fails to make this payment within 5 days of demand, the cost and fee will constitute an Individual Lot Assessment against the Owners Lot. Each Owner grants the Community Association and their respective contractors, employees and agents a perpetual easement to enter onto the Owners Lot to carry out the work and releases these parties from all liability with respect to this work. The Community Association may impose a fine for each day this paragraph is violated.

Vegetation Control: No Owner may permit the growth of weeds or vegetation on the Owners Lot or on the land lying between the street pavement and the front lot line of the Owners Lot. All unimproved areas of a Lot must be maintained in an attractively landscaped and slightly manner. The Community Association may impose a fine for each day this paragraph is violated.

Offensive Activities: No person should take any action, or fail to take any action, which might result in the creation of a nuisance to other Owners (e.g., loud or unusual noise). No noxious or offensive activities shall be permitted which may or may become an annoyance or nuisance to the neighborhood. Soliciting within Oak Ridge at High Springs is strictly prohibited. No burning of any trash nor accumulation or storage of lumber, litter, scrap materials, refuse, bulk materials,

Miscellaneous Items

It is important to keep your Association and Management Company informed of any changes of addresses, phone numbers, and email addresses. This current contact information is needed to ensure that important information and notices about the community and the Association can be delivered to all owners.

Be sure to register to receive updated information from the Association via email.

If you rent your home, you must notify the management company and provide complete tenant contact information.

MANAGEMENT CONTACT INFORMATION:

Offices are located in the Clubhouse at the Links at Haile Plantation, 10000 SW 52nd Avenue, Gainesville, FL 32608

**Office hours are Monday thru Friday
8:30 AM – 4:30 PM**

Association Manager: Kelly Burch (352) 353-4812
KBurch@GainesvilleGAM.com

Administrative Assistant: Amanda Armstrong
(352) 231-9136
AArmstrong@GainesvilleGAM.com

Fax: (352)562-7453

14. Impose Fines: The Board of Directors may impose fines on members of the Association, or their tenants, in such reasonable sums as they may deem appropriate and in accordance with Florida Statutes. Each day of the violation may be considered by the Board to be a separate violation.

Rules and regulations as established by the Board of Directors and the governing documents can be amended from time to time by the Board of Directors. Whenever the Board changes any of the Rules or Regulations, the membership will be notified of the changes.

ARCHITECTURAL REVIEW COMMITTEE

If any owner wishes to change anything architecturally to the exterior of their home, they must submit a request to the Architectural Review Committee for consideration. This will include but is not limited to such items as the paint color of your home, new accent colors, new roof, screen enclosures, adding any kind of additional structures, placement of a satellite dish, etc.

The Architectural Review Committee will review all submittals and will provide approval. If disapproved, they will provide an explanation.

Submittals must contain particular information, i.e., details as to what is being requested, copy of the lot survey, color samples if a change in structure color, etc. Details of requirements is contained on the form to be used for the submittal.

Forms and ARC Guidelines may be acquired by contacting the Association Management Company or online at the Association website, www.GainesvilleGAM.com

permitted on any Lot. Any violation of a municipal ordinance, or state or federal statute, rule or regulation, relating to the health, safety, welfare or well-being of the residents of Oak Ridge at High Springs and occurring within the confines of such community, shall be deemed a nuisance.

Litter, Trash, Garbage: No garbage, trash, refuse or rubbish may be deposited, dumped or kept on any Lot except in closed sanitary containers. Trash containers must be kept inside a garage or otherwise hidden from public view. Trash containers must be promptly returned to the property storage area within 24 hours after trash has been picked up.

Trees: No living trees with a diameter of 24 inches or more, when measured at a height of 4 feet above the natural grade, may be removed, cut down, or destroyed without prior approval of the Architectural Review Committee, except if the tree poses an immediate danger to life or property. This prohibition will not prohibit the usual and customary pruning and trimming of trees. If this provision is violated, an owner may be required to replace the subject tree or otherwise mitigate the damage as directed by the Architectural Review Committee. An Owner must use reasonable care to preserve, in good health, all protected trees on the Owner's Lot.

Pets: Up to three (3) "household pets" may be kept at a Lot. All other pets and animals are strictly forbidden to be kept, bred, or maintained within Oak Ridge at High Springs. A "household pet" is a cat, dog or other common domestic animal approved by the Architectural Review Committee. In no event may any pet, including household pets, be kept, bred or maintained for any commercial purpose. Each Owner will be strictly responsible for the behavior of household pets. An Owner may not permit a household pet to become a nuisance or annoyance to other Owners. Each owner will be responsible to immediately collect and dispose of waste and litter from the Owner's pets.

The Association covenants as well as the City of High Springs and an Alachua County Ordinance that pets must be kept on a leash when not inside the confines of your home. Pets shall be attended at all times and shall be registered, licensed and inoculated as required by the law. No animal may be caged, tied, or otherwise kept on any porch, deck, Limited Common Property, or otherwise outside the residence unattended.

11. **Vehicles and Parking:** Parking of Wheeled Vehicles and boats, cars, truck, tractors, recreational trailers, (collectively called “vehicles”) must be kept at all times completely inside a garage or on an owner’s driveway and are not permitted to be parked elsewhere on a Lot or on a street within the Plat except as otherwise specifically permitted in this paragraph. Boats and boat trailers, recreational vehicles, and trailers may be kept outside a garage if at all times stored in the back yard of the residence and not within any setback, provided they are screened from the view of any public street or adjoining property and located on a pad constructed of asphalt, concrete or similar material approved by the Architectural Review Committee. An eight foot opaque fence shall be deemed proper screening for a motor home and travel trailer even though such vehicle may extend above eight feet in height. Private cars or trucks up to one ton capacity (exclusive of all other vehicles) owned by an Owner, Owner’s employer or Owner’s guests may be parked in the Owner’s driveway. Except as specifically permitted above, commercial vehicles may be parked in a street or driveway when necessary for providing services to an Owner, or for the pickup and delivery service, but only while undertaking this activity and never overnight. Recreational vehicles, travel trailers, trailers and campers may be parked on the driveway of a Lot for up to a total of 48 hours per week for loading and unloading only, and never for dwelling purposes. No Vehicles may be repaired or maintained on or adjacent to a Lot, except within a garage. Vehicles engaged in construction of subdivision

improvements or dwellings on behalf of Declarant will be permitted within Oak Ridge at High Springs for such purposes. Any other vehicle is not permitted to be parked elsewhere Lot or on a street within the Plat except as otherwise specifically permitted by the Architectural Review Committee.

12. **Temporary Structures:** No structure of a temporary nature, whether a trailer, tent, garage, barn or any other such building, is permitted on a Lot. This restriction excludes temporary buildings used in connection with and during the construction of a dwelling if approved by the Architectural Review Committee.
13. **Fences:** No fence, except as may be required by law or governing regulation, may be erected on any Lot without prior written approval of the Architectural Review Committee. The ARC may specify the height, location, and material as conditions of any approval. As a general guideline (and not as a limitation on the discretion of the Architectural Review Committee), all fence shall be natural, pressure treated, unpainted wood in shadow box or stockade design and are a shared maintenance expense between abutting neighbors whose yards share the same fence. Fences shall be located only where indicated on plans approved by the Architectural Review Committee, will be permitted only in the rear and side yards of a Lot and will be placed directly on the Lot lines. If the front of the Lot is irregular in design, the Architectural Review Committee will determine the setback requirement and location for the fences. These restrictions will not apply to fences constructed by Declarant or the Community Association for purposes such as tennis courts, swimming pools or along the boundary lines between Oak Ridge at High Springs and other properties; these other fences may be constructed of a chain link or other material. Declarant may construct fences across any portion of the front yard and driveway or any model homes, and such fences shall be removed upon sale of the model home.