



Rules and Regulations

18 December 2018

All Rules and Regulations as listed in this booklet may be subject to a monetary charge if violated.

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Common Elements

- A. Fire Exits shall not be obstructed in any manner at anytime.
- B. The common elements shall be used only for the purpose for which they are intended in the furnishing of services and facilities; and also, for the convenience and enjoyment of the owners and tenants of The Oaks of Country Club Condominium units and their guests.
- C. Sidewalks, entrances, corridors, stairways and landings of the buildings shall not be obstructed.
- D. None of the common elements of the condominium shall be decorated or furnished by any owner or resident without approval from the Board of Directors of The Oaks of Country Club.
- E. No Signs. No "For Sale" or "For Rent" signs or other displays or advertising shall be maintained on any part of the common property, or on/in the individual condominium units. No notices or lettering shall be exhibited, displayed, inscribed, painted or affixed in, or on, any part of the condominium unit, limited common elements, or condominium property. The foregoing includes posters or advertisements visible from outside the unit, and also, the distribution of advertisements or circulars to the units within the condominium.
- F. Lawful Use: No immoral, improper, offensive or unlawful use shall be made of any condominium apartment unit or of the common property. All valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction shall be observed. The responsibility of meeting the requirements of governmental bodies for maintenance, modification, or repair of the condominium property, shall be the same as the responsibility for the maintenance and repair of each individual unit owners' property.
- G. Unit owners, residents, their families, guests, servants, employees, agents or visitors shall not, at anytime or for any reason whatsoever, enter upon or attempt to enter upon the roof of any building, public or private, or go into any power or equipment room.
- H. All satellites installations MUST receive prior approval for the installation from the Board of Directors of The Oaks of Country Club. All such installations must be performed by a licensed installer in a good and workmanlike manner, and in accordance with all applicable State, County and City codes or regulations. Any item that is erected or installed must be on separate poles and may NOT BE attached to the roof or to the building. Any other type of installation is liable for removal without notice at the cost of the unit owner for whose benefit the original installation was made.
- I. No linens, cloths, clothing, curtains, rugs, mops or laundry of any kind, or any other articles, shall be shaken or hung from any of the windows, doors, balconies, terraces, or porches; nor exposed on any part of the common elements. No garbage cans, supplies, milk bottles, or other articles shall be placed on the balconies terraces or porches, or on

the staircase or landings. The common elements shall be kept free of rubbish, debris and other unsightly materials at ALL times.

- J. No clothesline or similar device shall be permitted on any portion of the condominium property, including common element areas. Nor shall any clothing, laundry, rugs, etc. be hung any where on the property.
- K. No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any unit, limited common element assigned thereto, or storage areas. Any grilling and/or barbecuing must be done in designated areas only.
- L. No additions or modifications to the common elements by any unit owner, tenants or other occupant shall be allowed. No one shall cause anything to be affixed or attached to, hung from, displayed or placed on the exterior walls, doors, back porches or windows of the individual units or on the common elements. Further, they shall not affix or attach awnings, porches, screens, enclosures, and the like to any unit or to the common elements. It is the express intent of the Association that our buildings and the common elements have an aesthetically pleasing and uniform appearance. The common elements will be maintained by the Board of Directors of The Oaks of Country Club, which shall have the sole right to make any additions, alterations or modifications to such common elements.
- M. Unit owners are specifically cautioned that their right to make any addition, change, alteration, or decoration to the exterior appearance or any portion of a building, including balconies, is subject to the provisions of The Oaks of Country Club Declaration of Condominium.
- N. Shrubs and flowers are to be limited in the common areas. NOTHING may be placed on the common areas without the prior written approval of The Oaks of Country Club Board of Directors, so that a uniform décor may be maintained on The Oaks of Country Club Property.
- O. ROADWAYS, DRIVEWAYS AND PARKING AREAS ARE FOR VEHICLES. PLEASE DO NOT ALLOW CHILDREN TO PLAY IN THESE AREAS. Recreational areas are the grassy areas on the sides of the pool and in front of the property.

Garbage

- A. All garbage must be placed in tied plastic bags.
- B. No papers, plastic water bottles or other types of garbage can be just thrown on the lawn or in the parking lots.
- C. All garbage bags must be placed into the dumpster and the lid of the dumpster must be closed, then the door of the dumpster must be closed.
- D. Please begin to load the garbage from the rear of the dumpster instead of the front of the dumpster
- E. Items such as furniture, water heaters, etc, must be placed in the designated area in the front of the Visitors Parking Lot. You must call the City of Rockledge Waste Management for pick-up. (City of Rockledge 321.690.3961.)
- F. Any cardboard boxes shall be broken down BEFORE they are put into the recycling and they should be placed in the rear of the dumpster.
- G. Please follow the City of Rockledge guidelines on recycling:

MATERIALS ACCEPTED:

PLASTIC:

Symbol #1–PET plastic containers with screw tops only, without caps.
Symbol #2–HDPE natural and pigmented plastic containers with narrow necks only, without caps (milk, water, detergent and shampoo bottles, etc.).

Symbols #3, #4, #5, #6 and #7 plastics with narrow and screw top containers as well as empty prescription bottles.

PAPER: Old corrugated cardboard, regular cardboard, cereal boxes (all broken down), newsprint, magazines, catalogs, telephone books, copier paper, junk mail, gable top containers (milk and juice cartons), juice boxes and all other paper items without wax liners, as well as paper bags and paperback books.

ALUMINUM: Food and beverage containers, steel and tin cans, empty aerosol cans, clean food pans and foil.

GLASS: Food and beverage containers (clear and color).

MATERIALS NOT ACCEPTED: Microwave trays, mirrors, window or auto glass, light bulbs, ceramics, porcelain, un-numbered plastics, plastic bags, coat hangers, glass cookware/bake ware, household items such as cooking pots, etc.

Parking

- A. Each condominium unit shall be assigned two parking spaces. and shall be used by owners/tenants only. One shall be as near to their front door as is feasible and the other shall be in the covered parking area. These spaces shall be clearly marked for each unit owner. VIOLATORS WILL BE TOWED.
- B. The parking facilities shall be used in accordance with the regulations adopted by the Board of Directors.
- C. A Visitors Parking Lot is provided near the main entrance. Your guests should always park in the provided spaces.
- D. Under NO circumstances shall parking on the lawns be permitted.
- E. No unregistered vehicle and/or no vehicle which cannot be operated on its own power shall be parked on the premises.
- F. A unit owner may not lease or assign his parking space except in conjunction with the lease of his unit, which lease has been approved in accordance with the provisions of The Oaks of Country Club Declaration of Condominium
- G. Vehicles need to be in good repair and respectable appearance.
- H. No mechanical repairs of vehicles shall be made on the condominium premises. Washing, vacuuming, checking fluids and changing light bulbs are permitted.
- I. Unit owners will be responsible for any damages to the parking lot area caused by themselves OR their tenants. The following damages will result in financial penalties to the Unit owners. The penalty will be held to the cost of the repair. Damages to the parking lot will be defined as damages caused to:
 - 1. driving/backing into dumpster area gates or the block enclosure
 - 2. the concrete car stops in the front of the parking spots
 - 3. carport beams or block wall
 - 4. plants, shrubs, trees and lawn
 - 5. Concrete by vehicles causing fluid leakage. Fluid droppings larger than the size of half-dollars causing permanent discoloration to the pavement. Owners will be given 72 hours to clean it up but after that they will be subject to fine and clean-up costs. The recommended clean-up is to put Kitty Litter on the entire area then pour Coke over all of the Litter. After 12 hours you can just sweep up the litter and place it in a plastic bag, tie the bag then place the entire thing in the dumpster.
- J. No commercial trucks or vehicles, boats, trailers, boat trailers, mobile homes, recreational vehicles, campers or trailers of any other description shall be parked in any parking space. This prohibition of parking shall not apply to the temporary parking of commercial trucks and commercial vehicles, such as for pickup, delivery, moving vans, etc. as required by

unit owners and tenants. Any vehicle larger than a van must be parked in the Visitors Parking Lot.

- K. The only items allowed on/in the carports are bicycles that are properly chained and locked to the carport: and Rubbermaid-type plastic boxes not to exceed 48" long, 24" deep and 24" high. There is a limit of two (2) boxes and they must be placed at ground level. The box and/or boxes are to be placed between the front of your carport and the concrete tire stop only. A Rubbermaid 6' x 4' x 2' 8", lockable cabinet may be bolted to the concrete wall within your parking area. Two (2) of these cabinets may be bolted to the concrete wall.
- L. No RESIDENT can park in the Visitors Parking Space in front of either the 4000 building or the side of the 8000 building. These spaces are designated for ONE VISITOR ONLY per space. All other visitors must park in the Visitors Parking Lot.

Maintenance Fees

- A. Monthly Maintenance Fees are due on the first of the month. Payment shall be made in the form of a check which must be placed in a sealed envelope and placed in the 1000 box which is located near the mailboxes. The monthly Maintenance Fee can also be mailed to:

The Oaks of Country Club Condo Association
1600 Woodland Drive, #1000
Rockledge, FL 32955-2543

Delinquency & Collections

The following document outlines the policies and procedures of The Oaks of Country Club Condominium Association, Inc. ("Association") and its Board of Directors ("Board") will follow in collecting past-due maintenance fees and special assessments owed by an Association member. This document was drafted in compliance with Chapter 718 of the Florida Statutes as well as the Declaration of Condominium, Bylaws and Articles of Incorporation of the Association.

1. The Association will maintain a ledger for each unit showing all maintenance fees, special assessments and late fees due and received. When a unit is sold, any unpaid amounts (including interest, attorney's fees, and administrative fees) will become the sole responsibility of the new owner unless specified otherwise by law. Delinquent amounts will be included in the estoppel letter prepared by the Association as part of the sale of the unit. Upon purchase of a unit, new owners are responsible for obtaining from either the prior owner or the Association all necessary information on how to make timely maintenance fee payments.
2. Maintenance fees are due by the first (1st) of each month and special assessments are due when determined by the Board. All maintenance fees and special assessments shall be made in the form of a check which must be placed in a sealed envelope and delivered to the 1000 Box which is located near the property's mailboxes. Maintenance fees and special assessments may also be mailed to:

The Oaks of County Club Condominium Association, Inc.
1600 Woodland Drive, #1000
Rockledge, Florida 32955

3. If a unit owner fails to pay a maintenance fee or special assessment in full by the tenth (10th) day following the date payment is due, a Friendly Reminder Notice will be mailed (or emailed if an Electronic Communication Consent Form has been signed) to the owner's last known address. A form Friendly Reminder Notice approved by the Board will be used. Further, on the tenth (10th) of each month, if the total maintenance fees and/or special assessments due from the unit owner to the Association is equal to or greater than 1 month's maintenance fee, a late fee of \$25 will be added to the unit owner's ledger and the delinquent amount will bear 18% annual interest as stipulated in Section VII (F), of the Declaration of Condominium.
4. If the unit owner believes a delinquent amount should be removed from his ledger, he will need to submit a request in writing to the Association. The Board will vote on the request at its next meeting. However, an owner's first late fee of each calendar year will be waived automatically by the Association as a courtesy.
5. If a unit owner fails to pay a maintenance fee or special assessment in full by the thirtieth (30th) day following the date payment is due, the Association will mail (or email if an

Electronic Communication Consent Form has been signed) a Delinquency Letter to the owner's last known address. A form Delinquency Letter approved by the Board will be used.

6. If payment is not received in full by the sixtieth (60th) day following the date payment is due, and if the total maintenance fees and/or special assessments due from the unit owner to the Association is equal to or greater than 1 month's maintenance fee, the Association will engage its attorney to begin the process of placing a lien on the unit. Further, if the unit is occupied by a tenant, the Association will engage its attorney to garnish the rent paid by the tenant in order to cover the delinquency. If the tenant refuses to provide rent payments to the Association to cover the delinquency, the Board will consult with its attorney on whether or not to evict the tenant. Once the attorney is engaged, all communications regarding the collection with the unit owner will be handled by legal counsel. Along with the delinquent amount, late fees and interest, the unit owner will be responsible for legal fees and costs associated with collection efforts. Once applied, these fees may not be waived unless approved by the Board.
7. Upon filing the Claim of Lien, the Board will choose, in conjunction with recommendations from legal counsel, to (1) foreclose on the unit, (2) wait until the mortgagee has foreclosed on the unit and subsequently file a money judgment against the unit owner, (3) make no effort to collect the delinquent amount, or (4) pursue other options provided by legal counsel.
8. In accordance with Florida Statute 718.303, a unit owner may lose his rights to vote on Association matters if the unit owner is more than 90 days delinquent and if the total delinquency is over \$1,000.
9. Pursuant to Florida Statute 718.111(11)(g)(2), if a unit owner (including their tenants or guests) fails to comply with any rule or regulation set forth by the Association and, in failing to do so, damages the condominium property, any funds spent by the Association to repair the condominium property may be charged to the unit owner and collected as if it were a maintenance fee.

Collections Policy approved by the Board of Directors on 11 July 2017

Pool and Spa

THE MAJORITY OF THESE POOL RULES ARE RESTRICTIONS PLACED UPON THE ASSOCIATION BY THE BREVARD COUNTY HEALTH DEPARTMENT. The County can close the pool for non-compliance with monetary charges issued to the Association.

- A. The operating hours for the pool are dawn to dusk each day. Restrict your swimming to these hours and be considerate of your neighbors.
- B. Each unit has a key to the pool with their unit number on the key. If such a key is lost, there is a \$75.00 replacement charge. Only a member of the Board of Directors of The Oaks of Country Club can authorize the making of a new key.
- C. Only an authorized adult (over 15 years of age), living at The Oaks of Country Club Condominiums, or their children, when accompanied by an authorized adult, may open the gate. The authorized adult must be present to supervise anyone under the age of 15 years.
- D. THE POOL KEY SHALL NOT BE LOANED TO ANYONE WHO IS NOT A RESIDENT OF THE OAKS OF COUNTRY CLUB AT ANYTIME.
- E. Only an adult (over 15 years of age), living at The Oaks of Country Club Condominiums, may operate the spa timer.
- F. No food is allowed within the fenced areas of the pool.
- G. All drinks must be in plastic. NO GLASS IS ALLOWED in the pool area at anytime.
- H. Brevard County Pool Rules are posted near the gate of the pool and on the side fence. Brevard County Spa Rules are posted near the spa.
- I. No animals are allowed within the fenced-in pool area at anytime. This is a State, County and, therefore, a Condominium Rule. If someone is found disobeying this rule, they will be subject to any monetary fine, or charge that is levied against The Oaks of Country Club Condominium Association, including any and all expenses incurred by The Oaks of Country Club to comply with fines, and/or any resulting penalties incurred.
- J. The pool gate is to remain closed and locked at ALL times.
- K. All items left poolside will be placed in the garbage.
- L. Music, radio, etc. may only be listened to using headphones.

Nuisances

- A. No uses or practices that are the source of annoyance to an owner and/or a tenant's peace of mind shall be allowed upon the condominium property.
- B. Nothing shall interfere with the peaceful possession and proper use of the property by its owners and tenants.
- C. No unit owner and/or tenant shall permit any use of his condominium apartment unit or make any use of the common property that will increase the cost of insurance upon the condominium property.
- D. No unit owner and/or tenant shall make or permit any disturbing noises or drunk and disturbing conduct in the building by himself, his family, servants, employees, agents, visitors, and licensee, etc. or to permit anything by such person that will interfere with the rights, comforts or convenience of the other unit owners or tenants.
- E. No unit owner and/or tenant shall play or operate upon any musical instrument, or allow to be operating a phonograph, television, radio, sound amplifier or similar device in his unit in such a manner as to disturb or annoy other occupants of the condominium. No unit owner shall conduct, or permit to be conducted, vocal or instrumental instruction at any time.
- F. Any ceramic tiling or wood flooring in the above ground floors must have soundproofing installed underneath the tiles and wood flooring.
- G. NO fireworks shall be discharged anywhere on The Oaks of Country Club Condominium Property.

Leasing Your Unit

- A. No unit owner may lease his/her condominium unit before (s)he has owned it for a minimum of 12 months.
- B. A condominium unit may only be leased in its entirety (ie - no renting out of a bedroom).
- C. The minimum lease period is 12 months.
- D. Before leasing a unit (or renewing a lease), unit owner MUST request written permission from the board.
- E. At least 14 days prior to new leaseholder occupying unit, unit owner must request a background check on lessee, other future residents of unit, and any resident visitors and pay a \$100.00 fee to the Association to cover costs of background check. The fee will cover a maximum of three people.
- F. No lessee is permitted to move into or reside at Oaks of Country Club without a certificate from the Association showing that lessee has passed the required background check.
- G. When the unit is rented, the owner of such unit shall NOT be entitled to the use of the common elements appertaining to the Condominium Association.
- H. Subleasing of units is prohibited.
- I. All leases shall be in writing and shall be subject to this Declaration, the Articles of Incorporation, By-Laws, and the Rules and Regulations of Oaks of Country Club Condominium Association, Inc.
- J. All rental units must have a lease and a copy of that lease must be filed with the Oaks of Country Club Condominium Association, Inc. within 10 days of occupancy. The Association MUST know who lives in each unit, i.e. the number of adults, children and pets, as per the Brevard County Fire Department Rules
- K. It is the responsibility of each unit owner to inform Oaks of Country Club Board of Directors of the dates when their unit shall be unoccupied. This rule is to discourage vandalism to, or theft from any unit. It is encouraged for the occupant of every unit to call the police if sounds are heard in such an unoccupied unit. Do NOT confront anyone personally.
- L. The Unit Owner is responsible for giving the door key, pool key and post office key to their new tenants.
- M. The Board of Directors highly recommends that the locks be changed each time the unit is rented. This is to ensure safety as the last tenant could have given a copy of his/her key to any other person. A copy of the new key must be given to The Board of Directors for entry only in an emergency.
- N. Failure to follow procedure WILL result in revocation of leasing privileges.

Selling Your Unit

- A. It is your responsibility to inform the Board of Directors of this Association of your intent to sell within seven (7) days of listing your unit.
- B. At least 14 days prior to closing, seller must request a background check on new owner, other future residents of unit, and any resident visitors and pay a \$100.00 fee to the Association to cover costs of background check. The fee will cover a maximum of three people. It is strongly suggested that this request be made as soon as offer is accepted so that it does not delay closing. The Association WILL NOT give approval required for closing until this is completed.
- C. At the closing, the Closing Agent must forward a copy of the Warranty Deed to the Association, which is usually a Title Company.
- D. It is further required by the police and fire departments that the names, phone numbers, number of adults, children and type of pet that shall occupy the unit be given to the Association within seven (7) days of closing.
- E. Oaks of Country Club Board of Directors has designated an area on the common Bulletin Board for the placement of a 3 x 5 card indicating which unit is "For Sale" or "For Rent." Information for posting must be given to a Board of Directors Member and MUST include all contact information. The information will then be posted in the Bulletin Board
- F. The Association recommends that the new owner have the locks changed within seven days. A copy of the new door key of the unit shall be given to Oaks of Country Club Board of Directors for emergency entry purposes ONLY.
- G. A transfer fee of \$100.00 shall be charged and paid to OAKS OF COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC. upon the closing.
- H. The pool key, which has the number of the unit upon it, must be given to the new unit owner or a charge of \$75.00 must be submitted to the Association.
- I. The mailbox key must be given to the new unit owner or a \$75.00 replacement fee will be charged.
- J. All outstanding Condominium Association Fees and other charges must be collected at the closing, and mailed, along with the copy of the Warranty Deed, and all other charges to OAKS OF COUNTRY CLUB, 1600 Woodland Dr #1000, Rockledge, FL 32955-2543.

Remedies for Violations

- A. At any given time, even if it is just suspected that there is someone on the property that should not be here, it is proper to call the police. The police and this Association do not want anyone confronting a stranger.
- B. It is further proper to call the police if one of the unit owners or tenants is causing a nuisance.
- C. Reasonable fines for non-compliance with these Rules and Regulations shall be in accordance with The Oaks of Country Club Declaration of Condominiums, as amended from time to time.
- D. If violations occur to ANY of the Rules and Regulations listed in this booklet, there may be monetary charges to said unit owner.

Animals

This is a summary of the regulations regarding animals at Oaks of Country Club. Full details may be found in the document *Animals Within Families* available on our website (oaksofcountryclub.com) or from any board member.

- A. NUMBER - Owners may be allowed any combination of two (2) animals, as defined above in *Animals Within Families*.
- B. REGISTRATION - The owner shall register all their animals for identification, for type of defined animal, for latest license updates, and for emergency purposes such as fire, tropical storm, and/or hurricane, etc. See form in *Animals Within Families*.
- C. The owner shall, at initial animal move-in registration, animal re-licensing, change in animal, and/or new animal registration, provide a signature saying they have the latest version these regulations and rules, and have read them completely.
- D. REREGISTRATION - Owners with service and emotional support animals shall provide re-registration documents whenever an animal is new to the unit .
- E. NON-ALLOWABLE ANIMALS - Animals shall be forbidden on the CA property if they are in any way poisonous, infected with an infectious disease, and/or an animal not allowed within the City limits. Emotional support animals may be denied residence with an owner's family, if, in the CA Board's opinion "maintaining the property in a safe manner would outweigh the owner's interest in having the objectionable animal." This could include, but not be limited to, damage to property, noise, harm, or frightening other owners.
- F. KEY - The owner shall provide a key to the unit, to the CA Board, for the animal's protection in emergencies such as fire, tropical storm, abandonment, and/or hurricane, etc.
- G. LICENSURE ANNUAL NUMBER UPDATES - Owners shall be required to provide/report to the CA an annual update licensure number for their animals that require them.
- H. SPAYING AND NEUTERING - All animals, whenever medically possible and/or feasible shall be spayed or neutered. Cats, dogs, and possibly other animals shall be spayed or neutered. Aggressiveness in animals are reduced when the procedures are accomplished increasing everyone's safety. An owner's one show animal is exempt provided that there is proof of active membership in a kennel club accepted by the American Kennel Club.
- I. RESTRAINTS - Owners shall leash, harness, or cage all animals outside their unit, outside their unit's porch/limited common area, and on the CA grounds. This is a CA and City requirement.

- J. CLEANUP - Owners shall carry a bag or device to clean up all solid waste of their animal(s) immediately upon animal deposit for reasons of sanitation, safety, aquifer preservation, and disease prevention. This is a City and CA requirement.
- K. DAMAGE - Owners shall be responsible for and pay for damage caused by their animal(s). This includes but not limited to: damage to CA grounds, damage to CA common and limited-common areas, damage to another owner(s) unit, injury to another CA resident, injury to another CA resident's animal, damage or injury caused by animal excrement, damage to another CA resident's property within the CA common area, etc.
- L. NOISE - The CA understands all animals make sounds, noises, and/or calls. Please refer to the City's Code of Ordinances for guidance on any problem situation. Report noise problems to City Code Enforcement and/or County Animal Control if they fall within the noise definition parameters. If animal noise (barking, howling, whining, screeching, scratching, etc.) is a persistent issue, considering the number of complaints to the City, the animal may have to be removed by a majority vote of the CA Board. The animal shall be removed within five business days of the CA Board vote for removal.
- M. PEST FREE - Owners shall kept their units free of pests, especially fleas, ticks, mites that may infest animals, residents, other units, or the CA grounds.
- N. POOL - Owners, with animals, are not allowed in the pool, the pool terrace, the pool shower, and/or the pool restrooms. County of Brevard pool health regulations prohibit all animals, including service animals, in compliance with the State of Florida. Yet, a service dog, in the pool area, is considered a reasonable FHA accommodation. Any service dog that causes a "Fecal Incident and Outbreak Response," the owner is responsible for all costs associated with the incident and its correction.
- O. IDENTIFICATION AND LICENSURE TAGS - Owners, having animals, outside the unit, on the CA grounds, shall have identification and licensure tags attached (usually to the collar) to their animals at all times.
- P. OVER ARCHING AUTHORITY - All unit owners, tenants, and/or occupants shall recognize the CA Board as the sole final authority on whether a certain animal is allowed onsite or within a unit. If such an animal is determined by the CA Board, the CA's insurance carrier, the City, the County of Brevard, and/or the CA's attorney to be a nuisance, health danger, safety hazard, welfare problem, etc. to any person on the Oaks of Country Club property, then that animal shall be removed.

Utilities

- A. All installations of satellite dishes, aerials, and antennas must be approved by The Oaks of Country Club Board of Directors of this Association BEFORE the installation is begun.
- B. A licensed installer must make the installation. The dish MUST BE PLACED ON A POLE NOT ATTACHED TO THE ROOF OR OTHER PARTS OF THE BUILDING.
- C. The installer must be insured and the installation must proceed in a workmanlike manner.
- D. All installations must be according to the Florida Hurricane Codes.
- E. All such installations must be removed upon the termination of the services at the cost of the unit owner for whose benefit the installation was made.
- F. The Oaks of Country Club Condominium is served by Spectrum Cable as well as AT&T U-Verse.
- G. Telephone service is available from AT&T as well as Spectrum.
- H. Electricity is provided by Florida Power and Light.
- I. Water is provided by City of Cocoa.
- J. Sewer and Trash are provided by the City of Rockledge.
- K. The Oaks of Country Club Condominium is not connected to the City of Rockledge reclaimed water system. Irrigation is provided by a well.

Key

- A. The Board of Directors of The Oaks of Country Club shall retain a key to each and every unit for emergency use ONLY.
- B. If a unit owner or occupant shall alter any lock or install a new lock, a copy of the new key shall be given to the Board of Directors of The Oaks of Country Club within 7 days.
- C. Non compliance may result in a monetary charge.

Restrictions

- A. Restrictions to residential uses: Each of the condominium units shall be occupied and used by only one (1) family, its vendors and guests; or by no more than three (3) unrelated persons as a residence and not for any other purpose.

Vendors and domestic help of the unit owners may not gather or lounge in public areas of the buildings, grounds, pool facilities or recreational facilities.

- B. Restrictions Against Partitions: No condominium unit may be otherwise divided or subdivided into a smaller unit nor may any portion, thereof, be sold or otherwise transferred.
- C. Restrictions against Retail or Wholesale Sales of Goods (etc.): No condominium unit within the condominium area shall be used for the wholesale or retail sale, display, storage, lease or delivery of goods and merchandise.
- D. Restriction Against Time Sharing: Time sharing of units is prohibited. Ownership of a unit on a monthly or weekly time sharing program is prohibited. Inhabitation of any unit, on a weekly or monthly basis, is prohibited.
- E. Restriction Against Drilling Holes: No unit owner or resident shall drill in either the ceiling or the floors of their unit.
- F. Storage Restriction: All unit owners shall store all personal property within their condominium units or in their storage spaces.

Amending This Document

Reasonable rules and regulations concerning the use of condominium property may be made and amended from time to time by The Oaks of Country Club Board of Directors. Copies of such Rules and Regulations, and the amendments to, shall be furnished by the Board of Directors to all condominium unit owners and tenants of the condominium, but the delivery of a copy thereof, shall be a condition precedent to the effectiveness of such Rules and Regulations.

Required Unit Maintenance

A key component of living in a condominium community is maintaining your unit in such a fashion that you do not cause damage to other units. Deviating from the required maintenance schedule not only risks damage to your own property, but damage to neighboring units. Additionally, deviating from the schedule increases your liability in the event of damage to a neighboring condo unit. Should any damage occur to your unit, another unit, or condominium common area due to these items not being performed, the incident will be considered due to owner negligence and you will be responsible for the ENTIRE cost of repairs.

Owners are required to ensure that:

- A. Dryer vents are cleaned annually.
- B. Smoke detectors are in good working order. This includes replacing the battery every six months (for units with replaceable batteries) and replacing the detectors every 10 years since smoke detector sensors degrade with time. If your old smoke detectors are of the ionizing type (they are required by law to have a label stating if they are), the old smoke detector must be disposed of at the county hazardous waste disposal site on Adamson Road in Cocoa because those detectors contain radioactive material.
- C. Air conditioner drains are treated at least every six months. This consists of pouring ½ cup vinegar in the drain (an alternative treatment is ¼ cup bleach followed by a cup of water 10 minutes later). Owners on the top floors of the 8000 building note that your air conditioner air handler is located in the attic above your unit. You must treat at the air handler. While you are required to treat every six months, we strongly recommend treating more often.
- D. Toilet wax seals are to be replaced at least every 10 years.
- E. Water heaters are replaced when they reach 10 years of age.
- F. Chimneys (for owners of units in the 8000 building) are checked at least once a year, and cleaned if needed.
- G. All work is performed by licensed (state and local) and insured (personal liability, worker's compensation, property damage coverage) workers.
- H. Window screens, doorbells, and storm doors are maintained in good working order and are replaced when damaged or appearing worn.
- I. Records of maintenance performed are kept in the event of an incident involving damage to their or a neighboring unit or common space.

Visitors

- A. A Resident Visitor is defined to be any visitor over 18 years of age staying at Oaks of Country Club Condominium for a period of thirty (30) days in a calendar year without compensation to unit owner. If visitor provided compensation, then visitor is a lessee and must meet the requirements set forth in the section on Leasing Your Unit.
- B. At least 14 days prior to an individual becoming a resident visitor, unit owner must request a background check on lessee, other future residents of unit, and any resident visitors and pay a \$100.00 fee to the Association to cover costs of background check. The fee will cover a maximum of three people.

THE OAKS OF COUNTRY CLUB CONDOMINIUM ASSOCIATION

RULES AND REGULATIONS

Summary of restrictions concerning the condominium units:

The use of the Condominium property shall be in accordance with the following provisions and these restrictions shall be covenants running with the land and shall be binding upon the Association and Condominium Unit Owners and Lessees and their respective heirs, devisees, executors, administrators, successors and assigns. These restrictions are as set forth in The Oaks of Country Club Documents. (As set forth in Article XI of the Declaration of Condominium entitled "Use Restrictions")

This booklet was revised June 9, 2015, January 16, 2016, July 11 2017, and December 18, 2018

_____ Matthew Whalen, President

_____ Tracy Bennett, Vice President

_____ Susan Teague, Secretary

_____ Kenneth Teague, Treasurer