ROYAL OAKS
A Deed Restricted Community
OF CITRUS

ROYAL OAKS OF CITRUS HOMEOWNERS ASSOCIATION

Rules and Regulations

Please retain these documents with your home records.

If you sell your home, these documents must be delivered to the New Owners at time of closing.

ROYAL OAKS OF CITRUS HOMEOWNERS ASSOCIATION, INC.

A DEED RESTRICTED COMMUNITY

RULES AND REGULATIONS

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These Rules and Regulations were Approved by the HOA Board on January 18, 2023.

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Board Approval 1/18/23
Legal Approval 2/1/23

Section A – Definitions

1) MAIN CLUBHOUSE FUNCTION ROOM – as defined herein, shall refer to the building in the Clubhouse complex containing the main room with dance floor, bar, tables and chairs and adjoining kitchen facilities.

2) LIBRARY / CARD ROOM – as defined herein, shall refer to the building in the Clubhouse complex containing card tables and chairs, books and videos.

3) GAME ROOM – as defined herein, shall refer to the building in the Clubhouse complex where the pool table and ping pong table are located. Some games are played here. The Director's Office adjoins this room.

4) FITNESS CENTER – as defined herein, shall refer to the building in the Clubhouse complex containing exercise equipment.

5) POOL AREA – as defined herein, shall refer to the pool and pool deck.

6) CABANA – as defined herein, shall refer to the Clubhouse building next to the Pool Area with tables and chairs for miscellaneous events and equipment (horseshoes, shuffleboard, corn hole) for use at the Recreational Facilities. **The Grills belong to the Association and are located here but are not to be used for Private Functions.**

7) RECREATIONAL FACILITIES – as defined herein, shall refer to the tennis courts, shuffleboard courts and horseshoe pits.

8) HOUSE GUEST – as defined herein, shall refer to anyone who stays one or more nights in a unit at Royal Oaks.

9) DAY VISITOR – as defined herein, shall refer to a guest or friend of the Resident who visits for one day or less.

10) FOUNDATION PLANTING – as defined herein, shall refer to the landscape beds along the edges of, and extending three feet from, the outside walls of the home.

Section B – Amenities Rental and Usage

1) The Pool Area and Recreational Facilities **are not available** for private functions. This includes the Grills near the Cabana. Please consult posted Rules and Regulations for use of the Pool Area.

2) The Association reserves the right to reserve any of the Recreational Facilities and the Pool Area for scheduled Community Events.

3) The various rooms may be reserved for planned activities (see Clubhouse Rental Agreement). First, they must be discussed with a Board Member to avoid conflicts with other planned events. Ongoing events are listed in the Newsletter. Special events can be posted on the bulletin boards, in the message boxes or on the Harvard entrance information sign.

   The Main Clubhouse Function Room, Library, Game Room and Cabana may be reserved by Royal Oaks Residents for a private gathering they are arranging. There will be a fee charged for usage. A deposit will be required for all occasions. However, if the reserved facility is left in a clean and satisfactory condition, the deposit will be returned. **Any damage caused by Royal Oaks Residents or their guests, other than normal wear and tear, shall be paid by the Renter to ROCHA within 10 days following the event for which the facility was used. The Renter agrees to exercise reasonable supervision of the proceedings and their guests' behavior**. Private gatherings / parties are coordinated through the Board of Directors.

4) The Pool Area shall be available at all times during normal hours (8:00 AM to 10:00 PM) to all Residents, House Guests and Day Visitors. Users under the age of 18 MUST be accompanied by a responsible adult Resident or their adult House Guest from their own party when in the pool area. The presence of other adults in the pool does not eliminate this condition requiring a member of the child's party to be present at all times. There is no lifeguard on duty. **ADDED**: There is a limit of 32 in the pool at one time and there must be 1 related adult for every 4 children within that family.

5) Any group generating funds (i.e. donations, meals, raffles, etc.) must be sanctioned by the Board of Directors and all money deposited into an account which will be part of the Royal Oaks accounting system. They will have a separate bank account for the deposits and checks related to such events. The Social Committee Chairperson and their Board Liaison will be the authorized signers.

6) A bulletin board located in the atrium off the Clubhouse parking lot is for Association business and related items only. The bulletin boards located inside the Game Room are for Residents to postdated announcements and items for sale or wanted (3x5 cards). These may remain on the bulletin boards for 30 days. Only approved commercial advertising will be allowed to be posted.

Section C – Rules & Regulations

The Board of Directors has legal authority under the Royal Oaks Covenants, Conditions and Restrictions to enforce Homeowners, Renters and Guests compliance of any needed action.

The following is a summary of the more important rules to be followed by all Royal Oaks Homeowners, Renters and Guests. These include most, but not all the rules prescribed by the legal Covenants, plus others established by the Board of Directors. For new Residents, a complete copy of the Declaration of Covenants, Conditions and restrictions, Bylaws and Rules and Regulations must be provided to you by law, at the time of closing, from either the Title Company or Attorney assisting in the transfer of the property. Ignorance to the Rules & Regulations is no excuse. (Note: **All of these Documents are available on the Royal Oaks of Citrus website.**)

Approval by ACC (Architectural Control Committee): The ACC has control over any addition or alteration to the outside of your unit or changes in your yard, except in the foundation planting area. For any activity that requires ACC approval, you must obtain an application and receive **APPROVAL BEFORE THE WORK BEGINS**. When you have an outside contractor doing the work, be sure they understand they cannot commence work until approval is granted, and all permits, if necessary, are obtained. For your protection you should make certain the contractor has insurance, workman's compensation, if applicable, and a current county license. Applications are available in the Clubhouse Game Room or on the Royal Oaks website. Applications are reviewed by a majority of the Committee and generally requires a site visit. No separate buildings or storage sheds may be erected on any lot. Incidental tree trimming does not require ACC approval. Violation of these Rules and Regulations allows the Board to establish, levy and assess a fine. See ACC Form for more information. (Reference: Covenants Article IX, Section 3 and Article XIV, Section 1 for the Fine Schedule)

1) **Pets**: No more than two (2) dogs or cats, or one of each, may be kept in a dwelling unit. Caged birds and aquarium fish are allowed. Exotic animals are not permitted. Animals **MUST** be on a leash when outside a dwelling unit and are not allowed to run free. Owners are responsible for picking up excrement and should carry a suitable container to remove and dispose of it properly. Picking up includes timely removal from any yard or common area. It should not be put in storm drains. Trash cans are available at the dog park (no household trash permitted), behind the main Clubhouse dumpster and next to the Retention Pond. Pets are not allowed in the following areas: pool area, atrium, shuffleboard, horseshoe and tennis courts or in any room of the Clubhouse or Cabana. Any animal which becomes a nuisance to a Resident will be reviewed by the Board of Directors and appropriate action taken.

2) **Garbage and Trash**: Garbage must be placed curbside by 8:00am on Mondays. Garbage should be placed in a plastic bag or a garbage can. Boxes must be broken down; they cannot be left as boxes at the curb. Cans must be returned inside your garage the same day as pickup. Small items of trash (non-garbage) need not be bagged. Disposal of large or bulky items (i.e. furniture, mattresses, beds, etc.) require special arrangements made by the Homeowners with the current trash collectors. Garbage should not be placed at curbside before dark the day before pickup. If a major holiday falls on a weekday

(New Year's Day, Memorial Day, July 4th, Thanksgiving or Christmas), garbage pickup will be pushed back one day for the remainder of that week. See "Important Numbers" on the Royal Oaks Website for Trash Collector company contact information.

a. Dumpster in the Clubhouse area - to be used only if leaving on vacation prior to pick up and only for bagged garbage. This dumpster cannot be used for furniture and every box must be broken down. Commercial dumping from contractors is strictly prohibited!
b. Yard Waste Area – yard waste (tree limbs, moss, grass and bush clippings) must be transported to the holding area beside the RV Storage area for disposal. Do not leave yard waste in plastic bags; after emptying the bags, dispose of bags in the trash can in the yard waste holding area.

3) **Signs**: Only one "For Sale" or "For Rent" sign is allowed. Signs cannot exceed 12" x 18" in size. Commercial, political, open house or estate sale signs are not allowed on any building or land in the Community; this includes both Community entrances and the land adjacent to the Highway 41 Community sign.

4) **Exterior Painting**: Dwelling unit painting is on an eight (8) year schedule. The schedule may be shortened or extended if approved by the Board of Directors. Colors selected must be uniform for all attached dwelling units. Change in color on any unit requires ACC approval and majority approval of attached Homeowners. A copy of the Painting Schedule is posted on the Royal Oaks website as well as the Clubhouse Game Room. Touch up painting outside of the scheduled painting is the responsibility of the Homeowner, as is with the purchase of the paint. Individual Homeowners are responsible for the cost of exterior painting. (Reference: Covenants Article X, Section 2)

5) **Exterior Roofing**: *Roof replacement may be amended based on legal counsel and Board decision. The Board of Directors will take bids and choose a Roofing Company to use throughout the Community, which includes the roof color and type of material. "Pending Future Board Vote"*

Dwelling unit roofs must be replaced; this can be when one unit in an attached group has major problems, or the majority of the owners agree replacement is needed OR when one unit owner has been notified by their Insurance Company that their roof must be replaced. All attached units must have their roofs replaced at the same time and by the same contractor. Change in color or material requires ACC approval. The Homeowners will agree on the contractor of their choice and engage in a contract directly with the roofing company. The contractor needs to get a county permit and before signing a contract, you must get ACC approval. When patching is needed, the material used must match the existing as closely as possible. ACC approval must be obtained. Individual Homeowners are responsible for the cost of exterior roofing replacement and patchwork. (Reference: Covenants Article X, Section 2)

6) **Painting and/or Roofing Reserve Accounts**: The Reserves will be used as a down payment and the Resident will be responsible for the balance. Reserve account balances remain with the home upon sale or transfer or property.

7) **Parking**: No parking is allowed on any lawns at any time. No parking is allowed on any streets, cul-de-sacs or roadways to the main parking lot with the following exceptions: (all others will be towed at Owner's expense)
    a. Street parking of no longer than 1 hour to load/unload vehicles.

b. Temporary parking for a caregiver is allowed in the street at the end of the driveway, or in a cul-de-sac, only if the driveway cannot be used. **This will require an approved Parking Pass from a Board Member**!
c. Moving vans and small service vehicles actively engaged in services to the property.
d. Board approved contractor vehicles.
e. Extended storage of unused vehicles is not permitted in the Clubhouse parking lot or other designated parking areas. These are intended for event or overflow parking.

Reserved Parking Spots are now located in 2 areas of our Community - the entire back row of the Clubhouse Parking Lot and 1 spot in each of the 2 "Overflow" Lots (near the Dog Park and the Water Retention Pond) which have been labeled accordingly. In order to obtain one of these **Reserved Parking Spots**, please follow the process outlined below. Cars that have not been approved for a Reserved Spot will be towed at Owner's expense. Automatic non-approval: Golf Carts or Homeowners that own Golf Carts and the Carts don't fit in their own garages and/or driveways **AND** Cars that don't fit in their own garages and/or driveways.

I. Please fill out this application either electronically (via the website) or using this paper application.
II. If using this paper application, please place it in the specific mailbox in the Game Room (where the Newsletters are located).
III. A copy of a valid driver's license and a copy of car insurance must be submitted with the completed application.
IV. Upon receipt of the electronic application and/or the paper application, a Board Member will review your request and respond in a timely manner.
V. Once the Reserved Parking Spots are approved, they must be updated yearly. After that a new application must be submitted. You will then receive a Reserved Parking Spot "Permit" that must be hung from your mirror.

f. Only cars displaying a proper handicap tag may be parked in any handicap spaces. These spaces are for those actively using one of the Clubhouse rooms or recreational facilities.
g. Parking in a neighbor's driveway can be done with the neighbor's permission.
h. At no time can your vehicle obstruct the movement of other Owners in or out of their driveway. (Reference: Covenants Article XI, Section 7)

8) **Nuisances**: No offensive activity (loud noise, loud radio or TV playing, raucous behavior, roughhousing at the pool, etc.) is allowed in any unit or common area, nor shall anything be done thereon which creates a nuisance to the Residents of Royal Oaks. All vehicles should adhere to the posted speed limits and parking regulations. Violators shall first be warned, and if such nuisance continues, a suitable fine will be imposed and/or the Sheriff (352-726-4488) will be called.

9) **Cabana**: The Cabana is available to Homeowners and their Guests only. Users under the age of 18 MUST be accompanied by an adult Resident or their adult House Guest. No smoking or pets are allowed in the Cabana. Upon leaving, please straighten up the chairs and tables and carry out any garbage. In addition, all decorations must be removed after the event (which includes staples, tacks, tape, nails, etc.) See "Royal Oaks of Citrus HOA Facility Rental Agreement / Additional Information" on the Royal Oaks website.

10) **Swimming Pool**: Listed below are the pool rules:

a. Maximum bathers in the pool at any one time is 32.

b. No food or drinks allowed within 4 feet of the pool edges.
c. No glass containers allowed in the pool area.
d. Persons under the age of 18 MUST be accompanied by an adult Resident or their adult House Guest.
e. No Diving, No Jumping, No Running
f. Only Residents and Guests allowed in the pool area; 4 children per adult Resident permitted.
g. Proper swimming attire is required (manufactured swimsuits only).
h. No mattress-type floats allowed.
i. No adult diapers/briefs should be worn in the pool. Babies must wear swim diapers.
j. Pool hours are 8:00 AM – 10:00 PM.
k. No smoking is allowed in the pool area.
l. No animals are allowed in the pool area.
m. Pool users must clean up after themselves (i.e. garbage must be disposed of properly).

11) **Main Clubhouse Function Room**: See "Royal Oaks of Citrus HOA Facility Rental Agreement / Additional Information" on the Royal Oaks website. Residents will be charged a reasonable fee for use of any of the Clubhouse Rooms for private parties or events. The family of any Resident of Royal Oaks who passes away may use the Clubhouse facility for the bereavement gathering free of charge. The Board of Directors coordinates the reservation of any room.

12) **Recreational Facilities**: The tennis courts, shuffleboard courts and horseshoe pits are available to Residents and their Guests between 8:00 AM and 10:00 PM. Any significant damage to these and other common properties, beyond normal wear and tear, will cause an assessment to be made to the responsible parties. Skateboards, roller skating, roller blades and bicycles are not allowed on sidewalks, shuffleboard courts, tennis courts or the clubhouse area. All persons under the age of 18 MUST be accompanied by an adult Resident or their adult House Guest when using any Royal Oaks facility.

13) **Flagpoles**: No freestanding flagpoles allowed without ACC approval (no higher than 20'). Garden flags up to 12" x 18" are allowed, in planting area only. Flagpoles attached to the home will be allowed with flags not to exceed 4.5' x 6' in size. No political or commercial flags are allowed per the Florida Statute 720.304, #2A, 2B & 2C.

14) **House Numbers**: For consistency to aid emergency vehicles and for easy reading, all house numbers should be black in color 4" H x 2 ½" W. Numbers should be centered over garage door.

15) **House Markers / Plaques / Outdoor Memorabilia**: No more than 1 personalized house marker is allowed on the exterior of the house. Marker / Plaque should not exceed 12" x 14" in size (round, square or rectangle). No memorabilia or planting area shall be established on the lawn unless encircled by a border for protection. They must be 6' from any other obstacle for the lawn mowers to do their job. The utility boxes must be kept clear for the utility company's ability to access these boxes. Any large inflatable items are not permitted with the exception of holiday / seasonal decorations. These must be removed within 2 weeks following the holiday. (Refer to Rule #35 for additional information)

16) **Hanging decorations**: Hanging and affixed bird houses, bird feeders, ornamental items, wind chimes and the like are **only allowed in the back yard**. Items must be hung with a minimum of 5' clearance from the ground for lawn mowing. Nothing should be permanently attached to any trees.

17) **Trellis**: Trellises to support vines or bushes will be allowed only in the foundation planting areas **and** any ACC approved planting areas. The maximum height and width is 6'H x 3'W.

18) **Sidewalks**: All sidewalks should be kept clear of objects for safety reasons (ambulance, firemen, police, etc.) These include hoses, down spouts, potted plants and benches. Safety lighting is allowed on the foundation side of sidewalk as long as it does not interfere with the lawn mowing. (Reference: Article XI, Section 6)

19) **Drapes and Window Film**: Windows shall be covered with drapes, curtains or blinds. If a homeowner wishes to apply an energy conserving tinted window film, they may do this. The allowed colors are natural, neutral, light grey or medium grey and clear frosted film. No shiny or mirror appearing coating may be used. The ACC Application must have attached a description of the product to be installed and a sample of the film. If film is applied, all windows on the same side of the unit must be done. The ACC has the right to require homeowners to remove or replace discolored or deteriorated window film. Lanai windows may be covered by vertical, roll-up, or venetian blinds. No paper or sheets are permitted. Window film may be applied to a lanai window by following the same requirement as a unit window. (Reference: Article XI, Section 20)

20) **Clothes Hanging**: Clothes hanging racks/devices exterior to a unit shall be permitted only if located where it is not visible from the street in front of the unit. The device must be removable or retractable and must be taken down after each use. The location cannot interfere with the lawn mowing. (Reference: Article XI, Section 9)

21) **Wing Walls**: Only potted plants are permitted to be placed on wing walls and homeowners are responsible for the cleaning, care, maintenance and repair of their own wing wall. (Reference: Article XI, Section 6)

22) **Maintenance Fee Payment**: Maintenance Fees are due to our management company on the first day of each month and must be received by the 10th of each month to prevent a late fee of $10.00. Our management company offers two (2) ways to pay your maintenance fee: either by check or by automatic monthly withdrawal from your bank account. Please speak with our management company if you want to sign up for the automatic withdrawal. Any fee not paid after the due date shall bear interest at the maximum rate allowed by law. (Reference: Article VII, Sections 10 and 11)

23) **Smoking**: No smoking is allowed in the common areas.

24) **Lawns**: Homeowners must complete a Work Order for maintenance needed on the lawns or irrigation system. Work Orders can be completed on our Royal Oaks Website (under "Forms") or by completing a Hard Copy located in the Clubhouse Game Room and placing the completed Form in the Work Order Mailbox. A Board Member should be notified only for after hours emergencies regarding the irrigation system. Any maintenance of lawns or irrigation system that is performed by the homeowner resulting in damage to the lawn or irrigation system will be the responsibility of the homeowner and must be repaired at the homeowner's expense. Homeowners are required by law to comply with the rules of the Southwest Florida Water Management District on lawn watering and time restrictions that apply. Any unused lawn products (i.e. mulch, stones, concrete edging, fertilizer, etc.) are to be stored inside your porch, lanai or garage. ACC approval is required to make changes to any landscape areas or driveways.

25) **Yard/Garage and Estate Sales**: No private yard or garage sale may be held at any unit. Estate Sales of a deceased Resident, a Resident who will be permanently residing in a nursing facility or a Moving Sale may be held for a maximum of three (3) consecutive days and must be confined to the unit dwelling interior with prior approval of the Board of Directors. Any exceptions MUST be approved by the Board of Directors. No display of items on the lawn or driveway, and no signs on lawns or Royal Oaks property are allowed, unless approved by the Board of Directors.

26) **Information and Event Signs**: An information sign is located at the Harvard Street entrance. The enclosed bulletin board in the Clubhouse atrium also displays information and event signs. The purpose of these is to alert the Residents of upcoming events (i.e. Board Meetings, Social Activities, Special Circumstances, etc.). The atrium bulletin board will be considered the location for posting all official notices of the Community. (Reference: Article XI, Section 11 & Article III, Section 4)

27) **RV / Boat Storage Area**: Royal Oaks maintains a list of storage spaces. Homeowners demonstrating interest in utilizing the storage area will be placed on the Wait List and notified when space becomes available. Upon space availability, homeowners must complete an application prior to storage permission being issued. All spaces are assigned based on a contract with the owner of the vehicle. There will be a **Fee Schedule** associated with the rental of space(s) within the RV / Boat Storage Area. Please refer to the Board of Directors for an application and required information.

28) **Outside Storage**: No articles, objects, or other property may be placed, stored or kept in, on or upon a lot. Everything must be stored within the garage or lanai. When moving in or out of Royal Oaks, PODS, rental moving trucks or small trailers may be parked completely within the driveway for up to 72 hours. (Reference: Article XI, Section 16)

29) **Gutters and Downspouts**: Cleaning and/or damage repair to rain gutters and/or downspouts is the responsibility of each homeowner. Common gutters (those serving two adjoining units) require the cooperation of both homeowners. If not maintained, the ACC will issue a violation notice mandating correction. Non-compliance will result in fines and billable cleaning and/or repairs. (Reference: Article III, Section 10 & Article X, Section 2)

30) **Roof Cleaning**: Dwelling unit roofs must be cleaned as needed. Trees hanging over the roof are the major factor which causes shingle damage or staining, resulting in the need to clean. The entire roof area in a stained section must be cleaned. If not done, the ACC will issue a violation notice mandating correction. Non-compliance will result in fines and billable cleaning and/or repairs. (Reference: Article X, Section 2)

31) **Driveway / Sidewalk / Landscape Edging Cleaning**: Every Homeowner is required to clean their driveway, sidewalk and landscape edging as needed. You might want to consider having a clear sealer applied after cleaning. This should extend the life of the concrete and reduce how often you need to clean the area. (Reference: Article XI, Section 6)

32) **Outside Premises**: ACC prior approval is required. No outside additions or alternations to any unit are allowed. No separate building, storage sheds, awnings or fences are allowed on any lot. No additional lights or motion sensors are allowed that cover an area beyond the unit property line. Security cameras are allowed but must not encroach (i.e. infringe, invade or trespass) into any other owner's property. (Reference: Florida Statute 810.145 and Covenant Article XI, Section 3)

33) **Driveways**: Painting or staining of driveways and sidewalks is not allowed. Widening of driveways must comply with the appropriate information below. ACC prior approval is required.

a. Units in Phase 1 may widen driveways up to the sidewalk leading to the front door.
b. Units in Phase II and III may widen driveways by a maximum of 2' on each side, if permissible. Phase II and III additions must be symmetrical to the house and garage. (See "Phases" Map on external bulletin board in the atrium.)
c. Additions must be poured concrete, not block or brick or stepping stones. All additions must be one pad, no patchwork. Exceptions will be considered for Disabled Handicapped sticker holders.

If it is necessary to move irrigation lines, the cost would be the responsibility of the homeowner and the work must be performed by our irrigation service contractor.
(Reference: Article XI, Section 6)

34) **Tree Planting, Removal and Maintenance**: ACC prior approval is required. Listed below are the specifics. In addition, there may be some Citrus County regulations to be considered. (Reference: Article XI, Section 22 of the Covenants states the intentions.)

a. **Planting**: A new tree must not interfere with lawn service and must be a minimum of 5' tall at time of planting. A minimum of 6' from the nearest obstacle is also required. The 6' includes any edging or border. All trees (new and old) must be kept trimmed to a 5' high clearance from ground level for lawn service.
b. **Removal**: ACC approval is required before any tree can be removed. A decision will be based upon a licensed arborist's report on the condition and health of the tree which includes a reason for removal. When a tree is removed, replacement may be required. The stump must be ground and replaced with ground cover (sod, mulch, etc.) at the Homeowner's expense.
c. **Maintenance**: Homeowner is responsible for damage caused by their trees to water, irrigation system and/or underground cables. This is a responsibility during planting, removing or future growth damage. Tree trimming is also the responsibility of the Homeowner. No approval is needed for trimming. If a neighbor's tree is hanging over your property, you may ask them to trim the tree or have it trimmed at your expense. If a tree overhangs a roof, it must be kept trimmed to avoid damage or staining to roofs. The ACC has the right to enforce tree trimming. Homeowner's must clean up after their own trees (i.e. dropped limbs, moss, leaves, dropped fruit/berries, etc.). The Homeowner is responsible to place all debris in the yard waste area beside the RV Storage Area. Do not leave the yard waste in bags or boxes and empty them as far back as possible.

35) **Landscaping & Lot Upkeep**: ACC prior approval is required for changes outside the foundation plantings. All owners shall, as a minimum, keep the lot free and clear of debris. Each Homeowner shall also maintain the landscaped areas, shrubbery, or flowers on their lot. No Homeowner shall cause or allow any alterations of the landscaping which would hinder lawn care or mowing. Foundation planting or removal does not require ACC approval. The lawn care contractor may trim unit bushes and shrubs within the 3' foundation planting area on an "as needed" basis. Leaf removal (berries, cones, branches, etc.) from the Homeowner's yard or the street in front of the yard is the Homeowner's responsibility. The Homeowner is responsible to place all debris in the yard waste area beside the RV Storage Area. Do not leave the yard waste in bags or boxes and empty them as far back as possible. (Reference: Article XI, Section 10 and Section 18)

36) **Patios**: Painting or staining of patios is not allowed. You might want to consider having a clear sealer applied after cleaning. This should extend the life of the concrete and reduce how often you need to clean the area. ACC prior approval is required. Citrus County may also require a permit. Alterations to the use and appearance of the exterior of the property shall assure harmony of design and location in relation to surrounding buildings and topography. No change in the level of the land on any property shall be made which results in any permanent change in the flow or drainage of surface water, unless it improves the draining or flow of water. (Reference: Article X, Section 1)

ACC approval is required for any type of ground cover, either attached to the exterior of the unit or free standing. One side of the patio will adjoin the original lanai and be no larger in square footage than the original lanai. Modifications to the irrigation system will be at the Homeowners expense and done by the irrigation service contractor. The patio may be poured concrete, tile or paver stones. The patio must not interfere with the 6' minimum requirement for the lawn mowers. Sturdy patio furniture / items may be permanently kept on the patio. Cooking grills must be covered. Portable, lightweight furniture / items must be stored in the garage or lanai when not in use. **If leaving for the season, you must store all furniture and loose items inside in preparation of hurricane season**.

37) **Solar Tubes**: ACC prior approval is required. Solar tubes are permitted. Tubes cannot exceed 18" in diameter. A maximum of 3 tubes permitted on any unit. Homeowners are responsible for any roof problems resulting from the installation.

38) **Antennas & Satellite Dishes**: ACC prior approval is required. No exterior antennas of any kind may be installed or erected on any lot. Small satellite dishes may be installed on the rear side of the unit and should not be visible from the front yard of the unit if possible. To prevent roof damage, the dish should not be mounted directly on the shingles. A side mount or pole mount will be considered. (Reference: Article XI, Section 15 and Section 24)

39) **Lanai / Front Porch / Window / Window Screens and Garage Screens**: ACC prior approval is required. The color on all outside screens will be charcoal or white. The aluminum / vinyl frames may be bronze or white in Phase I and white in Phase II and III. Optional garage screens will be consistent with the types already installed on some units, with charcoal or white screening and white or bronze frames. Porch decks and garage floors may be painted at the discretion of the owner.

40) **Hurricane Shutters**: ACC prior approval is required. Mounting tracks can be installed on the unit to allow storm panels to be put up 2 days before and taken down within 3 days after a storm. Outside mounted shutters will not be allowed. Shutters may not be left on indefinitely. Exception: Roll-Up Hurricane shutters may be allowed pending ACC approval.

41) **Golf Carts**: listed below are the regulations to owning a Golf Cart in Royal Oaks:

a. Requires a valid Driver's License (a copy must be provided to the HOA Board)
b. Requires valid Liability Insurance (a copy must be provided to the HOA Board)
c. Must register the Golf Cart with the HOA Board for proper Tags to be placed on the Golf Cart. These yearly Tags will indicate that the Driver has provided copies of their License and Insurance.
d. Requires working lights on the front and back of the Golf Cart.
e. Must be electric ONLY.

f. Since Golf Carts are considered a vehicle, they must be stored in the Resident's Driveway or Garage.
g. Owning a Golf Cart should not create a parking issue whereas adding an additional vehicle means storing the Golf Cart or current vehicle in HOA common areas without approval.
h. Golf Carts are only permitted to be driven on the streets and the parking lot of the Royal Oaks Community. (The only exception to drive on the Grass are the Maintenance Golf Carts.)

42) **Enforcements**: Any violation of the above listed Rules and Regulations will be enforced by restricting the use of community facilities and/or the assessment of a fine. A Homeowner with a unit, roof or yard that is considered to be an eyesore may be asked by the ACC to remedy the situation. If not completed, the ACC will issue a compliance letter / notice mandating correction. Non-compliance will result in fines and billable cleaning / repairs.
(Reference: Article X, Section 5; Article XV, Section 1; Article XIV, Section 1 and Section 2)

43) **Rule Changes**: The Board of Directors may add to, change or cancel these rules at any time. (Reference: Article III, Section 6; Article VI, Section 7)

Section D – Dwelling Unit Lease/Rental

Although we do not encourage the purchase of property in our Community to be used as Rentals, we will abide by an Owner's decision to do so. The information contained in this section applies to all leases or rentals.

If you, as the Homeowner, fail to adhere to the Articles in our Covenants or the Rules and Regulations or the person leasing or renting fails to abide by our Rules and Regulations, you as the Homeowner will be assessed a fine (to be determined by the Board) until the situation is corrected by the Homeowner. Failure to pay the fine will result in a lien placed on your property.

NOTIFICATION PROCEDURES PRIOR TO LEASING / RENTING

No dwelling unit may be leased more than two (2) times per year for a minimum period of no less than three (3) months. The Association shall establish such Rules and Regulations in regard to the leasing / renting as it determines necessary. Persons leasing / renting shall be subject to the Covenants and Rules and Regulations of the Association.

The Homeowner must notify our Board of Directors and our HOA Management Company in writing when planning to lease or rent their dwelling. This notification will include the name, address and phone number of the lessee or renter and the management company if you are using one, as well as the term of the lease. The Homeowner or the HOA Property Management Company must furnish the tenant with a copy of the current Rules and Regulations, Covenants, master key to the community facilities and the mailbox key.

ADDITIONAL RESPONSIBILITY

Homeowners are responsible for users of their unit to be aware of and comply with the Rules and Regulations. It is the Homeowners' responsibility to be sure that their guests or tenants are in compliance with these Rules. Any damage to the buildings, recreation facilities or other common areas or equipment caused by a Resident, their guests or tenants shall be repaired or replaced at the expense of the Homeowner. If a unit is rented through a rental agency or management company, the Homeowner must notify the agency or management company of these requirements. When a Homeowner leases or rents their unit, they relinquish to the lessee or renter, for the term of the lease or renting period, the privileges the Homeowner would normally exercise with respect to the recreational facilities, parking areas, rubbish disposal methods, etc. reserved for that particular unit.