

**RESOLUTION OF THE BOARD OF DIRECTORS OF
THE OAKS MASTER PROPERTY OWNERS ASSOCIATION, INC.
AND THE ARCHITECTURAL REVIEW COMMITTEE**

WHEREAS, Article IV, Section 3(H) of the Amended and Restated Declaration of Master Covenants, Conditions and Restrictions of The Oaks, as recorded in Official Records Book 1331, Page 2022, Public Records of Osceola County, Florida (the "Declaration"), authorizes the Board of Directors to adopt Rules and Regulations for the Properties located at The Oaks; and

WHEREAS, Article VIII, Section 2(M) of the Declaration authorizes the Architectural Review Committee (the "ARC") to adopt Architectural Guidelines for the Properties located at The Oaks; and

WHEREAS, the Association and the ARC desire to jointly adopt Rules and Regulations and Architectural Guidelines for the Community; and

WHEREAS, at least a majority of Board Members and a majority of the ARC at a duly noticed joint Board and ARC meeting agreed to adopt this Joint Resolution.

NOW, THEREFORE, it is hereby resolved by The Oaks Master Property Owners Association, Inc at a duly called joint meeting of the Board of Directors and the ARC held on the 22nd day of JANUARY, 2015, as follows:

- A. The following Lawn Ornament Rules and Guidelines are hereby adopted for The Oaks:**

LAWN ORNAMENT RULES AND GUIDELINES

In order to maintain a harmonious appearance at the Properties located at The Oaks, the Association and the ARC find it necessary to adopt rules and guidelines which specifically identify the type and number of lawn ornaments permitted on an Owner's Lot that are visible from the street. It is resolved that the following Lawn Ornament Rules and Guidelines are adopted by the Association and the ARC and enforceable beginning on February 28, 2015 moving forward:

1. An Owner shall be limited to the following types of lawn ornaments at his or her Lot which are permissible to be visible from the street:

a. No more than five (5) decorative pots may be visible from the street. The decorative pots cannot be larger than 18 inches in height, nor can they be wider than 18 inches in width. The decorative pots must be located in a designated garden area immediately adjacent to the dwelling or on the front porch of the dwelling. The decorative pots cannot be located more than three (3) feet from the dwelling.

b. No more than two (2) statues may be visible from the street OR one (1) fountain may be visible from the street. An Owner may not have both a statue and a fountain on his or her Lot that are visible from the street. The statues shall not exceed three (3) feet in height or two (2) feet in width. The statues must be located in a designated garden area immediately adjacent to the dwelling or on the front porch of the dwelling. The statues cannot be located more than three (3) feet from the dwelling. If the Owner installs a fountain, the fountain cannot exceed five (5) feet in

height or three (3) feet in width. Any figure which is capable of running or holding water shall be considered a fountain.

c. No more than a total combination of two (2) of the following shall be permitted to be visible from the street:

- (i) Wall mounts no greater than one (1) square foot
- (ii) Decorative plates or plaques no greater than one (1) square foot

All wall mounts, decorative plates, or plaques must be located on the exterior wall of the garage which faces the driveway and street.

d. No more than two (2) decorative floral planters may be visible under the windows of a dwelling. Only the front windows on the exterior wall with an entrance door to the dwelling may have floral planters, and they shall not be permitted on the side of a dwelling.

e. No more than four (4) lawn ornaments such as decorative flat stones, gnomes, or lights/lamps may be visible from the street. Said ornaments must be located in a designated garden area immediately adjacent to the dwelling or on the front porch of the dwelling. The ornaments cannot be located more than three (3) feet from the dwelling, and they cannot be larger than one (1) square foot.

f. One lawn bench shall be permitted, but only in the designated garden area immediately adjacent to the exterior dwelling. The lawn bench cannot be located more than three (3) feet from the dwelling, and it cannot be larger than three (3) feet in height or four (4) feet in length.

g. An Owner may display one portable, removable official flag, not larger than 4½ feet by 6 feet, that represents the United States Army, Navy, Air Force, Marine Corps, Coast Guard, or a POW-MIA flag, or a United States flag or an official flag of the State of Florida.

h. In addition to the flag permitted per Section (g) above, an Owner may display one decorative or festive flag in a respectful way on a portable and removal mount on the exterior of the dwelling, or an Owner may display one unmounted flag in a designated garden area. A mounted decorative or festive flag must be no larger than 4½ feet by 6 feet, an unmounted flag in the designated garden area can be no larger than 2 feet by 3 feet.

2. The items referenced in paragraph one above cannot be vulgar or indecent in nature. Vulgar depictions of nudity and/or inappropriate or vulgar language shall not be permitted. All items referenced in paragraph one above, with the exception of flags, must be of earth tone colors, which shall be limited to shades of brown, grey, white, black, maroon, and dark shades of green, orange, and yellow.

3. All items referenced in paragraph one require ARC approval in advance of installation pursuant to the requirements of Article VIII, Section 1 of the Declaration. An Owner wishing to install said items must submit an application to the ARC in advance of installation.

4. Failure to comply with any of these Lawn Ornament Rules and Guidelines shall be grounds for action which may include without limitation, an action to recover sums of money for damages, injunctive relief, or any combination thereof, including costs and attorneys' fees for bringing such actions. In addition, fines may be imposed for non-compliance and the Association

shall have the right to suspend the use of the Common Areas for any Owner in violation of the aforementioned rules for the term of the continued violation.

B. The following Roofing Rules and Guidelines are hereby adopted for The Oaks:

ROOFING REQUIREMENTS

1. Roofing materials for homes located on Lots shall be limited to Shingles and Spanish Style Tiles. All other roofing materials are prohibited, including tin roofs. All Residential Units must comply with this requirement.

2. The colors of roofing materials must be approved by ARC. Shingle Colors are limited to asphalt black, grey, or earth tone browns, and Spanish Style Tiles are limited to earth tone oranges and earth tone browns. The same colored shingle or tile material must be consistently installed on the roof. All modifications, including repair and/or replacement of the roof must be approved in advance by the ARC.

3. Flat roofs may be permitted only over porches and patios if approved in advance by the ARC. There shall be no flat roofs on the entire main body of a Residential Unit.

4. All roofs shall be maintained and kept in a clean condition that is in compliance with the aesthetic standards of the Community.

C. The following Rules and Guidelines are hereby adopted for Driveways and Pavers:

DRIVEWAYS AND PAVERS

All driveways shall be constructed of concrete or brick pavers. No driveway may be painted or altered with a finish that changes the natural appearance of concrete or pavers. All driveways shall be maintained and kept in a clean condition that is in compliance with the aesthetic standards of the community. Owners shall repair any cracks. ARC approval is required for all driveway resurfacing, paver installations, or concrete improvements. Applications must be submitted with detailed plans and specifications showing the type of surface, pattern and texture. All pavers must be earth tone colors and installed consistently on the driveway. Pavers may not be installed on the sidewalk or on the driveway apron. Driveways may only be enlarged upon receipt of advance approval of the ARC. Driveways may be widened with advance approval to the edge of the outside of an Owner's garage.

D. The following Rules and Guidelines are hereby adopted for Florida Friendly Landscaping:

FLORIDA FRIENDLY LANDSCAPING

Florida Friendly Landscaping may be installed on Lots. Prior to initial installation of Florida Friendly Landscaping on a Lot, the Lot Owner must submit an application to the ARC for the specific plants and/or turf grass to be used. The application must be submitted together with soil testing and an analysis completed by a Certified Professional in Florida Friendly Landscaping.

A Certified Professional means a person who possesses a certificate of completion in the Florida Green Industries Best Management Practices. The plantings must comply with the Community Standards of the Community.

The Certified Professional must obtain soil analysis information for the application from a reputable soil testing lab or the University of Florida Institute for Food and Agricultural Sciences (“UF/IFAS”) Cooperative Extension Facility to assess soil conditions such as soil type and texture, and pH in order to determine proper plantings and turf grass.

The Florida-Friendly Landscaping concept of right plant, right place will be used. The Lot Owner will design the landscape so that plants serve a number of functions including, but not limited to, cooling, privacy screening, shade, aesthetics, wildlife habitat, runoff pollution prevention, and directing traffic flow onto and within the property. Lot Owners will retain and incorporate existing native vegetation into the landscape whenever feasible.

Lot Owners will use plants listed in the most current version of the UF/IFAS Friendly Landscaping Guide to Plant Selection and Landscape Design or the ARC Approved Plant List. The Lot Owner should have at least five species of plants in the yard, consistent with the new homeowner Florida-Friendly Landscaping recognition checklist. Many plants that are listed may be unsuitable in some locations. The Certified Professional shall provide in his analysis an explanation as to why a certain plant is suitable. Where doubt exists, the ARC may refer the matter to the UF/IFAS County Extension Service Florida Yards & Neighborhoods agent or the Commercial Horticulture agent for assistance. However, the role of these agents is strictly educational, and all final decisions about plantings are to be made by the ARC.

The Association will follow the University of Florida Institute for Food and Agricultural Sciences and Florida Department of Environmental Protection Green Industries Best Management Practices recommendations for turfgrass, including (i) selection of grasses that may be maintained through use of the low end of the maintenance recommendations for irrigation and fertilizer for the particular type of turf selected and (ii) use of Integrated Pest Management (IPM) in selection of pesticides. Turfgrasses shall be allowed to develop deep roots and enter a dormancy stage during the winter or drought periods. Functional turfgrass areas, such as buffers for landscape beds and to hold mulch into place, along with use of turf as a filtration buffer for runoff from organically mulched areas, will be allowed. A Certified Professional must submit with the application the soil test analysis of the most appropriate grass for the Lot using these guidelines.

All mulching will be conducted in accordance with the most current version of the Florida Green Industries Best Management Practice’s handbook guidelines. A Certified Professional must submit with the ARC application the soil test analysis of the most appropriate mulch for the Lot.

Mulch will be placed at least 3–4 inches from the trunks of trees or the stems of landscape plants and will be maintained at a depth of 2–3 inches. Large mulched areas that slope to impervious surfaces or water bodies will be bordered by a turf or other groundcover to slow and absorb nutrient-laden runoff from the mulched area.

Organic mulch may require weeding and replenishment once or twice a year to maintain a total depth of 2–3 inches. Mulch will be applied to a tree’s drip line or beyond at least an 8-foot diameter around the tree. Organic mulch and recycled mulch (including leaves, pine needles, grass, and shrub clippings) are recommended.

Cypress mulch is often made from waste wood generated in manufacture of these products, but it may also be produced from whole trees cut from wetlands. The use of cypress mulch may not be recommended, as its origins may be difficult to determine.

Shell, crushed stone, or pebbles can be used as mulch but will not contribute to the soil's nutrient and organic content or water-holding capacity. Limestone and shell both raise soil pH and reflect heat, increasing the water needs of plants. If these products are used, they must be installed over top of a woven or other pervious ground cloth to keep them from sinking in sandy soils. These mulches last a long time, but will need to be cleared of debris to look their best.

Impervious surfaces, including plastic sheeting, will not be placed below mulch. This does not prohibit the use of woven or other pervious ground cloth.

All Lot Owner plant installations will be conducted in accordance with the most current version of the Florida Yards and Neighborhoods Manual.

An Irrigation plan will be submitted which shall be designed for efficiency, and at a minimum, shall meet all local ordinances and state Standards for Landscape Irrigation in Florida. Lot Owners are encouraged to conduct routine maintenance including fertilizer use, if needed, and mowing in accordance with the most current version of the Florida Yards & Neighborhoods Guide to Florida-Friendly Landscaping. Mowing adjacent to swales or water bodies will be performed such that no clippings are deposited into any swales or water bodies. All clippings that may have been deposited on impervious surfaces will be swept back into the vegetated area. Unless the turf is diseased, turf clippings will be left on turf areas or composted on-site to recycle nutrients. Any clippings or landscape material that fall on impervious surfaces such as sidewalks, driveways, or roads will be swept onto turf areas or composted. Turf clippings or landscape material will not be deposited in any swales or water bodies.

Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of low or drainage channels in the easements, or which may obstruct or retard the flow of water through the drainage channels in the easements or which are or might be prohibited by the public authority to whom said easement is given.

E. The following Rules and Guidelines are hereby adopted for Painting:

PAINING

Owners are responsible for maintaining the exterior paint color of their Residential Unit. ARC approval is required prior to any modifications to the existing paint color to the exterior Residential Unit, including the trim. Owners who intend to repaint the Residential Unit the same color must still submit an ARC application and receive approval. The submitted exterior colors and trim of a Residential Unit must be consistent with the approved fix color pallet previously approved by the ARC and the Association. Certain existing colors may no longer be approved per the approved fix color pallet. Houses with previously approved colors shall be permitted to retain their existing color scheme until such time as repainting is needed. At such time, the house must be re-painted with an approved color scheme as outlined in the most recently approved fix color pallet for the Community.