

GARDEN OAKS COMMUNITY STANDARDS

Landscaping: Replacements, or changes to existing front yard landscaping and/or plantings require ACC approval. Rear yard landscaping which require excavation, adds steps, alters drainage, disrupts irrigation or involves walkways, patios, rock gardens, walls, lights, or trees and shrubs near the dwelling's foundation and/or are within five feet of a rear yard security wall or if any plantings will exceed 6 feet when mature must be approved by the ACC.

Major Landscaping: Care should be exercised in the landscaping and in planting and maintenance of trees and shrubs on your lot to prevent drainage problems or obstruction of sight lines required for vehicular traffic. Pay special attention to avoid species prohibited by Palm Beach County. Additionally, consideration should be given to the type of trees to be planted and how their roots will affect water lines underground cables, foundations and their potential to up-lift walkways. etc. Vegetable plants of any kind are limited to the rear yard.

Fences: ACC approval is required for all fences. Front yard fences are not allowed. No fences, or barriers of any kind, may be erected by residents around or on any common area. Chain link, wood and vinyl/plastic fencing as well as wire fencing of any kind is prohibited. *Existing boundary chain link fencing is permitted for replacement purpose only.* Fence height shall be four feet (4') in height, be of white aluminum construction, security style with square pickets 2" to 4" on center. Fence gate must be minimum width of 36". For some, a larger gate for mowing equipment access may be necessary. A rough gate opening of up to 62" is allowed.

Front Yard Decorative Objects: ACC approval is required for all front yard decorative objects. Flower pots of no more than 24" high and no more than 20" wide are allowed. Two pots on either side of the garage entry and two pots by the front door are allowed. In no instance are potted trees permitted. Statuary is not allowed due to grounds maintenance issues.

Antennas: No exterior antennas or other reception apparatus are allowed on any portion of the property without ACC approval. Satellite dishes of less than one meter in diameter are allowed. The preferred location and installation site for satellite dishes is in the rear of a dwelling. All satellite dish installations require an ACC Application Form showing the proposed location of the dish and its specifications.

Solar Collectors: ACC approval is required.

Dog Houses, Dog Runs, Sheds, Trellises/Arbors, Compost Piles, Window Type Air Conditioners and/or Fans, Exterior Antennas, Clothes Lines are not permitted.

Sun Control Devices: The ACC must approve permanent awnings and other sun control devices. Awnings are not permitted in the front of a home. The application must include a description of the device (materials and color) and a site plan depicting the device location.

Garage Doors: Residents are not allowed to leave garage doors open for pet access. Garage doors must always be closed except when Home Owners are working about the yard and home exterior. Partially or completely open doors only provide access to unwanted pests including snakes, bugs, rats, racoons and thieves.

In-home Business: The Association is concerned about the impact of in-home business on the residential character of the neighborhood and on adjacent neighbors. Therefore, customer-oriented businesses are not allowed. For non-customer-oriented businesses, the following special requirements must be met: no signs, exterior storage, business or instructional noise which may interfere with the rights of other homeowners relating to the quiet enjoyment of their property.

Leasing of Units: A unit owner who leases his unit shall prior to executing a leasing contract set up an interview with the prospective lessee and a member of the Garden Oaks Board of Directors. Additionally, lessor(s) is obliged to inform all of their prospective lessees of the HOA rules governing leased property and the obligation of the lessee(s) to a non-interest bearing deposit of \$1,000.00 with the HOA as a surety against potential damage to HOA assets by the lessee(s) and/or their family, guests, contractors, workers, and the like. Lessor(s) must also advise all prospective lessees that an initial 24-month lease is required of all Garden Oaks leases. The Association must be notified by The Lessor(s) of any continuation, extension, renewal or termination of the lease. No house can be physically divided into two or more separate units or apartments. No garage is to be used as a living area.

Pets & Pet Control:

Dogs -- Home owners are allowed to keep two dogs within Garden Oaks. To be in compliance with Palm Beach Gardens regulations, dogs can only be walked while on leash and are never allowed to roam. After August 1, 2011, those home owners in violation of the two dog limit may keep those dogs in excess of the allowed number until those pets pass away. In no instance are residents to replace deceased dogs after August 1, 2011 if those deceased dogs were in excess of the allowed two dog limit.

Cats -- Home Owners are allowed two indoor cats. To be in compliance with Palm Beach Gardens regulations, cats can only be walked while on leash and are never allowed to roam. After August 1, 2011, those home owners in violation of the two cat limit may keep those cats in excess of the allowed number until those pets pass away. In no instance are residents to replace deceased cats after August 1, 2011 if those deceased cats were more than the allowed two cat limit.

Parking: Only cars and other types of non-commercial, passenger vehicles are allowed to park in driveways over night. Overnight street parking is not allowed. Vehicles may not park on grassy areas or block sidewalks, driveways, street swales, roadways, walkways, entrances, or mailboxes.

Trailers, Boats, Campers & Other Vehicles: Commercial vehicles, including vans that do not have windows all around, must be garaged. Daytime parking of recreational vehicles and trucks over three-quarter ton are permitted between dawn and dusk only.

Sidewalks, Driveway Aprons & Street Swales are common areas and are not to be painted. Owners' Driveways and walkways can be stained using BEHR 811 White Cloud concrete stain. No other concrete color or coating product is allowed. An ACC Form must be submitted and approved before any driveway/walkway work begins.

Exterior Decorative Garage Door Entry Lights: Bedford and Carmel model garage door entry lights can be 14" to 24" in height while Capri model garage door entry lights can be 12" to 18" in height. New lights shall generally be "Carriage" in style and can be white, black, dark bronze or pewter in color. An ACC Form with an illustration and measurements of proposed lights must

be submitted and approved before replacing lights which were in place prior to February 17, 2011.

Only clear glass light bulbs are to be used in garage door entry lights. Color holiday lights are permitted but must be installed and removed in the dates approved for holiday decoration displays.

Signs - Real Estate: There shall be no more than one real estate sign per house and that sign can be displayed at the designated starting time of open house events. Sign shall be no larger than four square feet in area and shall not exceed four feet in height. All signs shall be removed immediately upon the ending of the open house event. No sign shall be placed on HOA common areas except a temporary "open house" sign may be placed in the median between the common area and the sidewalk.

Contractor signs are not allowed in front yards or common areas. Homeowners may display one contractor sign in their window while work is ongoing.

No sign of any kind shall be affixed to traffic, neighborhood watch, or other HOA notice signs.

General Maintenance: Property owners must maintain their property in compliance The City of Palm Beach Gardens building codes. This is especially true of:

Soffits which have holes, discoloration, rot or other deterioration issues must be repaired and the conditions creating the problem eliminated. Vents must be in place to deter infiltration of vermin.

Gutters must be cleaned of debris to prevent overflows and backup flooding.

Roofs: To maintain a roof properly, loose, broken or missing tiles must be replaced. Additionally, roofs should be cleaned at least every two years or sooner as condition warrants. Owners in obvious noncompliance of this Standard shall be cited and subject to fine.

Swimming Pools shall be maintained in a healthy, safe manner and in compliance with The City of Palm Beach Gardens' code and Health Department of Palm Beach County regulation.