

# **CHURCHILL OAKS**

## **RULES & REGULATIONS**

These Rules and Regulations, as adopted by the Churchill Oaks Board of Directors, are based on the Declaration of Covenants, Conditions, Restrictions and Easements for Churchill Oaks as well as Florida Statutes, to assist in management of the Association. The Board also retains a professional management company (hereafter called the “Manager” or “Management”): Local Association Management, LLC. These Rules and Regulations are adopted to interpret and clarify certain provisions of the Declaration of Covenants, Conditions, Restrictions, and Easements.

All violations of these rules and Regulations shall be reported to the Association Manager. In the event that any person subject to these Rules and Regulations fails to abide by them, such person may be fined by the Association for each such failure to comply or violation of these rules and regulations.

### **Parking**

- 1) No Vehicles shall be parked on any part of a lot other than the garage or driveway of the property. The community does not allow for street parking other than for deliveries or for short-term guest parking. Overnight parking on the street is prohibited. No inoperative vehicle is allowed to be parked on any portion of the property.
- 2) Boats, trailers, campers, jet skis and motor homes are not to be parked in the driveways or roads.
- 3) Automobiles or other vehicles cannot be repaired, rebuilt or dismantled on any property other than an enclosed garage.

### **Property Appearance**

- 1) The owners of each lot, whether improved or unimproved, shall keep such lot free of trash and rubbish and shall keep such lot, at all times in a neat attractive condition.
- 2) Lot owners are to maintain the exterior of the dwelling and improvements in a good manner. Yards and landscaping should be maintained regularly.
- 3) Containers that seal are required to be kept on property for trash and should be concealed from view of neighboring buildings, common areas, and streets.
- 4) Prior written consent is required for placement of any antenna dish or wiring on the exterior of the home.

## **Pets**

- 1) No non-domesticated animals of any kind are to be kept on any property.
- 2) All pets must be under the direct control of their owners at all times. Pets must not be allowed to become a nuisance to other owners.
- 3) Pet owners must promptly clean up after their pet and dispose of the waste in suitable containers.
- 4) No pets are allowed in the Clubhouse, pool or pool area.

## **Common Area and Recreational Facility rules**

Use of common areas and recreational facilities is reserved for owners and their guests. Please respect the facilities and the rights of other owners while using the facilities.

- 1) The pool and clubhouse are open from 9am til 8pm.
- 2) Guests must be accompanied by an owner when using the pool or clubhouse.
- 3) Children under age (12) must be accompanied by a responsible adult.
- 4) Proper conduct is expected from all.
- 5) Please exercise good judgment in the number of guest you invite to the pool, and be considerate to your neighbors. You are responsible for your children and guests while in the pool area and clubhouse.
- 6) No glass bottles or glass container of any kind is permitted in the pool area.
- 7) No food is permitted in or near the pool.
- 8) Upon leaving the pool and clubhouse, clear all tables and counters, and properly dispose of trash in outside covered trash cans. Please do not leave dirty diapers on perishable items in bathroom or kitchen trash cans.
- 9) No pets are allowed in pool, pool area or clubhouse.
- 10) All toys and floats brought to the pool are to be removed daily. Anything left at the pool will be disposed of.
- 11) Please be courteous to your neighbors when enjoying your music.
- 12) Pool furniture, for safety reasons, must be 4 feet from pool edge. Pool furniture is not allowed to be placed in the pool.
- 13) No one under the age of (16) is allowed to enter the fitness room without adult supervision. Children are not allowed on the fitness equipment.
- 14) If you turn on any lights or turn down the thermostat when you enter the clubhouse, please return everything to the way you found it.
- 15) Walton County noise ordinance forbids loud music or commotion after 10 pm. Loud and commotion are defined as that which can be heard inside the home from an outside source or outside the home from an inside source.
- 16) Only appropriate swimwear is permitted. Swim diapers are required for small children.
- 17) Only purchased floral arrangements and decorations may be brought into the clubhouse. Decorations using greenery and flowers picked directly from nature are not allowed inside.

18) The boardwalk is reserved for pedestrian use only. Bicycles and motorized vehicles are not allowed on the boardwalk.

19) An owner may reserve the pool/clubhouse for a private event. It can not be reserved on holidays. Requests must be made to the Association manager via email for approval by the Board of Directors. Requests may be granted for private use of lot owners only. No approval will be granted to owners that are not current on their assessments. At the board's discretion, a fee may be charged for private use. Depending on the size of an event, a fee may be charged for cleaning, professional movement of clubhouse furniture, and liability insurance. A damage deposit and (or) a formal lease agreement may also be required. For large events such as a wedding, you will be required to use an approved Wedding or Party Planner.

### **Home/Property Improvements**

Any and all improvements or modifications to the exterior of the home shall be presented to the Architectural Review Committee (ARC) to ensure the plans are in keeping with the recorded documents of the subdivision. This includes but is not limited to: Landscaping, Fences, driveways, home additions, new homes, storage sheds, garages, hot house/green house, pet house, workshop, outdoor spas, decks, pergolas, shutters, roofing material and anything that changes the current appearance of the home or yard in color, shape, size or architecture.

### **ENFORCEMENT & PENALTIES**

The Churchill Oaks Covenants & Restrictions and Rules & Regulations shall be vigorously enforced by the Association, its Members, The Board of Directors and Management.

Periodic inspections of the community will take place by Management and the Board of Directors. Noted violations will receive a written warning of the violation and three (3) days to correct the violation and not to repeat the violation again in the future. Notice will also include 14-day intent to fine if violation is not corrected. With board approval a fine of \$100 per day, per violation, not to exceed \$1000, can be levied upon the owner.

### **AMENDMENTS TO THE RULES & REGULATIONS**

Churchill Oaks Rules & Regulations may be amended, repealed and adopted from time to time by the Board of Directors. Owners may submit written comments or suggestions regarding the Rules & Regulations to Management for referral to and for consideration by the Board of Directors at any time.