

SILVER OAKS VILLAGE AT THE VINES

RULES AND REGULATIONS

(Reviewed and revised March 2007)

The Rules and Regulations hereinafter enumerated as to the Silver Oaks Village property, the Silver Oaks Village homes and the Common Elements shall apply to and be binding upon all home owners. These Rules and Regulations are put forth for the common good of the residents of Silver Oaks. The homeowners shall at all times obey said Rules and Regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, lessees, persons for whom they are responsible and persons over whom they exercise control and supervision. Violation of the Rules and Regulations may subject the violator to any and all remedies available to the Association and other home owners pursuant to the terms of the Silver Oaks Village Declaration of Covenants and Restrictions, the Articles on Incorporation and the By-Laws of the Association. Violations may be remedied by the Association by injunction or other legal means and the Association shall be entitled to recover in said actions any and all court costs incurred by it, together with reasonable attorneys' fees against any person violating the Rules and Regulations of Silver Oaks Village property and any of the Exhibits attached thereto. Any waiver, consent or approval given under these Rules and Regulations by the Board of Directors shall be revocable at any time and shall not be considered as a waiver, consent or approval of identical or similar situations unless notified in writing by the Association.

1. Rules and Regulations:

- (a) Violations should be reported to the Board of Directors and the management company.
- (b) Violations will be called to the attention of the violating owner by the Board of Directors and the Board of Directors will also notify the appropriate committee of the Board of Directors, if any.
- (c) Disagreements concerning violations will be presented to and be judged by the Board of Directors who will take appropriate action.
- (d) Home owners are responsible for compliance by their guests or lessees with these Rules and Regulations.
- (e.) Sellers have the responsibility of passing on current Association documents to their new buyer, or if leasing your home, to the renters.

2. FACILITIES:

The facilities of the Silver Oaks Village property are for the exclusive use of homeowners, their lessees and guests. Any damage to the buildings, recreational facilities or other common areas or equipments, caused by any home owner or his guest or lessee, shall be repaired in a first class, workman-like manner, at the expense of the home owner.

Silver Oaks Rules and Regulations

3. USE:

(a.) No immoral, improper, offensive or unlawful use shall be made of any home, the Silver Oak Village property or of the Common Elements or any part thereof, and all laws, zoning ordinances and regulations of all governmental authorities having jurisdiction thereof shall be observed.

(b) Each home owner shall not permit or suffer anything to be done or kept in his home which will obstruct or interfere with the rights of other home owners or annoy them by unreasonable noises, odors or otherwise. Generators may be used during emergency situations and must be placed in a location that causes minimal disturbance to your neighbors. The home owner shall not commit or permit any nuisance, immoral or illegal act in or about the Silver Oak Village property.

(c) No person shall use the Common Elements or any part thereof, nor a home, or the Silver Oak Village property or any part thereof, in any manner contrary to or not sanctioned by these Rules and Regulations, or amendments thereto as may be, from time to time, adopted by the Association.

(d) The use of all facilities upon the Common Elements shall at all times be governed by the Rules and Regulations stated herein or as adopted and amended from time to time by the Association, or such Rules and Regulations as may be posted, from time to time, in and about such facilities by the Association.

(e) Common Elements and Limited Common Elements shall only be used for the purposes intended, and shall not be used for the hanging of garments or other objects or for the cleaning of rugs or other items.

4. OBSTRUCTIONS:

All Common Elements shall be kept open and shall not be obstructed in any manner. No sign, notice or advertisement shall be inscribed or exposed on or at any window or any part of the home, except such as shall have been approved in writing by the Association, nor shall anything be projected out of any window in the home without similar approval. No radio or television aerial or antenna shall be attached to, or hung from the exterior of the home without the approval of the Association.

5. CHILDREN:

Reasonable adult supervision must be exercised when children are playing on or in the common areas. Children under the age of 16 should not be allowed to operate, without adult supervision, motorized vehicles such as golf carts, motorized scooters, and go-carts on the street of Silver Oaks.

Silver Oaks Rules and Regulations

6. APPARATUS AND ALTERATIONS:

(a.) No clothesline shall be allowed on any portion of the common areas and home's lanai.

(b.) No home owner shall cause improvements or changes to the Common Elements or Limited Common Elements, or the exterior of their home, or in any manner change the appearance of any portion of the home that would negatively affect the aesthetic nature of their home without the prior written consent of the Association.

(c.) Television, radios, musical instruments and other instrumentalities of sound reproduction or amplification must be used at such times as will not disrupt the quiet enjoyment of the premises by other home owners.

(d.) Only standard "Vines" "for sale" signs may be placed, one in the front and one at the rear of any home. No home owner shall affix any other "for sale" or "for rent" signs or any other kind of notice to the exterior of the home, nor in any way allow any signs to be visible to the general public from within the home.

7. DESTRUCTION OF PROPERTY:

Neither home owners, their lessees, nor their guests shall mark, mar, damage, destroy, deface or engrave any part of the common areas. Home owners shall be held responsible for any such damage and the appropriate repair thereof.

8. EXTERIOR APPEARANCE:

The exterior of the home and all other areas appurtenant to the home shall not be painted, decorated or modified by any home owner in any manner without the written approval of the Board of Directors. Homes shall be painted and roofs will be washed on a rotating schedule determined by the Board of Directors. Any awnings, window guards, light reflective material, ventilators, fans or air conditioning devices that would change the exterior appearance of the home must have prior approval of the Board, which approval may be withheld on purely aesthetic grounds within the sole discretion of the Board of Directors. Outside adornments such as garden statuary, fountains and flag poles must receive prior approval of the Board. The Silver Oaks Village Association will mulch all homes in a uniform manner; therefore, other materials should not be put down without approval of the Board.

9. CLEANLINESS:

All garbage and refuse from the home shall be deposited with care in garbage containers, intended for such purpose. All non food waste items shall be securely wrapped in plastic garbage bags. All recyclable material such as tin cans, bottles, plastic containers, etc., should be placed by the curb in the blue container provided by the County for that purpose. All newspapers, magazines and clean cardboard should be placed in brown paper bags all left next to the blue container.

Silver Oaks Rules and Regulations

10. STORAGE AND GARAGE AREAS:

Home owners are responsible to see that nothing is placed in the storage areas and garage areas which would create a fire hazard or be subject to infestation or spoilage.

11. EMERGENCY ENTRY:

In case of any emergency originating or threatening any home, regardless of whether the home owner is present at the time of such emergency, the Board of Directors of the Association, or any other person authorized by it, or any authorized management firm, shall have the right to enter such home for the purpose of remedying or abating the cause of such emergency.

12. BICYCLES:

Bicycles must be placed or stored in garages or other designated areas, if any.

13. ATTIRE:

Home owners, their lessees, their families and guests shall dress in appropriate attire when using the common areas.

14. SOLICITATION:

There shall be no solicitation by any person anywhere in the Silver Oaks Village property for any cause, charity, or for any other purpose whatsoever, unless specifically authorized by the Board of Directors.

15. PETS:

Domestic pets, i.e., dogs, cats, etc., must be kept on a leash, in accordance with Lee County law, when in the common areas; each owner shall be responsible for cleaning up after their animal and proper disposal of same. Each home owner owning a pet shall assume full responsibility for personal injuries or property damage caused by their pet, and each home owner hereby agrees to indemnify the Association and all other home owners and hold them harmless against any loss, claim or liability of any kind whatsoever arising from, or growing out of any harm, injury, or damage caused by such home owner's pet. A determination by the Board of Directors that a pet or animal creates a nuisance to other home owners shall be conclusive and binding upon all home owners.

Silver Oaks Rules and Regulations

16. ASSOCIATION:

(a.) No home owner or occupant shall direct, supervise or in any manner attempt to assert any control over any of the employees or contractors of the Association, nor shall home owner attempt to send any of such employees or contractors on private business of such home owner or resident, such employees and contractors are to be directed only by officers of the Association or the management personnel engaged by the Association.

(b.) The use of all Common Elements shall be governed by these Rules and Regulations, as they may be amended from time to time by the Association and shall be governed by such other Rules and Regulations as may be posted from, time to time in or about such Common Elements by the Association.

17. PARKING:

Home owners and lessees must park in their garages and/or on their driveway. No vehicle which cannot operate on its own power shall remain on the home's property for more than twenty-four (24) hours, and no repair of vehicles shall be made within the Silver Oaks Village property. No motor homes or trailers may remain within the Silver Oaks Village property overnight.

18. STORM SHUTTERS:

Any home owner or occupant desirous of installing storm shutters must have the same approved by the Board of Directors prior to installation thereof and with regard to type, style, size, material and color of said storm shutters.

19. COMPLIANCE BY HOME OWNERS:

Home owners and occupants shall comply with the foregoing rules and regulations, and any and all rules and regulations which may, from time to time, be adopted by the Association. Failure of a home owner or occupant to comply with the foregoing may subject the home owner to the imposition of a fine (upon notice and hearing) and to possible legal remedies including, but not limited to, suits for money damages, injunctive relief, or any combination thereof.

20. RELIEF:

The Board of Directors shall have the power, but not the obligation, to grant relief to one or more home owners under the particular circumstances involved from the provisions of specific restrictions contained in the Rules and Regulations upon written request thereof and for good cause shown in the sole opinion of the Board.