RULES AND REGULATIONS FOR THE OAKRIDGE PROPERTY OWNERS ASSOCIATION

Members are urged to familiarize themselves with the Articles of Incorporation, the Declaration of Covenants, the Rules and Regulations (collectively referred to herein as the "Governing Documents") of Oakridge. The Governing Document have specific restrictions regarding the use and enjoyment of property in Oakridge. These Rules and Regulations (the "Rules") further clarify how the Board of Directors and the Association interpret, enforce, and apply the restrictive covenants set forth in the Governing Documents.

The failure of a homeowner (or "Member") to comply with the Governing Documents is subject to enforcement under Article 9 of the Declaration of Covenants. Enforcement by the Association is usually by way of violations and fines that could lead to lien(s), and ultimately foreclosure; or the Association is entitled to collect the fines when the property is eventually sold or refinanced.

The applicable fines for violation of the Rules are listed for each of the Rules. The "Schedules" explaining the fines are attached, as Exhibit A, immediately after the Rules.

The enforcement tools available and used by the Association typically results in substantial legal expenses to the homeowner, when the homeowner or the homeowner's guests, invitees, or permittees, is/are responsible for the violation(s).

It is the Board of Directors' desire that these Rules will allow all homeowners to enjoy the beauty of Oakridge, and to ensure that Oakridge is properly maintained.

1. **Hurricane Shutters** – Hurricane shutters are only to be put up when a tropical storm, hurricane watch and/or warning is issued by the National Oceanic and Atmospheric Administration ("NOAA"). Hurricane shutters are not to be used as permanent window treatments. Hurricane shutters must be opened or removed within 72 hours after the storm threat has subsided. Failure to remove the hurricane shutters in accordance with this rule is a violation subject to fines, as listed in Schedule A.
2. **Mailboxes** – To keep a uniform look within the Community, replacement of mailboxes shall be done by the Association. Mailboxes are to be kept clean. The alteration of the standard appearance or an unkempt mailbox is a violation subject to fines, as listed in Schedule A.
3. **Exterior Property Maintenance and/or Repairs;** – Excluding emergencies, exterior maintenance and repairs performed by the homeowner, vendors shall be allowed in the Community as follows:
    - Monday through Friday from 8:00 a.m. to 7:00 p.m.

    No work allowed on Saturdays or Sundays. Admission to the community for lawn maintenance companies, tree trimming companies, roofers and all contractors is restricted to Monday through Friday.

Deliveries shall be allowed in the Community as follows:

Monday through Saturday from 8:00 a.m. to 7:00 p.m.

Sunday from 10:00 a.m. to 6:00 p.m.

The above schedule applies specifically to the use of any equipment, deliveries and/or vendors that cause noise. This does not apply to Amazon, Fed EX, DHL, or OTD, or similar delivery services. Failure to observe this schedule is a violation subject to fines, as listed in Schedule E.

4. **Holiday Decorations** – Holiday decorations are considered adverse to the standard appearance of the Community when displayed out of season. Decorations must be taken down within 10 days after the holiday has passed. Failure to remove the holiday decorations, as set forth in this rule is a violation subject to fines, as listed in Schedule A.
5. **Garage Usage** – Garage doors must be kept closed at all times, except when in actual use. This violation is subject to fines, as listed in Schedule E.
6. **Pets, Livestock, Poultry** – Pursuant to City ordinances, all pet owners shall clean up after their pets and shall dispose all fecal matter properly. All dogs shall have a collar and ID tag; and shall be kept on a leash, and/or within the Owner's fenced backyard. No animals or pets of any kind shall be permitted to become a nuisance or annoyance to any neighbor by reason of barking or other noise. Failure to observe these rules is a violation subject to fines, as listed in Schedule E.
7. **Parking** – There shall be no overnight street parking by residents. Parking on the grass is prohibited at all times. All signage on standard vehicles shall be removed or covered overnight.

   Additional Guest Rules: Guests shall receive a pass at the guard gate, which allows them to park overnight on the street in front of the host's (i.e., the homeowner's) property. The pass must be displayed on the vehicle's dashboard. Guest vehicles must be parked on a driveway or on the street facing the same direction as the flow of traffic without blocking other residents' driveway. Failure to adhere to the parking rules, by the Member and/or a Member's guest(s) is a violation, which will be assessed to the Member, subject to fines and/or towing at the owner's expense, as listed in Schedule B.
8. **Auto, Boat, and Vehicles (Commercial and/or with Signage), Campers, boats, trailers, etc. -**
   a) Repairs: No repairs, other than an emergency flat tire, or battery jump-start or replacement, are allowed. Failure to adhere to this rule, by the Member and/or a Member's guest(s) is a violation, which will be assessed to the Member, subject to fines, as listed in Schedules B, D and E.
   b) Tag/Registration Required: Vehicles which are not parked within an enclosed garage must display at all times, a license plate or license tag to which is affixed a sticker indicating that the vehicle is currently registered with the State of Florida or another State as the case may be. Failure to adhere to this rule, by the Member and/or a Member's guest(s) is a violation, which will be assessed to the Member, subject to fines, as listed in Schedules B, D and E.
   c) Use of Vehicles Not Permitted: All Terrain Vehicles, or any vehicle which is not properly registered with the Department of Motor Vehicles, are not allowed on the roads of the Community. Failure to adhere to this rule, by the Member and/or a Member's guest(s) is a violation, which will be assessed to the Member, subject to fines, as listed in Schedules D and E.
   d) No Vehicles in FPL Field: No vehicles of any kind are allowed in the FPL easement area (located on the South side of the Community), unless expressly approved by the Association. Failure to adhere to this rule, by the Member and/or a Member's guest(s) is a violation, which

will be assessed to the Member, subject to fines, as listed in Schedules D and E.

e) Signage on Vehicles Not Permitted: Commercial vehicles, or any vehicle with signage, are not allowed to be parked on the driveway or on the street overnight. Failure to adhere to this rule, by the Member and/or a Member's guest(s) is a violation, which will be assessed to the Member, subject to fines, as listed in Schedules B, D and/or E.

f) Vehicles Not Allowed To Park: Campers, boats, trailers, etc., are not allowed to be parked on the driveway or on the street overnight. Failure to adhere to this rule, by the Member and/or a Member's guest(s) is a violation, which will be assessed to the Member, subject to fines, as listed in Schedules D and E.

9. **Boatyard Rules and Regulations**: The Rules and Regulations for the Boatyard are attached as Exhibit C.

10. **Exterior Appearance -** The general appearance of the external property must be kept to Community standards. All exterior aesthetic, maintenance and renovations shall be approved by the Architectural Control Committee (the "ACC") to ensure the original and standard appearance of the Community is maintained. These standards include keeping landscaping lush but trimmed; walls, roofs and driveways must be kept clean. Any modification to these standards (1) must be in accordance with all governmental laws, and (2) must be approved by the ACC, using an ACC Modification Form (available from the Property Manager, TownSquare or the Oakridge website: Oakridgefl.com). Appeals are heard by the ACC.

a) House Painting: The paint colors for the houses must be from the list of approved colors (attached hereto as Exhibit B). The color for shutters, trims, doors, fences, and gutters shall remain white.

b) Driveways: Driveways shall be kept clean and free of oil stains, mold, and weeds. Driveways shall be maintained in good condition. Sinking driveways due to settlement or uprooted pavers must be repaired. The pavers shall remain the same original color and pattern.

c) Fences: Fences must be white, 6 feet in height, shadow-box style. For properties along the lakefront, the fence must be white, 4 feet, aluminum bars consistent with the model/style installed by the Developer. Chain link fences are only allowed if installed by the Developer. The replacement of fences must be approved by the ACC. Members are responsible for maintaining their respective side of the fence.

d) Trees: City Ordinances state that any tree which is removed, dies or is damaged, must be replaced by an equivalent tree in or near its original location. Permission of the ACC is required before removing and/or replacing any tree. The list of approved trees can be found Oakridge website (www.Oakridgefl.com).

Failure to adhere to these standards is a violation, which will be assessed to the Member, subject to fines and corrective action, as set forth in Schedules A, C and D.

11. **Signs** – All signs must be no larger than 8" x 10". Ensuring that approved signage is used is the Member's responsibility. Members must communicate these signage rules to their vendors. Any unapproved sign constitutes a violation of the Rules and is subject to fines, as listed in Schedule A.

12. **Garbage Cans** – Garbage and recycle bins may only be placed at the curb after 6:00 PM the night prior to scheduled collection and must be removed no later than 7:00 AM, the following morning. Garbage and recycle bins must be concealed and not visible from the street; they may be kept in the garage or behind a fence. The receptacles provided by the City of Hollywood, must be used. Failure to remove garbage cans and recycle bins from the curb and keep them concealed, as set forth herein is a violation subject to fines, as listed in Schedule F.

13. **Bulk Trash** – Bulk trash is picked up on the Third Thursday of every month. Brush, bulk trash, and junk cannot be placed out earlier than 4:00 PM on Mondays. A maximum of 4 cubic yards of

material is permitted per pickup. Commingling of bulk and brush is not allowed. Piles more than 4 cubic yards will not be removed until payment arrangements are made with the City of Hollywood Environmental Services Division for the oversized portion. For additional information regarding disposal of bulk trash please call (954) 967- 4200. The premature placement of bulk pick-up at the curb is a violation subject to fines, as listed in Schedule A.

14. **Tennis Courts, Basketball Court & Tot Lot.**
    a) Tennis courts, basketball court and tot lot (the "Facilities") are limited to Members of Oakridge only.
    b) Residents under fourteen (14) years of age are not permitted on the Facilities unless accompanied by an adult Member.
    c) No bicycles, roller blades, roller skates, healies or other motorized vehicles are permitted on the Facilities.
    d) Children over the age of ten (10) are not permitted on play equipment in the Tot Lot.
    e) No pets are allowed in the Facilities.
    f) The Facilities close at sundown.

    Failure to comply with these rules by the Member and/or a Member's guest(s) is a violation, which will be assessed to the Member, and is subject to fines, as listed in Schedules D and E.

15. **Personal and Household Storage** - All toys, household items, including but not limited to bicycles, tools, ladders, chairs, and storage containers must be stored out of sight. In accordance with City ordinance, basketball hoops are not allowed on the street and must be 10 feet away from the street **AT ALL TIMES**. When not in use, basketball hoops must be stored out of site. Failure to comply with this rule is a violation subject to fines, as listed in Schedules A and D.

16. **Nuisance and Neighbors Issues**: A "nuisance" is defined as a person, thing, or circumstance causing inconvenience or annoyance, or an unlawful interference with the use and enjoyment of a person's property.

    If the nuisance cannot be resolved between the neighboring homeowners, the affected neighbor may notify the Property Manager, who shall investigate the alleged violation for a determination as to whether a violation exists. Examples of nuisance that are considered violations are:

    a) Landscaping encroachment: Landscaping extending over or beyond a fence line or property line into any neighbor's property line. The homeowner with the overgrown landscape must correct the encroachment.
    b) Fences & Houses: Rust stains caused by one homeowner's sprinkler system. The homeowner whose sprinkler system is causing the rust stains is responsible for rectifying the issue so that the adjoining neighbor will not continue to be affected.
    c) Flood Lights: Homeowners with floodlights are responsible for assuring that their lights do not encroach on a neighbor's house or property.
    d) Noise: Oakridge follows the County / City ordinance. Members are encouraged to file their complaints with Hollywood Police Department Non-Emergency # 954-764-4357.
    e) Solicitation Strictly Prohibited: There shall be no soliciting by homeowners or the homeowner's guest(s), invitee(s), or permittee(s).

    Failure to comply with these rules by the Member and/or a Member's guest(s), invitee(s), or permittee(s) is a violation, which will be assessed to the Member, and is subject to fines, as listed in Schedules A or E and C and D

17. **Events & Parties**: Members hosting an event and expecting 5 vehicles or more within a 2-hour period, must turn in to the Property Manager a Guest List of expected visitors.
    Failure to comply with this rule by the Member and/or a member's guest(s), invitee(s), or

permittee(s) is a violation, which will be assessed to the Member, and is subject to fines on a per-diem, per vehicle basis. For any given day that a member has more than 5 guests arriving within 2 hours from each other, the Member will receive a violation, subject to $25 for each vehicle that exceeds five vehicles (which is the allowable number of unannounced guests).

18. **Renter/Lessee:** Persons occupying a unit for more than one (1) month are considered a Resident / Lessee. All Renters/Lessee's must pay the requisite fee for a credit/national criminal background check and must be approved by the Board of Directors (or its designee) prior to being permitted to move into the Community. No short-term rentals/leases are permitted. The Member shall provide the Association a minimum of a one-year lease agreement. The Association has the authority to conduct a criminal and credit background check on each prospective tenant to determine whether such tenant is eligible to reside in the Unit. Additionally, the Association has the authority to conduct a personal interview with all prospective tenants. All necessary application forms provided by the Association shall be completed by the prospective Renter/Lessee. The Member shall be responsible for an amount equal to one month's rent refundable deposit (the "Deposit") during the duration of the lease. All fines and unpaid assessments, including fees and costs, shall be charged against this Deposit. The Member shall promptly (within 10 days of the date of notice) pay the Association for any offsets against the Deposit. Failure to maintain the full Deposit with the Association, shall be grounds for cancelling the renewal of the current lease. The Association may deny any proposed lease or tenant, including renewals or extensions of a lease, if the person(s) seeking approval has been convicted at any time of a felony involving violence to a person, a felony where the victim was a minor, or a felony that involved use, possession or manufacture of a felony grade narcotic.

19. **Driving over the concrete curbs or any Community Property is strictly prohibited.** The violation of this rule by a Member or a Member's guest is subject to a $100 fine per incident. Additionally, the ember shall be responsible for any damage(s) caused and shall reimburse the Association for any repairs required. Further action on the part of the Association pursuant to Schedule D may also apply.

20. **Unauthorized Use of Resident Lane.** Use of the resident entry lane to enter the property without utilizing an entry device (gate entry sticker) by a Member or a Member's guest(s) is prohibited. Failure to adhere to this rule, by the Member and/or a Member's guest(s) is a violation, which will be assessed to the Member, subject to fines, as listed in Schedule E.

21. **Records Review:** Pursuant to F.S. 720.303, Members may review the Association's records, provided the Member submits a specific record request in writing to the Property Manager, for the review of such records. The Property Manager will then contact the Member to schedule a mutually convenient time for said review. Record review will be available each month on a set day and time to be determined by the management company. Members are allowed eight (8) hours per month to inspect and review records. Member specific files, such as residency applications, personal records, medical records, private contact information, children and/or guest information, are not available for inspection. Copies will be made available at the Member's expense, at a cost of $.25 per page and is limited to no more than 25 pages. The same records may only be reviewed once during any 6-month period. The

Association reserves the right to refer this matter to its legal counsel.

22. **Flags:** Homeowners may erect a freestanding flagpole no more than 20 feet high on any portion of the homeowner's property if the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement. The homeowner may further display in a respectful manner from that flagpole, one official United States flag, not larger than 4 ½ feet by 6 feet, and may additionally display one official flag of the State of Florida or the United States Army, Navy, Air Force, Marines, or Coast Guard, or a POW-MIA flag. Such additional flag must be equal in size to or smaller than the United States flag. The flagpole and display are subject to all building codes, zoning setbacks, and other applicable governmental regulations, including, but not limited to, noise and lighting ordinances and all setback and locational criteria contained in the governing documents. An application must be submitted to the Architectural Control Committee (ACC) before any flagpole is installed. Applicable permits are required by the City of Hollywood prior to installation. Failure to comply with these rules by the Member and/or a member's guest(s) is a violation, which will be assessed to the Member, and is subject to fines, as listed in Schedules A, C and D.

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These Rules are subject to change at any time without notice to the Members. It is each Member's obligation to stay informed of the Rules and Regulations, including any changes. These Rules are always posted on Oakridge's website: (www.Oakridgefl.com); or available upon request from management by contacting the Property Manager at cmelton@associaflorida.com, or (954) 987-6480.

I acknowledge receipt of these Rules and Regulations.

_____

Print Name of Member: _____

Date:_____ Lot #:_____

Oakridge Is a Wonderful Place to Live!

Exhibit A

Schedule A - $25 per day. A Violation Notification Letter (the "Notification Letter") will be sent to the homeowner allowing homeowner 10 days to contact management and/or to cure violation. The homeowner bears the burden of contacting management to show the violation has been cured. Failure to cure the violation will result in a fine of $25 per day, until the violation is cured.

A one-time 15-day extension, with good-cause will be allowed. Any additional extension

of time would have to be approved by VC.

Failure to cure the violation at the expiration of the 10 days or the 15-day extension will result in a $25 per day fine, starting on the date of the First Letter.

Schedule B – Sticker and Towing. Any Property that has any vehicle parked in the Community in a manner that violates the Rules is subject to violation(s), fine(s) and towing. The violation is on the Property, not on the vehicle.

- The first time that any vehicle associated to a specific property violates the Rules, the vehicle will receive a white sticker, which is easy to remove from the vehicle window. No fine will be assessed for the first violation. However, the sticker shall constitute a Warning that the parking Rules and Regulations have been violated and that the Association will address future violations with fines and towing.
- The second time that any vehicle associated to a specific property violates the Rules, the vehicle will receive a green sticker, which is difficult to remove from the window. Additionally, for this second violation a $25 fine shall be assessed. The sticker shall clearly note that this constitutes a second violation. The green sticker will also note that if there is another violation there is a risk of an increased fine and/or towing at the Owner's expense.
- The third time that any vehicle associated to a specific property violates the Rules, the vehicle will receive a red sticker, which is difficult to remove from the window. Additionally, for this third violation a $100 fine shall be assessed. The red sticker shall clearly note that this constitutes a third violation. The sticker will also note that if there is another violation for any vehicle associated with that property the vehicle will be towed at the Owner's expense.
- The fourth time that any vehicle tied to a specific property violates the Rules, the vehicle will be towed at the Owner's expense.

The application of these fines shall be based on a 12-month period for purposes of determining the number of the violation. In other words, if there have been no parking violations over a twelve-month period, then any parking violation would constitute a first violation.

Schedule C – Removal of fixture or alteration, and mandatory correction. In the case where an Owner has made alterations to the Property, without the Association's express and written approval, and such alteration is in violation of the Governing Documents, the property is subject to a $25 fine, per day, starting on the day that the alteration was made, or if that cannot be established, then the fine shall begin on the date that the Association sends the Notification Letter.

Additionally, the violation shall be cured, meaning that the Owner shall immediately correct the alteration, or remove any fixtures installed, at the Owner's expense, within ten (10) days from the date of the Violation Letter.

If that same Owner is responsible for a violation of the same kind within a 36-month period, that shall constitute a second violation, subject to a $50 fine, per day; and the alteration/fixture must be removed.

A third and subsequent violation is subject to a $100 fine, per day; and the alteration fixture must be removed.

This rule will be associated to the Owner, as well as to the Property. Thus, if any person (including artificial entities) owns more than one Property, the second violation will be treated as a second violation, even if it is on a different property.

The application of these fines shall be based on a 36-month period for purposes of determining the number of the violation.

Schedule D – Request official police and/or City Code Enforcement. In the case where an Owner, or that Owner's guests, invitees, or permittees, is/are responsible for the violation(s), the Association will report the violations pertaining to the Property to City officials and police. In addition to the applicable fines for the specific violation, the Owner shall be assessed with any expense incurred by the Association to correct any damage to the property in the Community, and with any other expense for incurred by the Association related to the such violation. Notwithstanding the applicability of any other fine, the minimum fine in the case where the Association must call Police and/or Code Enforcement, shall be $100 per day/per incident, in addition to any and all other fines that may apply.

Schedule E – Fine Escalation Per Incident: The first violation is subject to a warning. The second violation is subject to a $25 fine; the third violation is subject to a $50 fine; the fourth and subsequent violations are subject to $100 fine per incident.

A 12-month period from the date of the last violation will be used for purposes of determining the number of the violation.

Schedule F – Two Warnings Then $25 per day: The first two violations are subject to a warning. The third, and any subsequent, violation is subject to a $25 fine. A six-month period from the date of the last violation will be used for purposes of determining the number of the violation.

EXHIBIT B

Allowed Paint Colors

Paint Color Formulas (Behr/Home Depot 2011 Terminology)

Name	ID	Base	Color Formula			
Weathered Sandstone	290E-1	1050	CLRNT	C	I	L
			OZ	0	0	0
			384th	112	32	80
Irish Mist	790C-1	1050	CLRNT	B	L	T
			OZ	0	0	0
			384th	16	80	16
Cancun Sand	310E-1	1050	CLRNT	L	T	V
			OZ	0	0	0
			384th	4	60	4
Sand Dollar White	300C-2	1050	CLRNT	L	R	T
			OZ	0	0	0
			384th	32	32	144
Stable Hay	310E-2	1050	CLRNT	C	L	
			OZ	0	0	
			384th	288	16	
White Truffle	720C-1	1050	CLRNT	B	C	V
			OZ	0	0	0
			384th	16	40	8
Oak Cake	290E-2	1050	CLRNT	C	F	L
			OZ	0	0	0
			384th	320	32	336
Ripe Wheat	310E-3	1400	CLRNT	L	R	T
			OZ	1	0	2
			384th	0	32	32
Parchment Paper	710C-1	1050	CLRNT	C	L	
			OZ	0	0	
			384th	64	64	
Princess Ivory	300C-1	1050	CLRNT	L	R	T
			OZ	0	0	0
			384th	16	16	64

Wheat Bread	720C-3	1400	CLRNT	B	C	KX	L
			OZ	0	0	0	2
			384th	32	80	320	16
Gobi Desert	710C-3	1400	CLRNT	I	L	T	
			OZ	0	2	0	
			384th	32	128	336	

The Association shall keep a swatch of all colors available for viewing to all Members.

At the time of the ratification of the Declaration recorded as Exhibit C of instrument number 110449085, in Book 48391, Page 440, of the Official Records of Broward County, the exclusive distributor of Behr brand paint was Home Depot. Members may select other brands found at other distribution centers, provided the color is chemically identical to the colors listed herein, as determined by the Architectural Control Committee.

EXHIBIT C

Boatyard Rules and Regulations

1. Designated spaces at the boatyard are for the use by Members of the Association (and tenants) only.
2. Boat registrations must be in the name of the Member (or the tenant) of the Association. A copy of the current registration is required to be on file with the management office.
3. The Member (or the tenant) must reside in his/her Oakridge home.
4. There must be no unpaid violations, fines or maintenance fees or dues outstanding to the Association for that member (and/or tenant).
5. Boats cannot exceed (23) twenty-three feet.
6. Boat owners are responsible for damage caused to others' property(ies) and to Oakridge P.O.A. property.
7. The monthly fee for usage of the boatyard is $35.00. Payment is due quarterly – on the 1st of January, April, July and October. If payment is not received within 15 days of the due date, the Member (and/or tenant) will be considered delinquent and the boatyard space will be automatically revoked. The Member (and/or tenant) will then have a 10-day reinstatement period upon payment of $100.00 reinstatement fee. At the expiration of the reinstatement period, the boat will be towed at the Member's (and/or tenant's) expense. Member (and/or tenant) hereby waives notice regarding payments due and delinquency of payment.
8. All boats in the boatyard must be in working condition.
9. No repairs or maintenance are allowed in the boatyard.
10. A boat that is out of its designated space for two (2) consecutive months forfeits its space. Under extenuating circumstances a Member (and/or tenant) may file a request for a temporary extension with the Property Manager if the boat is expected to be out of the boatyard for more than two (2) consecutive months. Board approval is required for all extensions.
11. Empty boat trailers are not allowed in the boatyard.

The Association will not be responsible or liable for damage caused to any boat or trailer or for theft, related to the storage and/or movement of vessels and trailers in or around the boatyard. Members (and/or tenants) use the boatyard at "their own risk."

Non-compliance of any of the above Boatyard Rules and Regulations will be deemed a violation. Members (and/or tenants) will have 10 days from the date of a notice to correct violations. Two or more violations during any 12 month period will be basis for removal of the boat or recreation vehicle.