

Tower Oaks Homeowners Association
Rules and Regulations
(Revised 1/15/2013)

These rules and regulations are promulgated to inform homeowners, residents, and guests of the requirements of the Association. These rules and regulations have been officially adopted by the Board of Directors and in no way limit the application of requirements of the Declaration of Covenants, Conditions, Restriction and Easements of Tower Oaks, as recorded in the public records of Leon County, FL.

1. Fines may be assessed against any homeowner or resident who violates any of these Tower Oaks Homeowners Association Rules and Regulations. Fines will be assessed at the amount of \$100 with an additional \$100 per day assessed for any continuing violation, up to a maximum of \$1,000 per violation. Fines will be levied only upon the majority vote of the Board of Directors and after homeowners and residents have been given notice of infraction and have failed to correct the violation. Homeowners will be responsible for the payment of any fines levied due to the violation of rules by any tenant (resident) or guest of the unit.
2. All homes shall be used exclusively for single-family residential purposes. No more than three unrelated persons may reside in a home.
3. No alterations to the exterior of the home (including, but not limited to: erection of any fences of any type, erection or placement of sheds, change in the exterior color of the home in any way, removal of trees, or placement of any large recreational equipment, i.e. pools, swing sets, etc. not including portable sports equipment) within view of the main road may be made without prior written approval of the Architectural Control Committee of Tower Oaks Homeowners Association. **The homeowner assumes the responsibility and cost of reversing any changes made without the prior approval of the Architectural Control Committee, including any fines that might be assessed.**
4. To obtain approval from the Architectural Control Committee for any alterations to the exterior of the home (including, but not limited to: erection of any fences of any type, erection or placement of sheds, change in the exterior color of the home in any way, removal of trees, or placement of any large recreational equipment, i.e. pools, swing sets, etc. not including sports equipment), a detailed written plan with necessary illustrations, blueprints/drawings, and measurements, must be submitted to any member of the Board of Directors or to the management company. The plans will then be presented to the Architectural Control Committee. The committee has thirty (30) days by which to approve, deny, or provide follow-up feedback to the homeowner. To be considered for approval by the Architectural Control Committee requests fences must be of uniform size (6 to 8 feet in height) and constructed of wood material.
5. Each individual homeowner shall be responsible for the maintenance of the lot deeded to them including, but not limited to, the enclosed area of the home including the patio, screened areas, deck areas, and the exterior of the home. Each homeowner is responsible for the upkeep of all property to property lines, including easements and areas that might be outside of the homeowner's constructed fence and sidewalk areas. **Failure to maintain such areas are subject to corrective action by the Board of Directors of the Association including fines and the contracting of necessary to be done at the owner's expense in accordance with the restrictive covenants, bylaws, and these Rules and Regulations.**
6. Effective May 18, 2009: Homeowners may park cars on the grass of their lot as long as two tires are located on the pavement. The car shall be parked parallel to the house. The number of vehicles permitted shall not exceed the number of persons who reside in the home. **Any**

enlargement of current parking space must be approved by the Architectural Control Committee prior to commencement. Homeowners are responsible for the maintenance of their paved areas.

7. Parking on common areas including cul-de-sacs owned or maintained by the Association, by homeowners or residents is limited to five (5) hours within any 24-hour period. Visitors to a home, may park in the cul-de-sac up to seven days. Homeowners should notify the board if a visitor will be staying with them longer than one week and parking in the cul-de-sac area. Vehicles violating this time limit are subject to towing at the owner's expense. Under no circumstances should vehicles be parked on the side of the roadway in such manner as to cause traffic congestion or pose a danger to any other resident or driver. Any vehicle illegally parked on the side of the roadway is subject to towing.
8. "Junk cars" may not be stored on the property. A car is considered junk if it is immobile for a period of thirty days or longer OR does not have a current tag.
9. Any vehicle that is inoperable or not legally licensed is subject to towing. Vehicles on blocks for repairs will not be permitted within the community. Vehicles, for the purpose of the Rules and Regulations, are defined as cars and trucks. Vehicles violating this rule are subject to towing.
10. Outside television antennas are not allowed, however, direct broadcast satellite dishes less than one (1) meter in diameter are allowed as long as they are placed in such a manner as to not cause annoyances or disturbances to another homeowner. Dishes should be located in the rear of the residence.
11. Homeowners and residents shall not play or permit to be played any device, electronic or manual, to include, but not limited to, musical instruments, radios, televisions, or stereos, within or outside of any home that can be heard within any other home. All electronic devices producing noise to include, but limited to, radios and stereo systems are to be turned down upon entering the community. Failure to abide by this rule will result in the calling of the local law enforcement authorities in compliance with county noise ordinances. The giving of dancing or music lessons, vocal or instrumental is limited to daytime hours and should not disturb other homeowners and/or residents. Quiet times for the neighborhood are from 10 pm to 9 am Sunday thru Thursday and for Friday and Saturday it is Midnight to 9 am.
12. No gatherings or activities shall be carried on in any home or on any common property which might constitute an annoyance or nuisance to the neighborhood or tend to damage or destroy either private or common property to include, but not limited to, parties for more persons than can park in the allotted parking areas or at which music or noise is generated that can be heard in any other home. Gatherings outside may be held Sunday thru Thursday from 9 am to 10 p.m. and Friday and Saturday from 9 am to midnight. Gatherings must be moved inside at other times.
13. Homeowners, residents, their families, and guests shall not operate, or permit to be operated, any motorcycles, motorbikes, mini-bikes, or motor powered two- three - or four wheeled vehicles or any other motor driven vehicle with a loud muffler or mufflers within the community. No motorized vehicle shall be operated in such a manner that would cause disturbance or danger to any homeowner, resident, guest or to another person's property, including exceeding the posted speed limit whining the community or 10 mph where children are present. These rules and restrictions apply to all properties in Tower Oaks and also includes property owned or maintained by the Association.
14. Boats or other large recreational vehicles (i.e., campers, RV's, etc.) may only be parked in the garage or in the rear of the home, out of sight of the roadway. Golf carts and go carts may park in the same areas allowed by automobiles.

15. No animals, livestock, horses or poultry of any kind shall be raised, bred, or kept on any lot in or near the private or common area of the community, except that household pets (i.e. dogs, cats, and other domesticated animals allowable by law within the State of Florida).
16. Household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose, and further provided that they are kept within the home or enclosed yard of the home. Any homeowner or resident may maintain no more than three (3) household pets. Caged animals such as birds, fish, hamsters, mice, and ferrets are not restricted as long as they do not cause a nuisance to any resident and are not raised or bred for commercial purposes. Household pets outside of the homeowner's property must be on a leash and accompanied by the owner. Pets found wandering the neighborhood are subject to Leon County Animal Control Laws and may be picked up by the local humane society. Barking dogs are to be moved to the inside of the home and quieted. Pets may not be tied up or left unattended in any unenclosed area. **The owner of the pet, or the individual walking the pet, must remove pet waste from any area, including another homeowner's property or any property owned or maintained by the Association. Failure to do so will result in Association fines and the notification of animal control officers and/or health officials. Fines regarding the cleanup of pet waste from common areas will be assessed to the owner of the property at which the pet resides or is visiting.**
17. All types of firearms including, but not limited to, shotguns, rifles, pistols, B-B guns, and air guns are prohibited from being used, displayed or carried on the properties except as detailed in Florida Statute 790.06. Firearms may be kept inside the home for protection purposes only. Hunting of any type or discharge of firearms or fireworks is prohibited on properties covered by these rules and restrictions as well as any property owned or maintained by the Association. (Federal, County and State laws are incorporated by reference)
18. Solicitation, by homeowners, residents or non-residents, whether of goods, services, attendants, contributions, or memberships will not be allowed. Posting of advertisements or display of posters shall not be allowed, and may be removed by the Association. No sign of any kind shall be displayed to the public view on any lot except one sign of no more than two square feet advertising the property is for sale.
19. Large recreational equipment (i.e., pools, swing sets, and does not include portable sporting equipment) and building and maintenance materials may not be left in front of houses, driveways, in the driveways, on sidewalks, or unenclosed yards. Items left unattended may be removed by the Association at the expense of the homeowner.
20. All household garbage, refuse and recyclables are to be disposed of properly by the owner of each lot. Each house may have no more than two (2) large receptacles for the household waste and one (2) recycle bins placed at the curb for collection on the allotted day(s). Receptacles are to be brought to the curb no earlier than the evening before the scheduled pick-up and must be removed the day of the pick-up. Receptacles should be stored at the side or back of the home or in a closed garage. Any spillage occurring during trash collection is the responsibility of the homeowner or resident to pick up and dispose of properly.
21. No window air conditioning units may be installed in any side or window of any home. Window air-conditioning units may be installed in utility buildings or sheds located on the back of the property so long as it is on the back of the building and is not visible from the roadway. All air conditioning units, heat pumps, HVAC units, and other such machinery shall be located at the rear of the house and not be visible from the roadway, with the exception of the air conditioning unit installed upon original construction of the home, which is located on the side of the home.
22. Barbeque grills are permitted on patios or decks to the rear of the house and in any area designated by the Board of Directors. Barbeque grills are not permitted on the front porch, driveway, or front lawn area except when in use and attended by a responsible adult. Grills should not be stored, even if covered, within sight of the roadway.

23. Homeowners and residents shall not hang or display washing, clothing, bedcovers, linens, or any other similar objects from windows, fences, in any yard space, on decks or deck railings, or within patio areas. Clotheslines are permitted as long as they are located inside of a privacy-fenced area at the rear of the home and such line is retractable when not in use. In no case may clothes be left on a line overnight or be hung in front of any home.
24. HOLDING POND AREA: When the holding pond is dry, adults and supervised children may be inside the holding pond in order to play sports or run dogs (the fence must be closed when animals are present). The Association will assume NO LIABILITY for any injury. Please remember it is a privilege to be able to use the holding pond. Absolutely no children in this area, unless the parent is physically present. If this area begins being destroyed, this privilege will be revoked. Absolutely NO vehicles (motorized or not) are allowed. The rock mound in the middle is not a play area.
25. Any member who threatens a lawsuit or threatens to engage the services of an attorney against the Association, the Board, a Board Member or Management shall be required to conduct all future contact with the Association through the Association's attorney for a minimum period of ninety (90) days following the threat. During this period, all correspondence, emails and phone calls on behalf of the member shall be directed to the Association's attorney. Likewise, all communications from the Association to the member will come from the Association's attorney to the member or the member's attorney. No direct contact will be allowed with any Board Member or Management during this initial 90-day period. Attorney fees will be the responsibility of the homeowner bringing the threat.
26. All Federal, State and County rules, regulations and laws are incorporated to the Association rules by reference. These rules supersede all Association rules.