

# OAKBROOK ESTATES HOMEOWNERS ASSOCIATION, INC. COMMUNITY STANDARDS

(adopted \_\_\_\_\_)

**ALL EXTERIOR MODIFICATIONS/CHANGES MUST BE APPROVED BY THE ARCHITECTURAL REVIEW COMMITTEE PRIOR TO COMMENCEMENT OF WORK; (inclusive but not limited to dwelling exterior, pool and enclosures, roof, doors, mailbox, walkways, driveways, fences and landscaping)**

Forms are available from the Management Company (727) 771-7753.

## **STANDARDS:**

### **Dwelling:**

- i. All painted surfaces to be free of mildew and rust stains.
- ii. All painted surfaces to be free from chipped, cracked, peeling, and/or faded paint.
- iii. All roofs to be mildew and stain free.
- iv. All wood trim to be free of rot or insect damage.
- v. All windows to be in good repair.
- vi. Pool enclosures to be mildew free with screens in good repair.

### **Fences:**

- i. All wooden fences to be free of moss, mildew, and water marks.
- ii. All wooden fences to be maintained in good repair.
- iii. All wooden fences to be free of rot, insect damage or yard equipment damage.
- iv. All wooden fences at the end of their service life to be removed or replaced following Architectural Review Committee approval.
- v. All PVC fences to be free of mildew and water stains.
- vi. All fences to be plumb and level.

### **Driveways, Walkways and Sidewalks:**

- i. All driveways, sidewalks and walkways to be free of mildew and rust stains.
- ii. All driveways, walkways and sidewalks to be free of grass clippings and leaves.
- iii. All driveways, walkways, and sidewalk cracks to be free of weeds or grass.
- iv. All driveways to be free of automotive oil or other stains.
- v. All concrete or masonry on driveways, sidewalks and walkways to be in good repair.
- vi. All painted or stained concrete on driveways, sidewalks and walkways to be free from chipped, cracked, peeling and/or faded paint or stain.

### **Landscaping:**

- i. All grass to be in healthy, weed-free condition.
- ii. All grass around walkways, driveways, and landscape beds to be edged.
- iii. All diseased grass to be treated or removed and area plugged or re-sodded (plugs to be installed at not more than 12" spacing).
- iv. Trees, shrubs and hedges to be trimmed and disease free.
- v. Branches and palm fronds to be trimmed to 7' above sidewalks and walkways.
- vi. Branches and palm fronds to be trimmed to 12' above roadway as mandated by Fire Department.
- vii. Dead plant materials to be removed.
- viii. All stumps to be removed and remaining depressions leveled and landscaped.
- ix. All landscape beds to be weed-free.
- x. All landscape beds to be mulched.
- xi. All installed edging to be level and in good repair.

- xii. Landscaping around fire hydrants is to be in accordance with County Ordinance. 7'6" from each side of hydrant; 4' from the rear and no landscaping in front.

**Mailboxes:**

- i. All mailboxes and posts to be free of moss, mildew, and water marks.
- ii. All wooden mailbox posts to be free of rot, insect damage, or yard equipment damage.
- iii. All painted posts to be repainted when needed.
- iv. All mailboxes to be replaced or repaired if dented, rusted or otherwise damaged.
- v. Mailboxes/posts to comply with Postal Service regulation (be erect; a height of 42";etc)

**Other:**

- i. Garbage cans/recycle bins and other waste items to be concealed from public view except when brought curbside from the evening before scheduled pick-up to the evening of scheduled pick-up.
- ii. Garbage cans and recycle bins should be concealed from public view by manner:  
a) garage; b) with fencing or c) kept behind hedges or trees of minimum equal height.
- iii. Yard debris to be bundled or bagged according to City standards and reasonably obscured from view until day of scheduled pick-up (i.e., placed to side of dwelling).
- iv. All seasonal decorations displayed to be limited to two weeks prior to the event and ending 7 days after except that Holiday decorations may be displayed between November 15<sup>th</sup> and January 7<sup>th</sup>.
- v. All house and mailbox address numbers to be maintained and visible from the street.
- vi. All exterior equipment (exclusive of utility boxes and air conditioning units), such as water conditioning units, pool pumps, filters, and propane tanks shall be shielded from view with shrubs or other approved barrier.
- vii. All basketball hoops, backboards, poles, and bases to be free of rust and mildew stains and in good repair. Basketball nets are to be in good condition.
- viii. All children's play set equipment to be installed at the rear of the property and approval procedure must be followed. Play equipment/toys should be concealed from public view whilst not in use.

**PLEASE NOTE THAT THE ABOVE STANDARDS HAVE BEEN ESTABLISHED PER THE FOLLOWING:**

- 1) TO MORE DEFINE THE RESTRICTIONS IN YOUR DOCUMENTS SPECIFICALLY ARTICLE VIII SECTION 14 & SECTION 17 AND ARTICLE IX;
- 2) TO INCORPORATE COUNTY & CITY CODES/REGULATIONS RELATIVE TO FIRE, POSTAL & WASTE MANAGEMENT DEPARTMENT REQUIREMENTS;
- 3) LASTLY TO EXERCISE THE RIGHT STIPULATED IN YOUR ARTICLES OF INCORPORATION ARTICLE IV SECTION 8 WHICH PROVIDES THE POWER TO THE ASSOCIATION TO ADOPT, ALTER, AMEND AND RESCIND REASONABLE RULES AND REGULATIONS FROM TIME TO TIME.

The Board shall endeavor to enforce Community Standards in a consistent and equitable manner.

*The Board of Directors of Oakbrook Estates Homeowners Association, Inc.  
reserves the right to amend these standards.*