

**WATER OAK HOMEOWNERS ASSOCIATION, INC.**  
**RULES AND REGULATIONS**  
**ADOPTED: OCTOBER 14, 2005**

The purpose of the Rules and Regulations is to have a handy reference for all owners to be able to consult and review if there are any questions concerning the Declaration of Maintenance and Land Use Provisions of Water Oak. The Declaration is the final authority for these Rules and Regulations. These guidelines will ensure that the neighborhood of Water Oak (also known as Whisper Bend) will always maintain an attractive, high quality appearance.

***These items are not the complete use restrictions, but only those items that are most often cited and violated.***

**USE RESTRICTIONS**

**PARKING & VEHICLES:**

1. Vehicles shall be parked only in the garages or in the driveways serving the units. No overnight (12:00 A.M. to 6:00 A.M.), on street parking or parking on lawns shall be permitted. Blocking of driveways and mailboxes is prohibited. No parking opposite of another car on the street is permitted, as this would impede emergency vehicles and other traffic
2. Prohibited vehicles – Commercial vehicles with commercial writing on their exteriors, vehicles primarily used or designed for commercial purposes, tractors, mobile homes, recreational vehicles, trailers, campers, camper trailers, boats and other watercraft, and boat trailers shall be parked only in enclosed garages or side or rear yards if fully hidden by an approved privacy fence. Stored vehicles which are either obviously inoperable or do not have current operating licenses shall not be permitted on any Unit except within enclosed garages. The Board of Directors may tow any vehicles (at the owner's expense) which are parked in violation of this Section 5.1(v) or which are in violation of Section 5.1(s) due to the type of vehicle.

**PETS:**

No animals, reptiles, livestock, wildlife, or poultry of any kind shall be raised, bred, or kept on any portion of the Property, except that dogs, cats, or other usual and common household pets may be permitted in a Unit. Household pets shall at all times, whenever they are outside the

**Water Oak Rules and Regulations**

**PETS: (Continued)**

Owner's Unit (including the Lot), be confined on a leash held by a responsible person. Owners must clean up after their pets. Any pet permitted to roam free or which, in the sole discretion of the Association, endangers the health and safety of the Owners and their visitors, make objectionable noise, or constitute a nuisance or inconvenience to the Owners of other Units or the Owners of any portion of the Property shall be removed upon the request of the Board. No pets shall be kept, bred or maintained for any commercial purpose.

### **MAINTENANCE OF THE UNITS:**

1. No weeds, underbrush or other unsightly growth shall be permitted to grow or remain upon any Unit. No refuse or unsightly objects shall be allowed to be placed or suffered to remain upon any Unit. All lawns, landscaping, sprinkler systems and any property, structure, improvement and appurtenance shall be kept in good, safe, clean, neat and attractive condition.
2. Owners whose lots back up to a lake bank will be responsible to maintain the property from their lot line to the lake bank. Lot owners shall not remove native vegetation including, but not limited to cattails.
3. Owners whose lots back up to a buffer area will be responsible to maintain the property in the Buffer areas behind their lot.
4. All Owners must maintain their front yards to the edge of the roadway asphalt, including any unpaved right of way.

### **ARCHITECTURAL REQUESTS AND APPROVALS:**

1. Any additions or changes to the exterior portion of any Unit or any Lot must have prior written approval from the ARC Committee. The Owner of the Unit must submit a form prior to any change or addition. Any alterations that have been done without prior written approval could be required to be removed at the owner's expense.
2. Some of the items requiring approval are Unit color change, installation of satellite dishes, additions to the homes, enclosing of screened areas, and installation of fences, pools or placement of items outside the Units. This is not a complete list; therefore please consult with the Board or Management Company before proceeding.

### **LEASING OF UNITS:**

Units may be rented only in their entirety: no fraction or portion may be rented. There shall be no subleasing of Units or assignment of leases unless Water Oak Rules and Regulations prior written approval is obtained from the Board of Directors. All leases shall be in writing and no Unit may lease more than two times in any twelve (12) month period. The Owner must make available to the lessee copies of the Documents. A copy of each lease must be furnished to the Association. Every Owner shall cause all occupants of his/her Unit to comply with the Documents and shall be responsible to all violations and losses to the Common Areas caused by such occupants, notwithstanding the fact that such occupants of a unit are fully liable and may be sanctioned for any violation of the documents. All lessees shall agree to comply with the Documents.

### **LIGHTING:**

All houses in Water Oak must have a white electric post light and post with a non-colored light bulb located in the front of the house. The ARC must approve the design of the post light. Installation, maintenance and energy costs of the post light are the responsibility of the homeowner.

**PLAY AND RECREATIONAL EQUIPMENT:**

Play equipment must be contained within the standard side yard setbacks on any lot in Water Oak. Permanent basketball backboards may not be attached to the front elevations of houses. Permanent playground equipment must be approved by the ARC before installation. Portable basketball hoops may be used in driveways. They may not be placed on any sidewalk or street. Portable basketball hoops shall be put against the unit when not in use. All play and recreational equipment must be kept in good repair. Basketball hoops may be used between the hours of 9:00 A.M. and 9:00 P.M.