LIVE OAK RESERVE HOMEOWNERS ASSOCIATION, INC.
RULES AND REGULATIONS

Originated: OCTOBER 2003
(previously amended December 11, 2003)
(previously amended March 10, 2010)
(previously amended March 17, 2015)
(previously amended July 21, 2015)
(previously amended July 16, 2019)
Amended: November 16, 2021

OVERVIEW

All of our homes are bound by the Association's governing documents, which include the Master Declaration of Covenants, Conditions and Restrictions of Live Oak Reserve ("CCRs"), the Articles of Incorporation and the Bylaws. The CCRs include specific Use Restrictions as to Members [including family, tenants, guests and invitees of the Members], individual Lots, and the Common Areas. The CCRs empower the Association by and through its Board of Directors to implement reasonable Rules and Regulations that either *clarify* existing CCRs, or to *augment* the CCRs when language is absent. Applicable references to the CCRs will be given throughout this document. When you see these references – please take the time to also read the appropriate original text in the CCRs. For example, the language empowering the Association to create binding Rules and Regulations is found across Article I, Section FF, Article III Section 1, Article IV Section 1, and Article X Section 1 of the CCRs and Article V, Section 11(f) of the Association's Bylaws.

ENFORCEMENT

Violations of the Rules and Regulations will be subject to the Association's enforcement process as per the CCRs, ByLaws, Chapter 720, Florida Statutes, and adopted policy. For details of the enforcement process and policy, consult the Association's web site. See also, Article X Section 2, Article XI Section 2, and Article XVI Section 8 of the CCRs. The Association's management company is contracted to manage the enforcement process, which includes inspections, as well as issues brought forward from Members. To perform those inspections and handle these issues, the Board has delegated authority to the management company to determine whether the conditions found on inspections or shared from Members constitute a violation in accordance with guidance provided by the Board of Directors. This delegated authority is not in conflict with Sections 11(i), or 12 of the Bylaws, as the Board is solely responsible for enforcing by legal means and bringing any proceedings.

ARCHITECTURAL STANDARDS AND GUIDELINES

Live Oak Reserve Architectural Review Committee (LORARC) has established Guidelines for LORARC submissions. These are the Community Wide Standards for which exterior modifications, improvements and maintenance/upkeep projects are measured. Please consult **that** document prior to *submitting* your project's application. Additionally, please consult **this** document for the *upkeep and maintenance* of your project once installed. **Do not start any alteration of your Lot or exterior of the home without the prior written approval of the LORARC.**

DEFINITIONS

All Definitions for this document are referenced Article I of the CCRs, with additions listed here:

- "Architectural Review Committee" may be abbreviated as the LORARC, or simply ARC.
- "ARC Guidelines" shall mean the published document approved by the Board of Directors specifically referenced in Article IX Section 2.
- "Board of Directors" may be abbreviated as Board.
- "Community Wide Standards" shall be included in both the Rules and Regulations and also in the ARC guidelines. Community Wide Standards are described in Article V Section 1 Paragraph (i), Article XI Section 2**.**
- "Common Property" and "Common Area" shall mean and refer to those **tracts of land, together with any Improvements thereon. which are deeded to the Association, including property thereon owned by the Association.**

ARCHITECTURAL REVIEW
Architectural Review is subject to Article IX of the CCRs.

All work requiring ARC approval ***must*** be submitted to, and approved by the ARC prior to commencing the work. Work performed *prior to ARC approval* is a violation in and of itself, and is at risk of being restored to the original condition, at the Owner's sole expense.

Approvals are only valid for 12 months from the date of approval as indicated on the ARC's written response. All work must be completed within that 12 month timeframe. Resubmission of an ARC application is required post-expiration. A prior expired approval does not guarantee or entitle a future approval. ARC Approval does not pause or postpone enforcement of an open violation.

Additionally, the ARC has published ARC Guidelines establishing Community Wide Standards and will consider these when reviewing proposed projects.

Projects that are approved by the ARC must be completed within the scope of the approval and as indicated in the ARC application. Any deviation from what was specifically submitted to and approved by the ARC constitutes a violation which can be enforced against as any violation in the governing documents including not limited to and the Association may demand the Owner restore the property to its original condition at the Owner's sole expense. Resubmission is required if a portion of the home or Lot element is further altered, for example, once the trim is painted and if a different shade is desired – this requires re-submission for approval as to the intent to change the trim color. All modifications within an ARC approval are subject to future and perpetual maintenance and upkeep by the Owner; for example, a shrub obscuring pool equipment must be maintained in a neat and kept manner and, if it dies, then it must be replaced with the same species of plant, or one that is similar size, type, and characteristic.

Examples of projects that must have prior written ARC approval include, but are not limited to, changing exterior paint color or trim color, adding or changing dimensions of screened enclosures, altering location of or composition of landscaping, installation of fencing, re-roofing, home additions, and the like. This is not a definitive list but merely examples of projects subject to the ARC approval process.

ANIMALS & PETS
Animals and Pets are subject to restrictions as set forth in Article XI Sections 4, 5, 8, and 32 of the CCRs. Additionally, the determination as to whether an animal qualifies as a "usual and common household pet" shall be determined by the Board, in its sole discretion. At this time, the Board of Directors considers domesticated cats, dogs, small caged birds or rodents kept inside the home only, and aquarium fish as fitting this definition. Any request for an animal as a pet not on this list must be submitted to the Board, through the management company, for review and possible approval prior to the animal being brought onto the Lot. Further, the Board, in its sole discretion shall be permitted (after considering evidence presented by the residents or the management company) whether a pet constitutes a nuisance or inconvenience to the community.

Members wishing to notify management of offending Owners or residents with off-leash pets (including cats) must document the occurrence (time/date stamped photo), in writing, to the management company, along with an indication of who owns the pet or the address at which the pet lives in order for the Association to enforce such violations. Neither the management company nor the Board will track down stray pets.

ANTENNA
Antenna and satellite dishes are subject to restrictions as set forth in Article XI Section 9 of the CCRs, and installation of such requires prior ARC written approval. Additionally, unused or inoperative satellite dishes must be removed with 30 days of non-use.

BUILDING REPAIR
Members are obligated to maintain their property, as described in Article IV Section 1 Paragraph H, Article VII Section 4, and Article XI Section 2.

Additionally, no building or structure shall be permitted to fall into a state of disrepair. The Owner of every home or structure, irrespective of whether the home is Owner or Tenant occupied, is responsible at all times for keeping the buildings in good, clean, and finished condition, including but not limited to, adequately painted, landscaped, or otherwise finished. If an outstanding insurance claim or pending legal action is present, the owner must provide that documentation to the Association and share ongoing status, on request. Once the claim or legal action is complete, the repair process must immediately commence. All repairs or reconstruction must have permits if required by any governmental agency. If the Owner is restoring the home or property to its original condition and appearance, no ARC approval is needed. However, ARC approval is needed for all painting even if the original color scheme is desired.

BUSINESS USE
Business use of Lot by Owner is subject to restriction as set forth in Article XI Section 18 of the CCRs. No part of any home or Lot may be used as a warehouse or storage for business goods or inventory, and no part of any home or Lot shall be used in a manner that generates business related traffic to the property. Individual garage/estate sales are permitted, however signage is not permitted throughout the Common Areas of the property. Signage may be permitted in the right of way, with a City permit.

CLOTHES DRYING
Use of a clothes line for drying is subject to the restrictions set forth in Article XI Sections 7 & 8 of the CCRs. While Section 163.04(2), Florida Statutes prohibits banning of clothes lines, the Association is legally authorized to make reasonable restrictions. As such, all clothes lines must be put away when not in use and shall not be utilized between sunset and sunrise. When in use, clothes lines must be placed in locations that are not easily visible from the street.

COMMON AREA AMENITIES – GROUP USAGE
Any use of the Common Property or Association amenities, including but not limited to, open spaces, playground areas, exercise areas, equipment, parks, or recreational areas, by organized teams, groups or parties must be approved in writing in advance by the Board through the management company. Approval will require an executed indemnification and hold harmless agreement including proof of liability insurance, and signed liability waivers for all participants. The HOA also has the right to charge a fee or make agreements to offset the cost of wear and tear of the amenities. What qualifies as an organized team, group or party shall be determined by the Board, in its sole discretion. Such use may not unreasonably interfere with the ability of the Association's membership to use these amenities.

COMMON AREA AMENITIES – POSTED RULES
Rules relating to use of each amenity are locally posted and shall be followed. Violation of any posted Rules may be entered into the enforcement process, when documented, in writing, to the management company. Access control records or stored video may be used to support this process. The Board of Directors has the authority to determine whether conduct violates an Association rule; however, such authority may be delegated to the Association's management company in accordance with guidance provided by the Board of Directors.

COMMON AREA AMENITIES – PROFESSIONAL USAGE
Members or residents shall not invite clients to Common Area amenities unless arrangements are made with and approved by the Association. Arrangements will be made on a case-by-case basis, and at minimum will require insurance naming the Association as additional insured. Members must personally host guests that are instructors/coaches, provided the professional is properly insured and in no case shall the guest have the right to use any amenity if the Member has left the area. Such use may not unreasonably interfere with the ability of the Association's membership to use these amenities.

COMMON AREAS – USAGE
All Members are entitled to use the Common Areas, but should be aware that they and their guests are responsible for following the Use Restrictions in the CC&Rs as well as these Rules and Regulations, irrespective of whether or not there is posted signage as to the Use Restrictions, including, but not limited to the following general community-wide restrictions: no fishing, no littering, no wakeboarding, no watercrafts, or no canoeing in the retention ponds, no clearing of the conservation area, no tree forts, no public intoxication upon Common Property.No grass carp may be removed from any pond.

CONSERVATION AND ASSOCIATION PROPERTY
Conservation easements are set forth in Article VI Section 6, of the amended CCRs (Third Amendment recorded 6/26/2002 in the County's official Book 4445 Page 1711). Dumping anything on Association Property is strictly prohibited. The Common Areas, parking lots, clubhouse, community pool and athletic amenities are all private property. Members and their guests shall face trespassing, or usage rights suspensions, from these areas if there is willful damage to property or perpetual failure to follow the applicable rules. Nothing shall be done by a Member or resident to advertise or use the Association Property as a place of public accommodation.

DOG HOUSES
Dog houses are not allowed in Live Oak Reserve and are considered an impermissible auxiliary structure.

DRAINAGE
Drainage is subject to restrictions set forth in Article XI Section 26 of the CCRs. No changes in a Lot's elevation shall be made which will cause undue hardship or damage to any other property, including the Common Area. Elevation changes and implementation of drainage systems, including but not limited to French drains or dry wells require ARC approval. Any dispute as to water runoff is a private matter between Owners and the Association shall not be deemed responsible for investigating or ensuring the effects of water run-off simply because an ARC application was approved. Disputes as to water run-off or elevation changes are private disputes between Owners unless the Common Property is damaged due to water run-off or elevation changes, irrespective of ARC approval.

DRIVEWAYS – APPEARANCE
Driveways are subject to restrictions as set forth in Article XI Section 24 of the CCRs. All driveways shall be maintained and kept in a neat and clean condition, free of refuse, debris and weeds. The apron (poured concrete in between the sidewalk and the street) is part of the Owner's driveway and thus an area to be cleaned and maintained by the Owner.

DRIVEWAYS – MAINTENANCE
Driveways are subject to restrictions as set forth in Article XI Section 24 of the CCRs. Additionally, driveways shall be covered with pavers which shall be free of cracks, heaves and depressions. Sealing of driveway's paver stones does not require ARC approval; provided, however, that only clear sealing is permitted – use of any colored or tinted sealants, stains, or paints is prohibited. ARC Approval may be sought for dye-based sealing process intended to revitalize faded pavers, please consult the ARC Guidelines. Visible mildew, mold, weeds or stains must be cleaned, treated or removed.

FENCES AND WALLS
Fences are subject to restrictions as set forth in Article XI Section 32 of the CCRs. Additionally, animal pens, dog runs, or front yard fences of any kind are not permitted on any Lot. All fences must be maintained to be in kept in good repair. While it is not possible to define every condition that could lead to a fence failing to be maintained in good repair, examples of acceptably maintained fencing includes fencing that is , secure, straight and vertical, and free of gaps caused by missing posts or other pieces. Fences and walls must be cleaned or pressure washed regularly, at a suggested minimum frequency of once per calendar year, to keep appearance fresh and to prevent deterioration.

FLAGS AND FLAGPOLES
Flags are subject to restrictions set forth in Article XI Sections 8 and 29 of the CCRs, as well as protections in accordance with Florida Statutes. Authorized flags shall be as follows: Any Owner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and one portable, removable official flag, in a respectful manner, not larger than 41/2 feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag. A sports team flag may also be flown below the United States Flag. House mounted flagstaffs are permitted to fly any flag mentioned above, and also a garden/seasonal flag or a sports team flag. No political or cause-based flags or banners are allowed.

GARAGE DOORS
Garage Door panels must be free of dents, and any cracked/damaged windows must be replaced. Garage doors may not have vents. Decorative external hardware must be either black or antique bronze. External garage door screens, frames, or netting is not permitted to be attached to the surrounds or headers of garage doors.

GARDENS
Gardens are subject to restrictions set forth in Article XI Section 8 of the CCRs, and may require ARC approval per the ARC guidelines unless otherwise, in full or in part, prohibited by local government. Gardens, if authorized, can and shall only exist in a location not visible from the street. Gardens shall be for seasonal crops only, and at all times must be clear of weeds and cleared of dead growth at the end of the growing season. Gardens shall only be for personal consumption and shall not be intended for commerce or as part of an agricultural operation. If the garden area has been left fallow for in excess of 9 months, then the Owner shall restore the area to its original landscaping.

GUESTS
Guests of Owners are subject to restrictions as set forth in Article III Section 1 and Article XI Section 2 of the CCRs. Guests, invitees and lessees (collectively "Guests") are the responsibility of the Member. The maximum allowed Guests who may accompany a Member at Common Area amenities at any one time is four (4) Guests per Lot, otherwise, any excess of that number shall be deemed to be a group or party and subject to the restrictions noted above in "Common Areas Amenities – Group Usage." Exceptions may be granted at the sole discretion of the Board and also through agents of the Association, including but not limited to security guards and/or the management company.

HOLIDAY DECORATIONS AND LIGHTING
Seasonal holiday lighting is subject to restrictions as set forth in Article XI Section 28.

- Christmas and Hanukkah decorations/lights may be displayed from Thanksgiving Day through the following January 10th.
- Usage of colored bulbs in coach lights to honor other Federal holidays, e.g., July 4, Patriot Day, may occur two days prior to two days after.
- Usage of ARC approved permanent holiday lighting is allowed only from Thanksgiving, through the following January 10th.

For all holiday installs, after the appropriate time period, all decorations, clips and/or wires related to the decorations shall be removed. This does not apply to ARC Approved permanent Holiday Lighting.

LANDSCAPING – OVERALL APPEARANCE
Landscaping installations are subject to restrictions as set forth in Article XI Sections 8 and 20 of the CCRs, and require ARC approval. Additionally, all landscaped areas shall be maintained in the live, healthy and growing condition, properly watered and trimmed, and free of noxious weeds, grasses and debris. All landscaped areas shall be free of underbrush, unsightly growths, refuse piles or growths. Grass, shrubs or trees, which die or become badly damaged or discolored shall be replaced with similar, sound, healthy plant materials. All landscaping shall be regularly weeded and mulched and maintained to standards at least equivalent to the initial landscaping package included on the Lot at the time of completion of the home.

LANDSCAPING – TREES

Tree installation, removal, and replacement is subject to City Ordinance, as well as restrictions as set forth in Article XI Section 20 of the CCRs, and requires ARC approval in addition to possible permit requirements. Obtaining a permit is not the equivalent to obtaining ARC approval. Unless otherwise approved by the ARC, each Lot must have one tree in the front yard, and each Lot must maintain one tree between the street and sidewalk area. Healthy trees that are proposed to be removed due to a project, e.g., pool installation or addition, must be replaced elsewhere on the Lot, all as approved by the ARC. Tree and tree root maintenance is the sole obligation of the Owner. Conflicts regarding branches and roots that cross property line are a private matter between Owners and are not necessarily subject Association involvement. Ornamentals, palms, and trees must be maintained and kept in good condition.

LANDSCAPING – RIGHT OF WAY

Tree installation, removal, replacement as well as landscaping is all subject to City Ordinance, as well as restrictions as set forth in Article XI Section 20 of the CCRs. The strip between the sidewalk and the street is termed the right of way. In-ground plantings are permitted only in the area immediately surrounding the mailbox. Potted plants are not permitted. Trees must be kept "trimmed up" to a vertical clearance of 8 feet 6 inches to allow unimpeded pedestrian traffic on the sidewalk. This is per City of Oviedo Code. The homeowner is only required to maintain the sidewalk vertical clearance. Shaping live oak trees in the right of way is prohibited.

LANDSCAPING – LAWNS

Lawns are subject to restrictions as set forth in Article XI Sections 8 and 20 of the CCRs. All lawns shall be maintained on a regular basis to preserve neat and attractive appearance and such maintenance shall include regular chemical treatment for insect control, weed control and overall turf health.

While it is not possible to define every condition that could lead to a lawn failing to be maintained in good condition, the minimal maintenance requirements for lawns shall include:

- Regular watering, mowing, edging, pruning and replacement of dead or dying plants, removal of weeds and undesirable grasses and removal of trash,
- grass may be no higher than 6" or have seed heads,
- grass at hard edges, such as sidewalks, driveways and curbs, may not grow over the hard surface more than 2 inches, and,
- grass shall be kept neatly trimmed around all stationary objects in the same manner as with hard edges.

If a section of lawn is deemed "unrecoverable" (as determined by the Association) for any reason, including but not limited to: damage, water, weeds, insects, freeze etc... then the Owner must restore that area. Lawns damaged by hard freezes will be allowed 90 days past the last environmental damage of the season to return to normal. At which time, the lawn will either have recovered, or will require replacement as unrecoverable. Acceptable turf options which do not require ARC review or approval are St. Augustine and Empire Zoysia.

LANDSCAPING – HEDGES

Hedges are subject to restrictions set forth in Article XI Section 14, Article II Section 2B, Article XI Section 20, and Article IX Section 2 Subparagraph C of the CCRs. The installation of, modification of or removal of hedges require prior written ARC approval. Pruning or removal may be required if existing trees, shrubs or hedges grow together thereby forming a visible hedge or result in impeded sight lines as to roads or sidewalks of vehicular or pedestrian traffic.

Article IX Section 2 Subparagraph C specifically states that all site planning, including planting design criteria shall be subject to LORARC Guidelines. When the LORARC reviews a matter related to planting, including the planting or cultivation of a hedge, the LORARC shall consider the suitability of the landscaping and material, the specific site upon which the hedge would grow, the harmony thereof with the surrounding area and the effect thereof on adjacent or neighboring properties. Accordingly, rules regarding hedging strive to balance these criteria, particularly as to the effect upon neighboring properties in terms of privacy versus visual impediment or

view. Per Article XI Section 16, it is expressly recognized that lakes and water bodies are aesthetic amenities as to all Members. The interpretation of this specific provision of the CCR and the factual criteria at hand is at the sole discretion of the LORARC. For cases where interrupted sightline or view from a neighboring property is noticeably impacted, the LORARC shall have the right of entry upon Residential Property for purposes of inspection in order to determine whether there is a violation of the LORARC guidelines or approvals or as to the CCRs. See Article IX Section 2 Subparagraphs D & F. While the LORARC determines compliance or violations, the Board is vested with enforcement rights per the CCRs and the appropriate means of enforcement or non-enforcement is the sole discretion of the Board per Article XI.

Hedge Maintenance:

- All hedges must remain trimmed and "boxed". Hedges are not allowed to "run free" in an unmanicured state.
- All hedges must be trimmed and maintained to not impede sidewalk traffic or interfere with vehicular line of sight or pedestrians' view of streets or intersecting sidewalks
- All hedges shall not interfere with water run-off or restrict a view of a body of water of a neighboring Property, unless the project has received specific approval from the ARC and the Owner consents to height restrictions that apply post-planting to prevent growth in excess of the allowable height.

LIGHTING

Lighting is subject to restrictions set forth in Article XI Sections 28 and 5 of the CCRs. Additionally, no lighting fixture may be an annoyance or a nuisance to other residents. In such cases, complaints are the subject of private nuisance laws and neighbors shall have the right to seek legal recourse against an offending neighbor without the necessity of joinder by the Association to such action or complaint. Carriage or Coach Lights on the front of the house must be maintained and have fully operational bulbs at all times.

For the fronts and sides of homes, all lights must be white, ranging from "warm white" (3000K) to "daylight" (5000K), with the following exceptions: 1) coach light bulbs, which may be "candlelight," and may flicker to emulate flame, 2) colored coach light bulbs to recognize holidays, and 3) bug light bulbs (yellow), which may be installed in recessed cans.

Please refer to the section on Holiday Decorations, as well as the Architectural Guidelines, for when colored lighting and festive light displays may be used on the front of the house.

MAILBOXES

Mailboxes are subject to restrictions as set forth in Article XI Sections 24 and 8 of the CCRs. Newspaper boxes are prohibited. Mailboxes shall be maintained properly, including but not limited to proper painting, numbering, and structural integrity, free of damage with a 90 degree vertical post from the ground. The font, size, color, and background of the numbering must be a reasonable match the original numbering. Numbering must be paced on both sides of the mailbox.

MAINTENANCE AND UPKEEP

Property Maintenance is subject to restrictions as set forth in Article IV Section 1 Paragraph H, Article XI Section 8, and Article XIII Section 2 of the CCRs.

While it is difficult to provide precise criteria for what the Association deems as unacceptable conditions, the following cases represent some of the conditions that would be considered a violation:

- Peeling or faded paint on houses.
- Damaged or dented garage doors.
- Fences and gates with leaning, broken, deteriorating or missing parts.
- Recreation equipment or playhouses with broken doors or in need of painting or other repairs
- Decks with missing or broken railing or parts.

- Unkempt lawn and landscaping in need of mowing and pruning, edging, weeding or insect control or diseased, dying or dead plants.
- Missing shutters, shingles, windowpanes or storm window parts, house numbers, bricks, siding, etc.
- Storage of play items, yard equipment and other clutter in areas visible from the street, adjoining properties, and adjoining common area property.
- Mold/mildew on exterior walls, fascia, sidewalks, driveways and garage doors.

MOVING AND TEMPORARY STORAGE CONTAINERS
Moving trucks, pods or storage containers may not be kept on a Lot for longer than 30 days in any calendar year unless fully contained within a closed garage. Storage containers must not be placed on Common Area or Common Property, including the parking lots, and shall not be placed upon any landscaped area of the Lot.

NUISANCE
Nuisance restrictions are set forth in Article XI Section 5 of the CCRs. Additionally, in the event of any questions as to what may be or become a public nuisance involving the Association versus what shall constitute a private nuisance between Owners or neighbors, shall be in the sole discretion of the Board of Directors. The Association has no obligation to investigate or prosecute claims of private nuisance unless otherwise required by law.

If the management company receives a complaint from an Owner that something is being done on the properties that is offensive to such Owner but does not fall under a specific rule and in the opinion of the management company or the Board can be classified as a nuisance, the Owner will be directed to submit the complaint in writing. At the sole discretion of the Board upon the review thereof, the reported condition(s) or activity may, or may not be determined a public nuisance. If determined a public nuisance of Association concern, then that nuisance will initiate the enforcement or violation process. The Association shall not act upon anonymous nuisance complaints. The complaint, pursuant to Florida Law, may be inspected and reviewed.

Sufficient evidence, as determined by the Board, which may be in the form of a dated picture or video along with a written complaint is required to initiate consideration of a public nuisance condition. The Owner bringing forward the complaint must sufficiently document its existence. Neither the management company nor the Board will act on verbal complaints. Noise and safety complaints can be brought to the City of Oviedo Code Enforcement or Police.

ORNAMENTATION
Ornamentation is subject to restrictions as set forth in Article XI Section 21 of the CCRs, and requires ARC approval when visible from the street or common area. Ornamentation examples include, but are not limited to: fountains, sculptures, pink flamingos, statues, potted plants, and other yard decorations that are neither flags nor holiday specific decorations.

PAINT
Painting maintenance is subject to restrictions as set forth in Article IV Section 1 Paragraph H, Article XI Section 8, and Article XIII Section 2 of the CCRs. Residents are required to repaint and restore the exterior of the house on a regular basis to prevent fading, washing away, mildewing, chipping or cracking. ARC approval is required for all painting, even if the same color palette is chosen. The Owner is responsible for the paint that is applied **matching** what was approved by the ARC.

PERGOLAS AND TRELLISES
Pergolas and Trellises require ARC approval and must be kept in a well maintained, structurally sound, manner, and free from rot.

PIPES and FUEL TANKS
Fuel tanks and pipes are subject to restrictions as set forth in Article XI Sections 33, 8, and 6 of the CCRs. Fuel tanks require ARC approval. Above ground propane tanks must be reasonably shielded from the street with landscaping. Portable fuel containers, including but not limited to gasoline, propane, and the like... shall not be stored outside of the home.

RECREATION EQUIPMENT
Play equipment is subject to restrictions as set forth in Article XI Section 34, of the CCRs. Additionally, all play equipment must be kept in good condition and repair or shall be subject to a demand for removal.
Portable play, recreational and sporting equipment including but not limited to: soccer or lacrosse goals, skate board ramps, strollers, scooters, hitting nets, and the like, at all times while not in use, shall be stored such that the same is not visible from the street.

- Movable basketball backboard systems shall not be stored overnight in the street, on sidewalks, upon the driveway apron, or upon the right of way, but may remain in the pavered portion of the driveway, after receiving ARC approval.
- Larger play equipment such as play sets, swings, slides, trampolines, and the like must be safely secured and require ARC approval prior to erection on the Lot.

RENTAL RESTRICTIONS
Leasing restrictions are subject to restrictions set forth in Article XI Section 19 of the CCRs. This provision is non-amendatory. As clarification of the existing restrictions set forth in the CCRs, Owners are required to submit to the Association, care of its Management Company, all executed lease agreements within 30 days of the home being leased in order for the Board to determine whether or not the Owner has complied with the Leasing Provisions as to scope and term of the lease agreement. Rentals may only be to one single family, else the rental shall violate the prohibition on fractional or portioned renting of the Residential Unit as multiple non-family rentals are not permitted. Specifically, the Board interprets the express terms of Article XI Section 19 to prohibit renting to multiple unrelated occupants. Owners shall include a rider all lease agreements that specify that the lessees are deemed to have read and understand the governing documents of the Association and that each is bound to comply with the governing documents. If any tenant or occupant violates the governing documents, the Owner shall be subject to enforcement, including the fines or suspension of use rights or other legal action.

ROOFS
Roofing maintenance or cleaning is subject to restrictions as set forth in Article IV Section 1 Paragraph H, Article XI Section 8, and Article XIII Section 2 of the CCRs. Additionally, Owners must properly maintain roofs, trim, and fascia in good condition and free of mold, mildew, dirt and debris. Roofs must be uniform in color.

All non-emergency roofing repair or replacement requires ARC approval. If a roof undergoes partial repair, the area repaired shall not be distinguishable from the original roof covering. If unable to accomplish this, the entire section of the roof must be re-roofed. Any roof extension added must visibly blend with the house construction in appearance and color.

SCREEN ENCLOSURES
Screen Enclosures are subject to restrictions as set forth in Article XI Section 31, and require ARC approval.

SHUTTERS
Hurricane shutters are subject to restrictions as set forth in Article XI Section 8 of the CCRs, and their installation requires ARC approval on a non-emergency basis. Homes may only be shuttered or have temporary protective coverings applied after a hurricane or tornado watch has been issued by the U.S. Weather Service for a named hurricane or tornado, and such coverings must be removed after a reasonable period of time (to wit: within five (5) days after such storm has passed; provided that such removal is practicable and safe in light of any damage caused by such storm). Homes shall not be “closed up for the season” using hurricane shutters or other temporary protective coverings.

SIGNS (Continues into next page)
Signs are subject to restrictions as set forth in Article XI Section 23 of the CCRs. Additionally, no sign of any kind shall be displayed to the general public view on or from any Lot or Residential Unit except those which are in compliance with the following guidelines:

- One security sign is permitted in the front yard located either adjacent to the driveway or within ten feet of the front entrance of the main dwelling. Security company signs are also permitted in windows,
- one election sign per candidate or ballot issue (not to exceed 18" x 24" in size) may be displayed on a Lot for one month before the election date. The sign must be removed the day after the election results are announced,
- one real estate sign per lot is allowed at a time. "For Sale" or "For Rent" including the Realtor's information shall not exceed 24" x 24" in size inclusive of riders. One additional sign, conforming to the same requirements as herein, for the rear of the lot is also permitted, so long as it is not considered a nuisance, and does not interfere or infringe with the enjoyment of another Member,
- one no trespassing sign is permitted on the home so long as it is less than 6" by 8" in size,
- one no solicitation sign is permitted on the home so long as it is less than 6" by 8" in size, and,
- one graduation sign per student, (not to exceed 18" x 24" in size) may be displayed on a Lot starting on the first of the month that is immediately prior to the graduation month. The sign(s) must be removed no later than 14 days after the date of graduation.
    - Example: if graduation is May 22, then signs may be displayed after April 1, and removed by June 3.

Aside from what is listed above, signs are not allowed on trees, fences, or anywhere else in the yard Signs put up around the Common Area of the property may be removed by the Association without further notice to the owner of any sign. The signs listed in this section do not require ARC approval.

SOLAR TINTING
Solar window tinting is subject to restrictions as set forth in Article XI Sections 35, 30, 8 and 5, and requires ARC approval. Solar tinting must be non-reflective, visible light reflected must be 20% or less. Solar Tinting must not create a "mirror-like" window appearance from the outside.

STORAGE
Storage sheds, apparatus, and auxiliary buildings are subject to restrictions as set forth in Article XI Section 12 of the CCRs, and require ARC approval. Detached storage sheds are not permitted in Live Oak Reserve. Home-attached extensions for storage purposes must receive ARC approval and are considered home additions.

SWIMMING POOL AND SPAS
Swimming pools are subject to restrictions as set forth in Article XI Section 5 of the CCRs, and require ARC approval. Above-ground swimming pools are not permitted. Swimming pools and spas must be maintained and shall not attract pests or become a health hazard.

TIME SHARE
No Residential Property shall be owned or used as a time-share form of ownership.

TRASH, GARBAGE & RECYCLING
Trash, garbage and recycling are subject to restrictions as set forth in Article XI Sections 7, 8, and 5 of the CCRs. When not out for same-day pick-up, trash receptacles shall be stored so that they cannot be seen from the street or surrounding property. If the trash receptacle is kept outside, acceptable screening by means of approved plantings which cover at least 50% of the height of the trash receptacle, must be used and maintained so that eventual growth will result in fully obscuring the receptacle.

Trash, garbage and recycling containers may be placed out for pickup along the curb no sooner than the evening

before the regularly scheduled trash pickup. Evening shall start no sooner than sunset. Trash and recycling containers must be removed from view by midnight of the day of collection.

Yard waste may be placed curbside, but not in the street, the evening before the regularly scheduled yard waste pickup. Evening shall start no sooner than sunset.

In 2020, the City of Oviedo enacted an ordinance establishing an Urban Bear Management Area, which includes Live Oak Reserve. The City requires unsecured trash containers to be placed curbside after 5 AM on the morning of pickup. One may place trash containers out the night before pickup if you utilize an approved bear resistant container. Recycling containers may still go out the night before, as described above.

WATER CONDITIONERS

Water conditioners require ARC approval if not contained wholly within the home or garage. If placed upon the exterior, the Owner must use acceptable screening or plantings that initially cover at least 50% of the height of the water conditioner apparatus, and must be maintained so that growth will fully obscure the receptacle.

VEHICLES

Parking and vehicle restrictions are subject to restrictions as set forth in Article XI Sections 1 and 5 of the CCRs. There are three classes of motorized vehicles:

1. Passenger motor vehicles, including but not limited to: personal use cars, trucks, mini-vans, SUVs, motorcycles.
2. Commercial motor vehicles, including but not limited to: common passenger vehicles with commercial lettering, vans without passenger seating in the rear of the vehicle, or equipment not otherwise found on typical residential vehicles, for example, ladder racks or business names and contact information, or otherwise which, in the Board's discretion, are by design, nature, size, use, or appearance intended for commercial purposes.
3. Recreational vehicles, including but not limited to: campers, mobile and motor homes, all-terrain vehicles, dune buggies, golf carts, boats, jetskis, waverunners, canoes, kayaks, and any trailer of any sort for any purpose.

Additionally:

- No motorized vehicle shall be parked on any portion of the Lot's landscaped or grassy area, across any portion of the sidewalk or apron, or landscaped portion of the Common Properties or Common Areas.
- No motorized vehicle shall be parked along Live Oak Reserve Boulevard.
- No motorized vehicle shall enter onto any Common Property or Common Area, with the exception of parking lots. Examples include, but are not limited to, driving/riding on the soccer field, go-carts on the basketball courts, or the like.
- Within an Owner's Lot, routine maintenance or other short-term repairs are permitted so long as all such maintenance and/or repair activity is fully completed and cleaned up by evening that same day as placed on the Lot. Evening is defined as starting at sunset.
- Overnight parking or storage of any vehicle is strictly prohibited on the Common Property.
- Commercial vehicles must completely cover commercial lettering, graphics, or other commercial insignia (or other type coverings intended for outdoor use). The material must be the same color as the vehicle.
- If a vehicle is deemed by the Association to be a Commercial Vehicle solely due to commercial lettering, graphics, or other commercial insignia (or other type coverings intended for outdoor use) ("Coverings") on the exterior of such vehicle and, but for such Coverings the vehicle would otherwise be deemed a Passenger Vehicle, then the owner of such vehicle will be permitted to park such vehicle within the Property so long as all such Coverings have been fully concealed by solid-colored material that exactly matches the color of the vehicle; otherwise such a vehicle can only be parked in the Property as long as it is contained within an enclosed garage.
- Recreational vehicles must not be openly parked or openly stored on a Lot. Temporary use parking for

the purpose of loading, unloading, minor maintenance and cleaning is allowed in Owner's driveway for twenty four (24) hours.

WINDOW COVERINGS

Window coverings are subject to restrictions set forth in Article XI Sections 35 and 8. Additionally, all interior window coverings must be maintained in a good state of repair. Interior window coverings must be either vertical or horizontal blinds, curtains, shutters, or shades that fit the dimensions of the window and are properly mounted. No drawings, pictures, lettering, flags, signs, or the like, may be attached or visible in any part of the window other than house security signs. Small garage door windows do not need to be covered, but if they are, the coverings must be maintained in a good state of repair.