



SCHEDULE A  
TO  
NEIGHBORHOOD COVENANTS FOR OAKMONT VILLAGE

RULES & REGULATIONS

9. All fences must be constructed in accordance with the standards promulgated by the Winston Trails Foundation and must be white in color.
10. No Owner may alter in any way any portion of the Common Areas, including, but not limited to, landscaping, without obtaining the prior written consent of the Architectural Control Board.
11. No vegetable gardens are permitted except within fully enclosed patio areas.
12. No commercial business shall be permitted to operate in or on any Common Area or Lot even if such use would be permitted under applicable zoning ordinance, except home offices may be maintained on any Lot.
13. No flammable, combustible or explosive fluids, chemicals or substances shall be maintained in any Unit, on a Lot or on the Common Areas, except as to gas cylinders or tanks as permitted in accordance with the Declaration.
14. Any Owner who plans to be absent during the hurricane season must remove all personal property and other articles not permanently affixed to such unit and designate a responsible firm or individual to care for such Unit and Lot should the Unit suffer hurricane damage, and furnish the Association with the name (s) of such firm or individual. Such firm or individual shall be subject to the approval of the Association. Hurricane shutters should only be used in the event of a hurricane watch/warning and must be dismantled within one week from the date a hurricane watch or warning is cancelled.
15. Permanent or temporary basketball hoops will be allowed in the driveway, but not on the apron, sidewalk or street subject to the approval of the Architectural Control Board. Play hours are between 9AM and 9PM. In the event of a storm or hurricane, temporary basketball hoops must be stored inside the unit.
16. Owners shall not cause anything, including but not limited to signs, to be fixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies or windows of a Unit without the prior written approval of the Architectural Control Board.
17. Owners shall be directly responsible for all children residing on or visiting such Owner or family of such Owner, including full supervision while within the Common Areas and Units. Owners shall be responsible for insuring that the Rules and Regulations of the Association are complied with by any such children. All children under twelve (12) years of age must be accompanied by a responsible adult when entering and/or utilizing recreation facilities, if any.

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18. Pets and other animals shall neither be kept nor maintained in or about the Lots, Units or common areas except in accordance with the Declaration and the following:  
  
No pet shall be permitted outside of its Owner's Unit unless attended to by an adult or child of more than ten (10) years of age and on a leash of reasonable length. All defecation must be cleaned up immediately by the unit Owner maintaining or caring for such pet.
19. No hunting or use of firearms shall be permitted anywhere in Oakmont Village..
20. Owners shall be permitted to change "annual plantings and annual shrubs" without the written permission from the Architectural Control Board provided that they are similar to previous plantings.
21. Every Owner and occupant shall comply with these rules and regulations as set forth herein, any and all rules and regulations which from time to time may be adopted, and the provisions of the Declaration, By-Laws and Articles of Incorporation of the Association, as amended from time to time. Failure of an Owner or occupant to so comply shall be grounds for action as more particularly set forth in the Declaration which may include, without limitation, an action to recover sums due for damages, injunctive relief, or any combination thereof. The Association shall have the right to suspend rights to use of recreation facilities, if any, in the event of failure to so comply. In addition to all other remedies, in the sole discretion of the Board of Directors of the Association, a fine or fines may be imposed upon an Owner for failure of an Owner, his tenants, family, guests, invitees or employees, to comply with any covenant, restriction, rule or regulation herein or in the Declaration, Articles of Incorporation or By-laws.
22. These rules and regulations shall not apply to the Developer, the Declarant, nor their affiliates, agents or employees and contractors (except in such contractors' capacity as Owners) nor property while owned by such parties. All of these rules and regulations shall apply, however, to all other owners and occupants even if not specifically so stated in any portion hereof. Further, these rules and regulations shall not apply to a Lot on which construction is taking place to the extent that they would interfere with such construction.