

# **Fifty Oaks Association**

## **Rules & Regulations**

- **NO SIGNS** No signs of any kind shall be erected or displayed within the Community without prior consent from the Board.
- **PARKING** Vehicles shall be parked only in appropriate parking spaces serving the Unit or other designated parking areas. Vehicles cannot park on any portion of the sidewalk, road or any landscape or grassy area.
- **GARAGES** Garage doors shall be kept close at all times, except during times of ingress and egress from the garage. Garages shall be primarily used for the parking of vehicles and not for storage or other purposes; provided, however, the use of a garage shall be permitted so long as such storage does not prevent an Owner from parking his/her vehicle in the garage.
- **VEHICLES**
  - \*Disabled & Stored Vehicles – No vehicle may be left upon any portion of the Community, except in an enclosed garage or other area designated by the Board, if any, for a period longer than five (5) days if it is not licensed or if it is in a condition such that is not operable may be removed.
  - \*Towed Vehicles – Any towed vehicle, boat, personal watercraft, recreational vehicle, motor home, trailer, motorcycle, minibike, scooter, go cart, golf cart, commercial truck, camper, bus or mobile home regularly stored in the Community or temporarily kept in the Community, except if kept in an enclosed garage, for periods longer than (24) hours may be removed from the Community.
- **GUEST PARKING** Guest parking shall be on a first come, first served basis and are reserved for the exclusive use of the guests of Owners and Occupants. A guest may park his or her vehicle in a Guest Parking Space for up to ten (10) consecutive days. Any guest residing at a Unit for more than ten (10) consecutive days shall be deemed to be an Occupant and must park his/her vehicle in either the garage or driveway. Owners and Occupants are prohibited from parking vehicles in the Guest Parking Spaces.
- **LEASING** Units may be leased for residential purposes. Must have Board Approval prior to renting. All leases shall have a minimum term of at least seven (7) days. The owner must provide the tenants with copies of the Declarations, ByLaws, the Rules & Regulations of the Association and Architectural Guidelines. The lease shall **\*NOTICE\***-Within ten (10) days after executing a lease agreement, the owner shall provide the Board with the following information: (1) a copy of the fully executed lease agreement; (2) the name of the tenant and all other guests of the unit; (3) the phone number and email address of said tenants; (4) the owners address, phone number, email address, other than at that unit; (5) any other information the Board may require.
- **PETS** Dogs or Cats may be kept in a Unit, not to exceed a total of three (3) such animals. In addition to the foregoing, no more than two (2) additional animals such as birds, hamsters, guinea pigs, turtles or small lizards or other constantly caged or contained animals shall be allowed within a dwelling. The limitation on the number of pets described above shall not apply to fish contained within an aquarium. Dogs shall at all times when outside of a dwelling be kept on a leash and under the physical control of a responsible person. Pet Owners are responsible for cleaning up after their pets at all times.

- **NUISANCE** It shall be the responsibility of the Owner to prevent the development of any unclean, unhealthy, unsightly or unkempt condition to the property. Anything that is obnoxious to the eye, substances/materials, or foul odors that will cause any noise or other condition that will or might disturb the peace, quiet, safety, comfort or serenity of the occupants of surrounding properties is prohibited.
- **ANTENNAE** No exterior antenna, receiving dish or similar apparatus of any kind for receiving and/or transmitting audio or video signals shall be placed, allowed or maintained upon any portion of the Community, including any Unit, unless approved in accordance with the provisions in compliance with the Architectural Guidelines.
- **FIREARMS** The discharge of firearms within the Community is **PROHIBITED**.
- **A/C UNITS** No window air conditioning units may be installed.
- **DECORATIONS** Religious or holiday symbols and decoration may be displayed on a unit of the kinds normally displayed in single-family residential neighborhoods. No decoration or symbol may be placed on a unit for more than thirty (30) days in any twelve (12) month period.
- **EXTERIOR ITEMS** No artificial vegetation shall be permitted on the exterior of any property. No vegetable garden, hammock, statuary, play equipment (including, without limitation, basketball goals), exterior sculpture, fountains or water features may be erected on any unit without prior written approval in accordance with the Architectural Guidelines.
- **FLAGS** You may display the United States of America flag and the current flag of the State of Georgia. You may display seasonal flags or banners no larger than two feet (2') by four feet (4') consistent with the community-wide standard and other usual and customary practice for a period not to exceed one thirty (30) day period per quarter. Free standing poles for flags shall be prohibited. No other flags may be displayed unless prior written approval has been given.
- **GARBAGE CANS/  
FIREWOOD** All garbage cans, firewood and other similar items shall be located or screened so as to be concealed from the view of streets and neighboring property. All rubbish, trash and garbage shall be regularly removed and shall not be allowed to accumulate.
- **GARAGE SALES** No garage sale, carport sale, yard sale, flea market, or similar activity shall be conducted in any portion of the Community without consent of the Board of Directors.
- **GRILLS** Grills shall be covered with grill covers when not in use. No outdoor grills are permitted indoors or inside any garage area. The use of grills and other like equipment, including, without limitation, smokers, shall only be permitted in accordance with applicable municipal, county and state ordinances and laws and fire codes, as well as the requirements of the Association's insurance policies.
- **DANGEROUS  
SUBSTANCES** No flammable, combustible, explosive or highly toxic solid, fluid or gaseous chemical or substance shall be kept in any unit, garage or any of the limited common elements, except such as are required for normal household use, without the express written consent of the Board of Directors.
- **NOISE** No resident or guest, may play a TV, radio, stereo equipment, musical instrument or amplifier loud enough to disturb other residents in the association. Nor may any person, groups or parties disturb or annoy other residents by noisy behavior. **Fireworks are Prohibited** within the association.

- **ALL OWNERS ARE RESPONSIBLE FOR THE FOLLOWING**

- Locating/installing water cut off valve for their unit and for the maintenance of the valve.
- When your unit is vacant for over 72 hours, you need to turn your water off to your unit, by the water cut off valve outside of your unit and turn your icemaker off. Also, do not forget to turn the breaker off to your hot water heater.
- Do not leave washing machines, dishwashers, or dryers running when you are not at home.
- Water heaters need to be replaced, if they are over ten years old.
- A/C – At least twice a year (once in the Spring and once in the Summer) have a professional A/C company come out and clean out the A/C condensation drain line to your unit, so it will not back up into your unit or neighboring units.
- Need to have smoke alarms in your unit and change the batteries at least twice a year, when the time changes.
- Need a fire extinguisher in the kitchen of every unit, make sure it is not expired.
- Dryer vents need to be cleaned out annually.
- Failure to abide by these procedures will constitute negligence in the event of a plumbing or fire disaster. The owner of the unit where the water or fire originated from will be responsible for damages resulting from any of the above. Water damage is the responsibility of the owner and should be covered under the owners HO6 insurance. If there happens to be an insurance claim under the association's insurance policy the owner is responsible for paying the deductible.

**Management Company Information:**

**Elegant Island Properties  
P.O. Box 20013  
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