Builders/Contractors/Homeowners Regulations:

Please be advised that all builders, contractors, and homeowners are responsible for reviewing the Covenants, Conditions and Restrictions prior to commencing the project, or if new build, clearing the lot. If you did not receive a copy of the Covenants, please notify a board member and they will email you a copy. The Harbor Oaks Owners Association (HOOA) board members are listed on the Harbor Oaks (HO) website section “Officers”. Any infractions will result in a penalty to be deducted from your construction deposit (section7.26.2).

While all Covenants should be respected, we would like to highlight the following:

7.19 No noxious or offensive trade or activity shall be carried on or upon any Lot or Common Area, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No substance, thing or material shall be kept upon any Lot or Common Area that will emit foul or obnoxious odors, or that will cause any noise that will or might disturb the peace and quiet of the occupants of surrounding property. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any Lot or in any residential dwelling or Outbuilding or Common Area with the exception of dogs, cats, or other household pets, which may be kept or maintained provided they are not kept, bred, or maintained for commercial purposes. No more than three (3) household pets shall be kept or maintained per Lot, except for newborn offspring of such household pets that are under nine (9) months in age. Pet owners will comply with all County and Local ordinances related to maintaining control of all household pets anywhere within the confines of Harbor Oaks.

7.21 All trees, shrubs and ground cover within the Lake Buffer Area are considered to be "protected" vegetation in that cutting and clearing generally is not permitted therein without the prior written consent of the Board of Directors. Practical exceptions to this rule are that dead or diseased trees and poisonous plants may be removed, underbrush may be selectively cleared to within two (2) feet of the ground, individual trees may be limbed up to one-half (1/2) of the tree height. Topping is not allowed. Paths of permeable construction are permitted within the natural vegetative buffer provided they are no wider that six (6) feet. Any such removals of trees and other vegetation are also subject to local ordinances and the rules and regulations of the Lake Manager.

Any "Mature trees" more than twenty (20) feet from the footprint of the dwelling or detached garage or more than five (5) feet from the driveway may not be cut down or otherwise removed without the specific written approval of the Board of Directors. For purposes of this Declaration, "Mature trees" shall mean all evergreen or deciduous trees with a caliper of six (6) inches or greater, measured at a height of four (4) feet from the ground.
Furthermore, in the event that trees, shrubs or ground cover are completely removed (as opposed to thinned) in connection with the improvement of any Lot, such cleared portions of the Lot shall be covered with grass or shall be landscaped with plants, shrubs, trees, ground cover, mulch, wood chips, pine needles and/or similar landscaping Improvements. However, lawn grass cannot be planted inside the Lake Buffer Area.

7.26.3 All construction activities must be conducted and all deliveries must be made from 7:00 a.m. until 8:00 p.m. Monday through Saturday; provided, however, no construction activities shall be conducted and no deliveries shall be made on Memorial Day, 4th of July, Labor Day, Thanksgiving Day, Christmas Day or New Year's Day. Additionally, certain construction activities are permitted on Sundays but such activities shall be performed in a manner as to be considered “low impact" by the Board in its sole discretion; excessive noise and the use of heavy equipment shall be prohibited on Sundays. No loud radios or distracting noise (other than normal construction noise) will be allowed within the Subdivision during construction. This is distracting to Lot Owners. Normal radio levels are acceptable within the interior of fully enclosed homes. Radio and stereo speakers shall not be mounted on vehicles or outside of homes under construction.

7.26.4 In order to maintain a neat and orderly appearance at all times throughout the Subdivision, the following rules regarding all construction rubbish and debris located on a Lot outside the walls of a residence shall apply:

7.26.4.1 At the end of each day on which work occurs on the Lot, all lightweight, blowable construction debris, such as roofing paper, insulation bags, foam sheathing, polyethylene, etc., must be placed in an approved containment device such as a dumpster on the Lot.

7.26.4.2 At the end of the day on each Friday or Saturday, all non- blowable construction debris, such as wood scraps, shingles, brick bands, drywall, bricks and masonry blocks, must be gathered into neat piles.

7.26.4.3 During the last three (3) days of every month, all debris must be taken off the Lot and out of the Subdivision, leaving the silt fence and approved containment device and the Lot free of all debris.

7.26.11 – All vehicles must be parked so as not to impede traffic or damage vegetation. No vehicles (trucks, vans, cars, trailers, construction equipment, etc.) may be left parked on any streets within the Subdivision overnight. Construction vehicles may be left on the gravel drive of a Lot overnight only if additional use of the vehicle will be made within the following three (3) calendar days. Subcontractors are to be instructed to park on the street adjacent to the Lot or on the gravel drive, not in Common Areas or within the Roadway rights-of-way.

7.26.15 - An enclosed and regularly serviced portable chemical toilet must be provided at each residence under construction or undergoing extensive reconstruction/renovation, and must be located in as inconspicuous a location as possible at least twenty-five (25) feet from the edge of curb unless approved in writing by the Board of Directors.

7.26.17 Building permits and a single builder/general contractor sign are the only signs or documentation that may be posted at a residence or on a Lot during construction. Other business signs or forms of advertisement are not permitted. Building permits are to be attached to a post in a manner protected from the elements and in no event may building permits or any other signage or documentation be attached to trees.

7.26. 18 Any damage to streets and curbs, drainage inlets, water meters or boxes, streetlights, street markers, mailboxes, walls, fences, etc. if not immediately mitigated by the Owner or its builder/general contractor/subcontractor may be repaired by the Association and the cost of such repairs will be billed to the responsible Owner. If not paid promptly, the repair cost will be assessed as a Special Individual Assessment. If any telephone, cable TV, electrical, water or other utility lines are cut, it is the responsible party's obligation to report such an accident within thirty (30) minutes to the Association, and any cost incurred in connection with repairing such damage shall be borne by the responsible party.