



Oakton Preserve POA Community Rules and Guidelines

Welcome to Oakton Preserve!

Our goal is for Oakton Preserve be a desirable community where we can all take pride in.

The Oakton Preserve Governing Documents provides the foundation for the Community Rules and Regulations, with the intent of protecting our property values and maintaining a pristine community. The Board of Directors is required to enforce the Community Rules as provided in the Declaration, Article 16 Use Restrictions. Below is a summary of the Guidelines for Use Restrictions which are the basis for the Oakton Preserve Rules and Regulations.

15-MPH!! Please be aware many children play in the streets, please drive carefully and obey the speed limit within the community!!!.

Pets

Oakton Preserve is a pet friendly neighborhood. However, community rules require that no Owners should permit any pet to void excrement or to defecate on any Lot or Townhouse Unit, other than pet Owner's Lot or Townhome Unit. All owners are required to remove any pet excrement from any outside area, to include but not limited to, any Common areas.

1. *No pets shall be bred or maintained for commercial purposes.*
2. *Dogs to be kept on a leash while walking our streets*
3. *Do not allow dogs to wander on other homeowners property - other than your own.*
4. ***Dog waste MUST be picked up and disposed of properly. For your benefit, there are 2 pet waste stations on either side of the community. Picking up after your pet(s) is a city-wide ordinance in WPB. Failure to pickup dog waste, within Oakton Preserve, will result in a fine.***

Garbage and Recycling:

No garbage, refuse, trash or rubbish shall be deposited or placed outside of a Townhouse Unit, except for days designated for garbage pick-up by the City of West Palm Beach.

- Garbage pick-up dates are Wednesday and Saturday mornings
- Recycling and Bulk pick up on Wednesday only.
- *Trash containers are to be out no sooner than 6 pm the day before collection (Tues & Fri)*
- ***Trash containers must be removed from pickup location no later than 6:00 pm day of collection (Wed & Sat)***

Trash cans/recycle containers can not be left in front, side or in the rear of units.

Workforce Housing uses the dumpsters and recycling bins located in the clubhouse garage. All garbage must be placed in sealed/tied trash bags and placed in the dumpster. All boxes must be broken down before placing in the recycling bins. Glass and plastic must be placed in the blue recycling bin.

- Garbage Dumpster pick-up for Workforce Housing is on Monday and Thursday morning
- Recycling and Bulk pickup on Wednesday only.



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Parking and Vehicle Storage

Homeowners are not to park any vehicles in guest spaces in excess of 24 hours without prior Board approval.

- Guest parking is available on the west and east ends of the community and next to clubhouse strictly for the convenience of all guest. This is not to be used as extra parking for homeowners units.
- Guest parking for visiting guests can be used for up to 7 days. You must notify CMC of duration, vehicle type/model and license plate. *Unidentified cars left in guest spots for over 7 days are subject to towing at owner's expense to recover.*
- There are two (2)) reserved spots that homeowners can reserve on an as needed basis on a first come first served basis.. Minimal rental period is for 1 month. If you have a special circumstance please contact CMC to obtain information on renting a parking spot.
- No parking on sidewalks at any time - including front of clubhouse. Please park on the side of clubhouse when picking up mail or using the clubhouse for an event.
- Workforce Housing have private parking spots, identified with their unit number. These spots are strictly for WFH unit owners and/or their guests.
- There is no overnight street parking within Oakton Preserve from midnight-7:00 am.
- No pickup truck greater than (1) ton in vehicle designation, boats, trailers, campers, watercraft can be stored on the Lots or exterior of Townhouse Unit or Common Areas.
- A valid registration and license plate is required for all vehicles driven, parked or stored outside. Vehicles must be capable of being driven at any time.

Exterior Surfaces

Hanging, attaching or affixing anything to exterior walls is prohibited.

- No signs shall be placed, erected or displayed in any Townhouse Unit
- No air conditioning units may mounted through windows
- Reflective materials, ***except those approved by ARC for energy conservation***, can not be placed on windows
- All exterior lighting are subject to approved ARC at the board's discretion. Seasonal lighting is acceptable during holiday season but must be removed within 3 weeks after holiday ends.

Commercial Use

Oakton Preserve is a residential community. We have many homeowners who work from home; however, Commercial use of the Townhouse Units is not allowed.

Wildlife:

Being that we adjoin a nature preserve, there is wildlife all around us. It is prohibited to feed wildlife or other animals outside of your domestic pets. For your safety and of others, please do not leave food out for animals of any sort. This only attracts more wildlife into neighborhood. The HOA is not



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responsible for removal of wildlife on or near your property.

Water Usage:

Residential water into Oakton Preserve is served by a single meter; therefore, water is included in your HOA monthly dues. Since there are no meters in front of individual units, this has contributed to low water pressure in some units, especially during peak use times. Water usage has also become one of the highest HOA monthly expenses. *Please be conscientious of not leaving faucets running while not in active use, and limit unnecessary water consumption when possible.*

Architectural / Landscape Changes:

Homeowners are required to submit an ARC form for any changes to the exterior of their unit or for landscaping changes or installation of turf or patio features. **Work cannot commence without an approved ARC - or homeowner would be subject to a potential violation fine.** ARC form and guidelines are posted on the CMC website under Oakton Preserve as well as the Oakton Preserve website at www.oaktonpreserve.com.. Additional questions should be directed to the CMC Property Manager.

Gate Access:

The tools available to enter into the community are provided for residents use only! There are several ways available for residents to enter into the community.

- **Clickers** are available from CMC at a cost of \$35 each. Clickers are available to homeowners based on the number of cars in the household. ***Additional clickers may be obtained for family members only - providing name, vehicle make, model and license plate number for each additional person.***
- **Five-digit number**, used on gate keypad, associated with your name . Enter * followed by the 5-digit code. This code allows guests and vendors to dial your phone number directly. Press 9 for gates to open and allow entry.
- **Summit Control App** - on your cell phone. This provides access to entry and exit gates directly from your phone. Guests can call your cell phone and you can open gates remotely.
- **Call the entry gate directly:** 561-658-4805 to obtain immediate entry.
- **Temporary gate code for realtor open houses** is to be requested from CMC during weekdays prior to open house. The temporary code cannot be displayed at entry gate. Realtors should either post the homeowners 4 digit code that rings on their phone or post the realtor's phone number to call for temporary code. Realtors can provide the temporary gate code and directions to the open house.



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Pool, Gym, Clubhouse Use:

Residents may reserve the clubhouse for private events. *This provides exclusive use of the Clubhouse main and game room only.* Members are allowed enter the clubhouse to use the fitness room and have access to the pool during private events.

An application must be submitted ahead of time for board approval. **Club House rental MUST have insurance coverage naming Oakton Preserve POA as additional insured for day of the event and provided with application.** Rental fee and refundable cleaning deposit is also required at the time application is submitted in order to secure your event date. A walkthrough inspection after the event will determine if the cleaning deposit will be used or refunded. Rental forms are available at the Oakton Preserve web site or upon request to CMC.

The community amenities are for the enjoyment of all residents and their guests. Please note rules posted at each location including:

- NO GLASS on the pool deck
- NO SMOKING in the clubhouse nor within the pool fenced area
- Do Not enter the clubhouse wet to avoid damage to floors or a slip and fall incident
- *Children must be supervised at all times while in the clubhouse and pool area*
- When using the clubhouse and pool area, please leave the area in clean and tidy condition and dispose of all your trash

OAKTON PRESERVE HOMEOWNER RESPONSIBILITIES

All units shall be kept in a clean and sanitary manner and not rubbish, refuse or garbage will be allowed to accumulate in front, side or rear of Townhome Unit. Homeowners are to:

- Submit an *ARC for approval for architectural and landscape changes BEFORE any work is done*
- *Maintain clean driveways and entry walkways. Remove grease or other automobile fluid leaks from driveways.*
- *Remove trash cans and recycling bins by the end of the day of garbage pick-up*
- *Powerwash the exterior front and sides of units to maintain their unit mold free*
- *Resetting driveway, walkway and patio pavers. An ARC is not required to reset or lift sinking pavers*
- *Not leave trash in clubhouse or pool area after use*
- *Maintain plants installed for privacy in backyards not to exceed 8 ft in height*
- *Trim overgrown plants in container pots at front of unit*
- *Trim and maintain plants, planted by homeowner in rear yard, or patio away from adjoining unit patio screens*



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www.OaktonPreserve.com is a dedicated website for Oakton Preserve residents to help you stay informed and to obtain community related information including copies of the Community Governing Documents, forms, meeting minutes, and monthly financials. . Please make sure to log in, create an account providing your first and last name and property address to ensure only residents have access to this portal.

Help Oakton Preserve be a premier community we can all be proud of by respecting your neighbors and your community rules.