

**GRAND OAKS  
SYNOPSIS OF DEED RESTRICTIONS  
JUNE 1, 2000**

**ARTICLE 111  
MEMBERSHIP AND VOTING RIGHTS  
SECTION 3 - MEMBERS MEETING.**

**(A) ANNUAL MEETING REQUIRED WITH MEMBERS NOTIFIED IN WRITING  
BY TWO (2) WEEKS ADVANCE NOTICE !**

**(B) BOARD OF DIRECTORS - SHALL CONSIST OF AT LEAST THREE(3)  
MEMBERS BUT NOT MORE THAN NINE (9) MEMBERS !**

**ARTICLE IV.  
PROPERTY RIGHTS IN THE COMMON PROPERTIES !  
SECTION 2.- TITLE TO COMMON PROPERTIES !**

**DEVELOPER SHALL CONVEY ANY COMMON PROPERTIES IN GRAND OAKS  
AND THE ENTRY GATE, TO THE ASSOCIATION NO LATER THAN DECEMBER  
31, 2000 AND: THE ASSOCIATION WILL THEN DETERMINE WHAT HOURS (IF  
ANY) OF THE 24 HOUR DAY, THE ENTRY GATE WILL REMAIN OPEN TO  
ACCOMODATE :**

- (1) GARBAGE COLLECTION,**
- (2) NEWSPAPER DELIVERY,**
- (3) UTILITY METER READERS, ETC.**

**AND; THE ASSOCIATION SHALL MAINTAIN APPROPRIATE KEY/SWITCH  
MECHANISMS TO INSURE ACCESS BY EMERGENCY VEHICLES AT ALL TIMES!**

**SECTION 3. EXTENT OF MEMBER EASEMENTS.**

**(D) THE RIGHT OF THE ASSOCIATION TO CHARGE REASONABLE ADMISSION  
AND OTHER FEES FOR USE OF ANY COMMON PROPERTIES.**

**ARTICLE V.  
COVENANT FOR MAINTENANCE ASSEMENT.**

**SECTION 3. BASIS AND MAXIMUM OF MONTHLY ASSESSMENTS.  
IS AMENDED TO PROVIDE FOR MONTHLY ASSESSMENTS ON EACH LOT  
BELONGING TO A MEMBER IN THE AMOUNT OF \$55.00 UNTIL JUNE 30, 1999.  
THE ASSOCIATION MAY CHANGE THE MAXIMUM AND BASIS OF ASSESSMENT  
PROVIDED THAT SUCH CHANGE SHALL HAVE THE ASSENT (APPROVAL) OF  
2/3RDS (15) OF THE VOTES OF THE MEMBERS, IN PERSON OR BY PROXY. AT A  
MEETING DULY CALLED FOR THIS PURPOSE, WRITTEN NOTICE OF WHICH  
SHALL BE SENT TO ALL MEMBERS AT LEAST THIRTY (30) DAYS IN ADVANCE !**

**PAGE 2.**

**SECTION 6 - QUORUM**

**1. AT FIRST MEETING IS 60% OF MEMBERS (14) .**

**NOTE: IF A QUORUM NOT PRESENT, A SECOND MEETING CAN BE CALLED, SAME 30 DAY NOTICE REQUIRED.**

**2. SECOND MEETING - A QUORUM IS ONE-HALF (1/2) OF THE ORIGINAL NUMBER OR SEVEN (7) !**

**ARTICLE VII.- ARCHITECTURAL CONTROL COMMITTEE !**

**SECTION 1. REVIEW BY COMMITTEE.**

**1. NO ADDITIONAL EXTERIOR STRUCTURES OF ANY KIND MAY BE CONSTRUCTED WITHOUT THE PRIOR SUBMISSION OF PLANS AND SPECIFICATIONS SHOWING THE NATURE, KIND, COLOR, SHAPE, HEIGHT, MATERIALS AND LOCATION OF SAME AND: WRITTEN APPROVAL BY THE ARCHITECTURAL CONTROL COMMITTEE HAS BEEN RECEIVED !**

**2. THE ARCHITECTURAL CONTROL COMMITTEE SHALL BE COMPOSED OF THREE (3) MEMBERS AND ANY TWO (2) MEMBERS CONSTITUTE A QUORUM AND THE VOTE OF ANY TWO (2) WILL CONTROL THE ACTION OF THE COMMITTEE.**

**3. WRITTEN APPROVAL OR DISAPPROVAL MUST BE WITHIN THIRTY (30) DAYS.**

**4. THE ARCHITECTURAL COMMITTEE SHALL HAVE ABSOLUTE DISCRETION IN REFUSING TO ACCEPT ANY PLAN, COLOR OR DESIGN OF ANY IMPROVEMENTS OR STRUCTURES TO BE PLACED OR CONSTRUCTED ON ANY LOT !**

**ARTICLE VII-1**

**SECTION 1.-COVENANTS AND RESTRICTIONS ON LOTS.**

**(N)- GARBAGE CANS.**

**NO GARBAGE CANS OR REFUSE CONTAINERS SHALL BE PLACED OR PERMITTED TO REMAIN AT THE FRONT OF A DWELLING. SAID CANS OR CONTAINERS WILL BE KEPT IN A PLACE THAT IS NOT SUBJECT TO PUBLIC VIEW !**

**CONTINUED PAGE 3.**

PAGE 3.

**(Q) -SWIMMING POOLS.**

**NO SWIMMING POOL MAY BE CONSTRUCTED WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECTURAL COMMITTEE**

**(T) VEHICLES PERMITTED TO USE ROADS AND STREETS.**

**1. THE ONLY MOTORIZED VEHICLES ALLOWED ON THE ROADS AND STREET EASEMENTS IN THE PROPERTIES SHALL BE MOTOR VEHICLES CURRENTLY LICENSED AND INSPECTED FOR USE ON PUBLIC HIGHWAYS.**

**2. THE USE OF NON-LICENSED MOTOR VEHICLES INCLUDING, BUT NOT LIMITED TO, AUTOMOBILES, TRUCKS, MOTORCYCLES, DIRT BIKES, OFF ROAD VEHICLES AND GO-CARTS IS EXPRESSLY PROHIBITED !**

**(Z) RENTAL AND LEASING.**

**OWNERS MUST NOTIFY THE ASSOCIATION BOARD IF THEIR LOTS ARE LEASED OR RENTED. OWNERS MUST ALSO PROVIDE THE BOARD WITH THE NAME OF THE TENANT, A COPY OF THE LEASE AND THE CURRENT MAILING ADDRESS OF THE OWNER. IN NO EVENT, HOWEVER, SHALL ANY RENTAL OR LEASING BE ALLOWED EXCEPT PURSUANT TO A WRITTEN AGREEMENT OR FORM APPROVED BY THE BOARD THAT AFFIRMATIVELY OBLIGATES ALL TENANTS AND OTHER RESIDENTS OF THE LOT TO ABIDE BY THIS DECLARATION AND THE RULES AND REGULATIONS OF THE ASSOCIATION.**

**ARTICLE VIII.**

**SECTION 1. DURATION.**

**THE COVENANTS AND RESTRICTIONS OF THIS DECLARATION SHALL RUN WITH AND BIND THE LAND, AND SHALL INURE TO THE BENEFIT OF AND BE ENFORCEABLE BY THE ASSOCIATION, OR THE OWNER OF ANY LAND SUBJECT TO THIS DECLARATION, THEIR RESPECTIVE LEGAL REPRESENTATIVES, HEIRS, SUCCESSORS AND ASSIGNS, FOR A TERM OF TWENTY (20) YEARS (2017), FROM THE DATE THIS DECLARATION IS RECORDED- MARCH 26, 1997 AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS, UNLESS AN INSTRUMENT SIGNED BY THE THEN OWNERS OF TWO THIRDS (2/3) OF THE LOTS OR LIVING UNIT HAS BEEN RECORDED, AGREEING TO CHANGE SAID COVENANTS AND RESTRICTIONS IN WHOLE OR IN PART.**

**ARTICLE IX.**

**ANY PROVISION CONTAINED HEREIN MAY BE CHANGED BY A VOTE OF ONE HUNDRED (100 %) PERCENT OF THE MEMBERS OF THE ASSOCIATION !**