

RULES AND REGULATIONS

Animals

No animals, livestock or poultry of any kind shall be raised, bred, pastured or maintained on any lot, except household pets for the sole pleasure and purpose of the occupants, but not for any commercial use or purpose.

In no event shall more than three (3) pets be housed on any lot either of one (1) type or combination thereof.

Pets shall be attended at all times. Pets shall not be permitted upon the common areas unless accompanied by a responsible person and unless they are carried or leashed. All pets are to be kept under the physical control of their owners and all pet excrement must be removed immediately.

No person owning or having possession, charge, custody, or control of any pet shall cause, permit or allot the pet to stray, run, be, go or in any other manner be at large in or upon any public street, sidewalk or park, or on private property of others without the express or implied consent of the Owner of such private property and unless under the Owner's supervision and control. Governmental or municipality leash laws apply at all times.

Pasco County Ordinance Section 14-97(a) prohibits dogs to wander or run at large in, on or about any public street, roadway or place in the unincorporated area of the county or in, on or about the private property of any person, or persons.

In addition, Section 14-98 prohibits animals from becoming a public nuisance. Pasco County defines public nuisance as:

- Any dog or bird that unreasonably annoys human beings, endangers the life or health of other animals, or persons, or substantially interferes with - the rights of persons, other than their owners, to the enjoyment of life or property.
- Any dog that frequently or continuously barks, howls or makes frequent or continued sounds or noises, between the hours of 11:00 p.m. and 6:00 a.m.
- Any dog that frequently or continuously barks, howls or makes frequent or continued sounds or noises for periods of ten minutes or more.
- Any dog that repeatedly digs into, breaks or otherwise injures or damages shrubbery, trees, lawns, garbage, or stored materials on public or private property.
- Any dog that frequently or habitually deposits excreta on property not belonging to the owner of the animal without the property owner's consent.
- Any dog that repeatedly runs at large upon public or private property.
- Any dog that repeatedly chases or molests vehicles while off of the property of the pet-owner or harborer.
- Any dog that repeatedly chases or molests passers-by while off of the property of the pet-owner or harborer.
- Any dog that repeatedly attacks or attempts to attack other animals while off of the property of the pet-owner or harborer.

Specific complaints in conjunction with Ordinance 14-97 or 14-98 should be made directly to the Pasco County Animal Control at 813-996-7341, extension 1212.

Birds shall be confined to cages.

All livestock, poultry, and other such animals are prohibited. Wild animals are prohibited.

Boats

No boats or boat trailers shall be permitted to stay on a public right-of-way or on a lot, street, or common area, unless permanently enclosed in a garage and not visible from public view.

Only boats which utilize manual or wind propulsion (i.e., canoes, row boats and sailboats) shall be allowed on the ponds.

Business Use of Home

No house or other structure on any residential lot shall be used for commercial or business purposes.

Common Areas

No dumping of trash, grass clippings, weeds or gardening debris is allowed on any of the common areas or in the ponds. No noxious or offensive activity is permitted within the community. Anyone using these areas does so at his or her own risk. The HOA assumes no liability for mishaps, injuries, or the like, sustained while on the common areas.

Firearms and Fireworks

The pursuit of hobbies, professions, or other inherently dangerous activities, including specifically, without limiting the generality of the foregoing, the assembly and disassembly of motor vehicles and other mechanical devices which might cause disorderly, unsightly or unkempt conditions; the shooting of firearms, fireworks or pyrotechnic devices of any type or size; and other such activities shall not be pursued or undertaken on any part of any lot or the Common Areas without the consent of the Association.

Leases

All leases entered into by homeowners shall include a clause binding the lessee to abide by the Covenants and Restrictions of the Homeowners Association as provided in the Declaration and subsequent Amendments thereto. All leases shall be for a term of not less than twenty-four (24) months and shall include a current copy of the Oak Grove Declaration of Covenants, Conditions and Restrictions. Owners shall file a copy of the lease with the Association within thirty (30) days of it being signed by the lessee. The provision of this section shall not apply to those leases entered into prior to May 1, 2006.

Noxious Activity

No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance to the neighborhood.

Each owner shall refrain from any act or use of his lot which could reasonably cause embarrassment, discomfort, annoyance, or nuisance to the neighborhood. No noxious, offensive or illegal activity shall be carried on upon any lot.

Ponds

All Lot Owners whose lots abut the ponds shall be responsible for maintenance of the area formed by the extension of their lot lines unto the waters edge.

No Owner whose lot abuts a wet detention pond as defined in the construction plans for the surface water management system, shall remove native vegetation (including cattails) that become established within the wet detention ponds abutting their property. Removal includes dredging, the application of herbicide, cutting and the introduction of grass carp. Lot Owners should address any question regarding authorized activities within the wet detention pond to SWFWMD, Brooksville Permitting Division.

No owner of property within the subdivision may construct or maintain any building, residence, or structure, or undertake or perform any activity in the wetlands, wetland mitigation areas, buffer areas, upland conservation areas and drainage easements described in the approved permit and recorded plat of the subdivision, unless prior approval is received from the Southwest Florida Water Management District Brooksville Regulation Department.

No Lot Owner shall be permitted to withdraw waters from any Common Area, including but not limited to, ponds owned by the Homeowners' Association.

No Lot Owner or resident shall have any right to pump or otherwise remove any water from lakes, retention areas, ponds or common areas for the purpose of irrigation or other use.

No Lot Owner or resident shall have any right to place rocks, stones, trash, garbage, sewer, water discharge from swimming pools or heating or air conditions systems, waste water (other than surface drainage), rubbish, debris, ashes, or other refuse in any of the lakes, ponds or retention area(s), or on any Common Area.

All ponds owned by the Association which are designed to retain water on a continuous basis shall be restricted for use solely by those Owners whose lots abut such ponds.

Solicitation

The Association does not condone solicitation.

There is no legal recourse available for the Association if solicitors are in the neighborhood. If approached, each homeowner should inform the door to door solicitor that the practice is not condoned in the community. Specific complaints on a soliciting organization should be made directly to Pasco County.

Note: The Pasco County Solicitors and Charitable Ordinance has this to say about the effect of "No Soliciting" signs:

"Should any person post on his leased or owned real property in an obvious and immediately visible place a sign stating "no solicitors", "no soliciting", or "no trespassing," any holder of a permit...shall honor such sign and not solicit on the premises."

Contact Pasco County ordinances for more information.

VEHICLES

Parking

No vehicles shall be parked over night except on driveway pads or within garages.

Homeowners' driveways run from the garage to the curb; therefore, the sidewalk may be blocked while parked, but not if any grassy area is also parked upon.

Parking on streets is prohibited by Pasco County. If a preplanned event will occur at the homeowner's property where parking will be required on the street(s), the Pasco County Sheriff's office must be contacted to obtain a proper parking permit. Please contact the Clerk of the County Court's office for more information.

Commercial Vehicles

No commercial Vehicles shall be permitted to remain overnight on the property of a private dwelling within Oak Grove. A commercial vehicle is one that displays lettering, signage, coloring, tools, equipment or inventory identifying the trade or occupation of the owner or operator of the vehicle. Removing signage from a vehicle does not change the commercial nature of the vehicle.

Trucks and Vans

No private pickup trucks or vans exceeding a 3/4 ton weight limit, or trailers, and no unlicensed motor vehicles of any type shall be permitted to remain overnight on the lot of a private dwelling or Common Area unless approved by the Board of Directors.

Off-road vehicles

No off-road vehicles shall be allowed to remain on any lot outside an enclosed structure.

Wrecked or inoperable vehicles

No wrecked or inoperable vehicles shall be allowed to remain on any lot outside an enclosed structure. Vehicles without current registration will be considered inoperable.

Working on vehicles

The assembly and disassembly of motor vehicles and other mechanical devices which might cause disorderly, unsightly or unkempt conditions shall not be pursued or undertaken on any part of any lot or the Common Areas without the consent of the Association.

Vehicle maintenance and repairs in public view are limited to minor repairs and oil changes. Activities must be concluded within twenty-four (24) hours of commencement and are limited to the period between 7:00 a.m. and 11:00 p.m. All such maintenance and repair must be performed only on an owner's property and not on any common element.

Auto batteries, lubricants, and other vehicle fluids, including their containers, must not be leaked, dumped, or otherwise discarded or stored in driveways, streets, or on common areas.

Campers

No campers or any other such vehicle shall be permitted to stay on a public right-of-way or on a lot, street, or common area, unless permanently enclosed in a garage and not visible from public view.

Trailers

No trailer shall be permitted to stay on a public right-of-way or on a lot, street, or common area, unless permanently enclosed in a garage and not visible from public view.

Motor Homes

No house trailer or motor home shall be permitted to stay on any lot, common area, or public right-of-way.