

Oakstone Covenant Guidelines

Covenant	Community Standard Derived from the Covenant
<p>Section 5.1 – <u>Owner’s Maintenance Responsibility</u>. Lawn Maintenance further clarified.</p>	<ol style="list-style-type: none"> 1. Lawns must be kept mowed and edged properly. Failure to mow on a periodic basis that presents an unkempt or unsightly appearance shall result in warning notices and fines in accordance with the covenant’s violation and fining procedures. Lawn maintenance includes: plant trimming; trimming along building foundations, fence lines and trees; edging along sidewalks, driveways, and flowerbeds; and removing weeds from flowerbeds. 2. Each individual property owner is responsible for trimming trees on their property adjacent to the sidewalk or roadway to ensure proper shaping and to prevent obstruction of sidewalks or vision of traffic. 3. If issues are not addressed within 10 days of a notification of a lawn or yard maintenance violation, a fine will be imposed. Additionally, if the same infraction occurs within a 12 month period, a fee may be imposed by the Board.
<p>6.5 - <u>Residential Use</u>. All Residences shall be used for single-family residential purposes exclusively. No business or business activity shall be earned on in or upon any Residence at any time except with the written approval of the Board. Leasing of a Residence shall not be considered a business or business activity. However, the Board may permit Residence to be used for business purposes so long as such business, in the sole discretion of the Board, does not otherwise violate the provisions of the Declaration or Bylaws, does not create a disturbance. The Board may issue rules regarding permitted business activities. Residences of more than two (2) stories are prohibited</p>	<ol style="list-style-type: none"> 1. The Board permits garage sales (or porch / yard sales), provided: 1) the hours of the sale should be between 7:00 AM and 5:00 PM, and 2) that each household will have no more than four sales events in a calendar year, and 3) the duration of the sale should last no more than 3 days, unless otherwise approved by the Board. 2. The association recognizes that telecommuting, home daycare, and other forms of working from home is becoming more and more common. Such activities are not determined to be violations of the covenant so long as business activities comply with Madison city ordinances and State and Federal law and do not interfere with a neighbors’ ability to access and enjoy their own property. Examples of violations may include, but are not limited to, regularly parking large equipment on the premises or street or frequent and regular high-traffic in and out of the residence that is deemed a nuisance.
<p>6.6 - <u>Signs</u>. No sign of any kind shall be erected by an Owner or Occupant within the Community without the prior written consent of the Board. Notwithstanding the foregoing, the Board shall have the right to erect reasonable and appropriate signs, and "For Sale" and</p>	<ol style="list-style-type: none"> 1. It is not necessary to obtain approval of the Board to erect temporary signs, provided: 1) those signs are not more than 5 square feet, 2) those signs are not left in place for longer than 60 days, and 3) those signs are removed within 1 week of the occurrence of the event being announced by the sign. However, the Board reserves the right to have any sign immediately removed by the homeowner if

<p>"For Rent" signs may be erected upon any Residence. The provisions of this Section shall not apply to any Person holding a Mortgage who becomes the Owner of any Residence as purchaser at a judicial or foreclosure sale conducted with respect to a first Mortgage or as transferee pursuant to any proceeding in lieu thereof.</p>	<p>determined by the board to be offensive or objectionable.</p> <p>Examples of allowable signage may include, but are not limited to: campaign signs, yard sale signs, sign of support for events (school championships, holidays, etc.) so long as they adhere to the rules indicated regarding size and duration. For more information regarding holiday décor, see section 6.24.</p> <p>2. Advertisements are not acceptable without board approval unless placed by a business that recently did specific work on the property (such as roofers), which must adhere to the rules indicated regarding size and duration.</p> <p>3. Small signs indicating the presence of a security system are typically considered part of the security of the home and are allowed without time restrictions. They are, however, required to adhere to other rules regarding size and content.</p>
<p>6.7 - <u>Vehicles and Garages</u>. The term "vehicles," as used herein, shall include, without limitation, motor homes, boats, trailers, motorcycles, minibikes, scooters, go-carts, trucks, campers, buses, vans, and automobiles. Unless and except to the extent that the Occupants of a Residence shall have more vehicles than the number of parking areas serving their Residence, all vehicles shall be parked within such parking areas. Where the Residence contains a garage, "parking areas" shall refer to the number of garage parking spaces.</p>	<p>1. The number of parking spaces per residence equals the number of garage spaces. That number of vehicles must be parked in the garage or driveway.</p> <p>2. The following applies to cars that do not exceed the number of parking spaces for the home. In other words, if a house has two garage spaces, and the residents have two cars, the following rules apply:</p> <p>The board has established the following rule: "Routine, persistent parking on subdivision streets is not permitted, where 'routine and persistent' is defined as being parked on the street for more than 12 hours per day for longer than a 2 week period. Vehicles routinely and persistently parked on subdivision streets may be considered a nuisance and a safety hazard because they impede a driver's ability to see children at play that may be concealed behind parked cars. Violations may be treated in accordance with standard violation and fining procedures until corrected. This rule does not apply to visitors attending functions at a residence (a party) or out of town guests that may be staying for several days or more.</p> <p>3. For residents who have more cars than spaces, attempts should be made to park as many as possible in the parking spaces to prevent street congestion and safety issues.</p>
<p>No vehicle may be left upon any portion of the Community, including driveways, except in a garage or other area designated by the Board, for a period longer than five (5) days if it is unlicensed or if it is in a condition such that it is incapable of being operated upon the</p>	<p>1. No utility trailers or towed vehicles of any kind will be permitted to be stored on the premises for more than 24 hours unless in a garage.</p>

<p>public highways. After such five (5) day period, such vehicle shall be considered a nuisance and may be removed from the Community. Any towed vehicle, boat, recreational vehicle, motor home, or mobile home regularly stored in the Community or temporarily kept in the Community, except if kept in a garage, for periods longer than twenty-four (24) hours each shall be considered a nuisance and may be removed from the Community, unless otherwise approved by the Board in writing. Trucks with mounted campers which are an Owner's or Occupant's primary means of transportation shall not be considered recreational vehicles, provided they are used on a regular basis for transportation and the camper is stored out of public view upon removal.</p>	
<p>6.10 - <u>Animals and Pets.</u> (parts omitted) Dogs which are household pets shall at all times whenever they are outside a Residence be on a leash or otherwise confined in a manner acceptable to the Board. Without prejudice to the Board's right to remove any such household pets, no household pet that has caused damage or injury may be walked in the Community. Animal control authorities shall be permitted to enter the Community to patrol and remove pets. Pets shall be registered, licensed and inoculated as required by law. No more than two (2) outside pets per household unless otherwise approved by the Declarant or the Board.</p>	<ol style="list-style-type: none"> 1. Dogs in the community should be on a leash when outside a house or fenced containment area. Acceptable fenced containment is the covenant compliant shadow box fencing or as further specified in paragraph 6.20. 2. Owners walking their dogs are responsible for removing any waste left on other residents' property or any common areas. 3. No wildlife/exotic animals are allowed within the community. The City of Madison's website includes a list of animals deemed to be Inherently Dangerous to Humans (http://library.municode.com/index.aspx?clientId=12376). Such animals are not allowed within the community, regardless of whether they are kept indoors or out. Further, no livestock may be housed within the community.
<p>6.13 - <u>Antennas.</u> No exterior antennas of any kind shall be placed, allowed, or maintained upon any portion of the Community, including any Residence, without the prior written consent of the Board or its designee. No free-standing antennas whatsoever shall be placed on any Residence. The Board or its designee may approve the installation of radio antennas which do not protrude above the roof line of the Residence at its highest point and are not visible from the street in front of the. Residence. Each Owner and Occupant acknowledges that this provision benefits all Owners and Occupants and each Owner and Occupant agrees to comply with this provision despite the fact that the' erection of an outdoor antenna, satellite dish or similar device would be the most cost effective way to transmit or receive the signals sought to be transmitted or received.</p>	<ol style="list-style-type: none"> 1. The Board understands that the Telecommunications Act of 1996 prohibits restrictions that impair the installation, maintenance or use of direct-to-home satellite dishes that are less than one meter (39.37") in diameter. The Board has therefore established the following rule: No free standing antennas shall be placed on any Lot, except that a small satellite dish is acceptable which does not exceed one meter (39.37") in diameter and must be placed in side or rear yard and hidden from view from the street as much as possible. 2. No ham radio antennas or other radio antennas may be erected within the community.
<p>6.17 - <u>Clotheslines, Garbage Cans, Woodpiles, Etc.</u> (parts omitted) All</p>	<ol style="list-style-type: none"> 1. Trash cans should be stored inside the garage or fenced area, behind the house,

<p>clotheslines, garbage cans, woodpiles, swimming pool pumps, filters and related equipment, air conditioning compressors and other similar items shall be located or screened so as to be concealed from view of neighboring streets and property. All rubbish, trash, and garbage shall be regularly removed and shall not be allowed to accumulate. Trash, garbage, debris, or other waste matter of any kind may not be burned within the Community.</p>	<p>or in some other area screened by vegetation. As a rule, the Board considers the cans screened if they are not visible from the road in front of the residence.</p>
<p>6.20 <u>Fencing</u>. - No fence or fencing-type barrier of any kind shall be placed, erected, allowed, or maintained upon any portion of the Community, including any Residence, without the prior written consent of the Board or its designee. Fencing shall be compatible with the home and have architectural interest. Flat wood fencing will not be approved. All fencing must have an arched top, be of shadow box construction and shall be built by a professional, licensed and insured fence company. No fence will be higher than six (6) feet from the final ground level to the top of the fence except by special permission of the Board. The exterior side of the fence has to be finished; specifically, the structural characteristics must be covered. All wood will be pre-stained with Bahr Brown Cappuccino Semi 529 or "Cedar" and maintained in a satisfactory manner. No chain link fence will be allowed within the subdivision. Fences, regardless of construction, will not be permitted any nearer to front lot line than the rear most corner of the dwelling except in special circumstances. In addition, fencing on a corner lot shall be no closer than twenty-five (25) feet from the property line which faces the side street</p>	<ol style="list-style-type: none"> 1. Board approval is required before any fence is installed. 2. All fence should be standard, arched 6' Shadowbox wooden fence may be erected, unless located on a "lake" lot. 3. Fences should be stained as soon as possible after installation is complete. The approved color is Bahr Brown Cappuccino Semi 529. 4. Unless approved by the Board, fences should come no further into the side yard than the back corner of the house. 5. Solid fencing is allowed on "lake" lots only around pools and patios, as approved. Otherwise, "lake" lot fences should be wrought iron no higher than 4 feet. 6. No chain link will be allowed within the subdivision as the primary fence of an individual residence. The board may approve dog pen enclosures made of chain link fence or other materials for enclosures within an already existing covenant compliant external fence if the dog pen structure is constructed in a professional manner and is obscured from view at street level.
<p>6.24 <u>Artificial Vegetation, Exterior Sculpture, and Similar Items</u>. No artificial vegetation shall be permitted on the exterior of any property. Exterior sculpture, fountains, flags, and similar items must be approved by the Board or its designee.</p>	<ol style="list-style-type: none"> 1. Generally, the board will limit the number of exterior sculptures permitted in front yards to less than 6 items. 2. Exterior sculptures, fountains, flags, etc. can be erected without prior board approval, but only AT THE RISK of the homeowner, since the Board maintains the right to disallow the item(s) and have them immediately removed if they are found to be offensive or objectionable. 3. Board approval is not required for signs and other decorations celebrating seasonal and religious holidays which include, but not limited to: Easter, Yom Kippur, Rosh Hashanah, July 4th, Halloween, Flag Day, Memorial Day, Labor Day, and Veteran's Day. Signs and decorations may be displayed on the property for a

	<p>period ranging from 4 weeks prior to and 2 weeks after the event. Board approval is required for special exceptions.</p> <p>4. Board approval is not required for signs and other decorations celebrating the winter ethnic and religious holidays which include, but not limited to: Christmas, Hanukkah, and Kwanzaa. Signs and decorations may be displayed on property for a period ranging from November 1st to January 31st of each year. Board approval is required for special exceptions.</p>
<p>6.32 <u>Mailboxes</u>. Only the approved-type mailbox can be installed in the community as per the architectural guidelines.</p>	<p>Mailboxes shall be free of rust and maintained with high-gloss black paint except for the flag which will be painted red. All mailboxes will be erected and sustained at a 90 degree position from the ground, e.g. no leaning mailbox poles. Any damage to a mailbox must be corrected within a reasonable period of time or will result in a violation notice as a nuisance and eye sore within the community.</p>
<p>6.38 - <u>Architectural Standards</u>. No exterior construction, alteration, addition, or erection of any nature whatsoever shall be commenced or placed upon any part of the Community, except such as is installed by the Declarant, or as is approved in accordance with this Section, or as is otherwise expressly permitted herein. Such exterior construction, etc. ("etc." meaning alteration, addition or erection of any nature whatsoever), shall be in accordance with the Architectural Guidelines established by the Board. No exterior construction, addition, erection, or alteration shall be made unless and until plans and specifications showing at least the nature, kind, shape, height, materials, and location, and in compliance with the Architectural Guidelines, shall have been submitted in writing to and approved by the Board. The following items, without limitation, will be submitted to the Board for new home construction: house plans, site plans, landscaping plans, and exterior color and material schedule. The Board may employ architects, engineers, or other persons necessary to enable the Board to perform its review. The Board may, from time to time, delegate any of its rights or responsibilities hereunder to one (1) or more duly licensed architects or other qualified persons, or an Architectural Review Committee established by the Board in accordance with the By-Laws, which shall have full authority to act on behalf of the Board for all matters delegated, and in the event of such delegation, the applicant shall be required to pay any fees charged by such architects or other qualified persons.</p>	<p>1. Detached Garages and Sheds. Detached Garages shall be a minimum of 60% brick construction, matching the associated house. It is preferred that sheds meet the 60% brick construction standard, but the board may approve ARC requests for wood sheds that are well-constructed, match the color of the home, and placed in a location on the lot that would maintain a professional appearance and support property values.</p> <ul style="list-style-type: none"> • Exterior brick will match the style, appearance, and color of that used on the main portion of the house. • Exterior roof will have architectural shingles and gutters that match the style, appearance, and color of that used on the main portion of the house. • Exterior trim will match the style and color of the existing trim on the main portion of the house. • It is generally required and desirable that the slope of the roof be at least 7/12 or attempt to match some portion of the main residence. <p>2. Small exterior storage. Small resin or wooden storage cabinets or boxes that are placed unobtrusively against the back of the residence are allowed without specific board approval. However, they must be properly maintained. Dilapidated or neglected containers will constitute a nuisance and will be addressed as a nuisance under these covenants.</p> <p>3. Exterior colors. Exterior trim and structures, including residence trim work, shutters, doors, etc should be repainted the original color, as necessary. If choosing</p>

a new color, details and samples should be provided to the Board for approval using the standard ARC request form.

4. Landscaping. Major landscaping changes, including, but not limited to the addition of structures (such as sheds, fences, porches, patios, sunrooms, pergolas, pools, concrete/brick/stone edging), must be submitted to the Board for approval. This requirement does not apply to each plant addition, but should be followed for any changes that dramatically alter the existing landscape plan, such as raised beds or drastically altered landscape plans.

Certain temporary yard items do not require board approval: swing sets, jungle gyms, trampolines, sand boxes, tempary/portable basketball goals, and inflatable playgrounds (which are erected for limited periods of time).