



Home Owners Association



700 Country Club Drive~405-348-1804~www.OakTreeOk.com

Rules, Regulations and Fine Schedule-2022- Enforced by Management Company

1. Pets shall not be allowed off leash in non-fenced areas and pet waste is the sole responsibility of the owner. Residents are expected to be respectful of fellow residents in keeping their animals under control so as not to cause a disturbance. Complaints lodged with management will be addressed by contacting the owner with a warning for the first offense. Fine: \$50 for each subsequent offense within a month of the initial warning.
2. Regular parking of vehicles on the street or protruding into the street or alley is discouraged. If possible, residents are encouraged to keep vehicles garaged whenever possible. Vehicles shall not be parked on the street overnight. Fine: \$25/day.
3. Parking of recreational vehicles, fifth wheels, campers, boats, construction trailers or moving vans on the street in front of properties shall be limited to daylight hours, unless prior Board approval is obtained to allow for overnight parking. Approval is not required for overnight parking of camping vehicles prior to the morning of a trip. Fine: \$25/day.
4. Big blue and green recycle receptacles shall be stored out of view from the street except for the day prior to and day of pick up. Fine: \$25.
5. Exterior modifications of homes shall receive prior approval from the ARC and Board. Fine: \$100 for failure to obtain prior approval plus costs to rectify the modifications if necessary to meet with the approval of the ARC and Board.
6. The speed limit on Oak Tree streets is 25 mph. Complaints will be addressed on a case-by-case basis.
7. Flowerbeds and landscaping shall be maintained by each resident. Complaints will be addressed by management. Willful disregard of complaints may be subject to a special assessment to cover the costs of maintenance.
8. Complaints shall be made to the management company used by Oak Tree HOA. They shall have the authority to enforce the assessments and fines outlined here. Residents or owners will be notified and given a chance to correct an initial violation prior to a fine or assessment being issued by management. A monthly report shall be submitted to the Board at each monthly Board meeting detailing any communications or fines assessed to residents or owners. Residents or



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owners shall have the right to present an appeal to the Board in a regularly scheduled Board meeting as long as a request is made to the president of the Board at least one week prior to the meeting. The Board shall have the authority with a simple majority to override the actions of the management company.

9. No signs allowed except for "For Sale" signs. Signs will be removed by any persons employed by Oak Tree HOA.

10. These rules are made to complement the intent of the Declaration of Covenants, Conditions and Restrictions of Oak Tree HOA and any amendments adopted and on file at the court house. They replace any previously adopted ones and are adopted by the Board as outlined in the Declarations.