

GENERAL RULES, INFORMATION, REGULATIONS, & FINES

OAKWOOD POA - 8799 CHARLYA DRIVE ATHENS, TEXAS 75752 - 903.677.3924 - OAKWOODPOA@AOL.COM -

The following information, rules, and regulations supplement the recorded Covenants and Deed Restrictions and are binding upon all owners within the Oakwood Unit I, Unit II, and Unit III subdivisions. The Oakwood Property Owners Association Board of Directors reserves the right to establish and amend policies, rules, and regulations for the subdivision. Property owners in Oakwood are members of the Oakwood POA. It is an owner's responsibility to make sure that they understand the current C&Rs, rules, regulations, and processes of Oakwood POA.

1) Amenities

- a) The use of amenities is limited to owners whose accounts are in good standing.
- b) Some amenities are for homeowners only.
- c) Only an owner may contact the POA office regarding any amenity requiring registration, reservation, or access code.
- d) Dissemination of any access code and/or lock will result in immediate loss of privileges.
- e) Failure to abide by POA rules will result in amenity use restrictions.

f) Boat Launch

- i) The boat launch is an add-on amenity for homeowners in good standing.
- ii) Permits are available through the POA office for \$50 per calendar year.
- iii) Gate
 - (1) The Boat Launch gate chain must be locked after the watercraft has been launched. Do not leave the gate open while on the lake.
- iv) Launching / Parking
 - (1) The truck, trailer, etc., that is used to transport watercraft to the launch must be removed from the launch area immediately after the watercraft has been put into the water. The trailer must be returned to the owner's property, storage area, or POA office parking lot during the time the watercraft is on the lake.
 - (2) No parking in the parking lot adjacent to the Clubhouse, on the street, or any commons area in the boat launch vicinity.
 - (a) Towing at the owner's expense will be enforced.
 - (3) After launching watercraft, it is prohibited to secure it to the POA owned Boat Slips or fishing pier. It should be beached near the launch or in the general beach vicinity within the POA park area.
 - (4) Customary courtesy and protocol will be followed during the launching and retrieving of watercraft especially when such times are during the late hours of night or early hours of morning. Always use common sense and discretion.

g) Boat Slips

- i) There are currently no vacant boat slips.
- ii) Because of the length of the 15-year boat slip leases, there is not a "waiting list".

h) Clubhouse

- i) Reservations are available through the POA office.
 - (1) \$100 per day
 - (2) \$200 refundable Deposit, if clubhouse is left clean & damage free, must be received 30 days prior to the Reservation.
- ii) NO pets, wet clothes, sleeping, or smoking allowed inside the Clubhouse.
- iii) Do not remove clubhouse furniture, including moving inside furniture to the outside.
- iv) Remove all trash from the Clubhouse at end of the rental period and place it in an Oakwood dumpster.
 - (1) Do not leave trash outside of the Clubhouse.
 - (2) see "Trash Service / Dumpsters"
- v) Clubhouse must be closed no later than midnight (except New Year's Eve at 1:00 AM). It is imperative that the clubhouse is vacated by these times.

i) Exercise Room

- i) Available to Homeowners
- ii) Code is available from the POA Office.

j) Gate Access

- i) Gate cards, remotes, codes, and pins may be requested through the POA Office
 - (1) A max of 5 combined cards and remotes per homeowner account.

- (2) Use the silver reader with keypad. The black card reader is not currently in operation.
- (3) If your card or remote is not working, owners can email the serial numbers to the POA office, office personnel will troubleshoot & correct the issue.
- (4) Cards \$10/ea; Remotes \$40/ea (prices subject to change)
- (5) Owners can opt in to having personal Pins programmed into the gate.
 - 1. A maximum of two phone numbers per owner account can be programmed into the front Gate that allows owners to provide their guests with Pins to request gate entry.
 - 2. The POA Office will provide owners with instructions on how to use their Pins once the phone numbers and Pins have been programmed.
- ii) Temporary Codes are created weekly and are good Friday to Friday.
 - (1) To request the current temporary code, email the POA office or call a Board Member.
 - (2) Temporary codes are available as early as the Thursday prior to the Friday the code is active.
 - (3) The temporary code is not to be shared/posted on public forums.

k) Pickle Ball Court

- i) The pickle ball supplies are provided by some Homeowners who have offered to share. Contact the POA office to request use of their supplies.

l) RV & Camping Park

- i) Overnight camping and RV parking is only allowed in the RV & Camping Park.
- ii) Reservations are available through the POA office
 - (1) \$15/night
 - (2) Fees must be paid in advance.
 - (3) Reservations over 2 weeks are subject to Board approval.
- iii) Camping Equipment
 - (1) Only factory built recreational vehicles or factory-made tents may be used.
 - (2) Converted buses or trailers are prohibited.
- iv) All campsites must be kept clear of debris and clean.
 - (1) All trash must be deposited in the receptacles provided at the camping facility.
- v) All holding tanks must be emptied into the dump station provided at the camping facility.

m) Storage

- i) 3 gated and locked storage lots were created for owners, at no cost, to use at their own risk, to store recreational vehicles, watercrafts, and trailers.
- ii) Space is limited, not guaranteed, and is on a first come, first served basis.
- iii) Only for preapproved items that have been registered with the POA and have a permit sticker.
- iv) Spaces are assigned and may not be moved without prior approval.

n) Swimming Pool

- i) Closed until further notice. The Board and community are determining the next step for the pool.

o) Trash Service / Dumpsters

- i) Available to homeowners only (homeowners pay for the trash service through their water account).
- ii) Not for owners without a residence or any contractors.
- iii) Place household trash only, in tied trash bags, within the dumpsters.
- iv) No trash can be placed or left outside of the dumpsters.
- v) No building materials, chemicals, paint, appliances, tires, trees, stumps, and large items such as mattresses or furniture.
 - (1) Owners may take some items that are not allowed in the dumpsters to a local waste station. The closest is Henderson County Precinct 4 – 9769 Co Rd 4719, Larue, TX 75770
 - (2) Violations: owners will be contacted to remove said prohibited items from dumpsters and will be fined \$50 for the first offense and \$100 for each subsequent offense. Owners are liable for their workers and guests who put banned items in the dumpsters.
- vi) Contractor dumpsters are for that job site only, not for other owners.

2) Animals (Domesticated and Not Domesticated)

- i) Only domesticated animals are allowed for household pets.
- ii) All dogs must be on a physical leash or fenced. (Wireless leashes are not physical leashes.)

- iii) Feeding and caring for animals, including feral cats, on POA property is prohibited and subject to fines and prosecution. According to Texas law, if anyone feeds a feral cat, they become responsible for its care and upkeep.
- iv) Violations:
 - (1) Formal complaints may be made to the POA office.
 - (a) First complaint/violation: A courtesy letter/email will be sent to the property informing him/her of the complaint.
 - (b) Second complaint/violation: Two Board Members will make a personal call/visit to request compliance.
 - (c) Third complaint/violation and additional complaints/violations: Subject to a \$50 fine each time.

3) Burning

- a) Ground fires are prohibited in Oakwood.
- b) Burning of trash in any manner is prohibited.
- c) Burn Pit Access may be granted through the POA Office or a Board Member.
 - i) Access is only for owners and Oakwood Personnel.
 - ii) Contractors and non-property owners are prohibited.
 - iii) Allowed in burn pit: Brush, leaves, untreated lumber, small trees (under 8ft long & 10inches diameter), grass clippings
 - iv) **NOT** Allowed in Burn Pit: anything not listed in "Allowed" to include plastic, stumps, treated lumber, lumber with nails and/or staples (including pallets), cardboard, paper, large trees/ logs (over 8ft long and 10inches in diameter).

4) Buying & Selling

- a) Owners are encouraged to notify the POA office if they are interested in buying or selling Oakwood property.
- b) The POA office keeps a list of known sellers and interested buyers.

5) Communication

- a) The POA uses email and the bulletin boards at the Mail Station for most communications.
- b) Please let the POA office know which contact information, if any, may be shared with other owners who request it.
- c) Because of the POA office has limited office hours, 2 mailboxes have been installed to allow owners to receive items and provide items to the POA.
 - i) The "From the POA Office" mailbox is located by the office front door. The office will contact owners with a code to retrieve their items.
 - ii) The "To the POA Office" mailbox is located at the Mail Station.

6) Dues

- a) Owners pay Maintenance Dues.
- b) Homeowners pay an additional homeowner Fee.
- c) Due January 31st and July 31st
 - i) Statements are mailed and/or emailed 30 days prior.
- d) Late Fees: 30 days: \$25; 60 days: +\$75; 120 days: +\$75; 150 days: +\$400
- e) Payments may be made in the POA Office, mailed, or placed in the "To the POA office" mailbox at the Mail Station.

7) Firearms

- a) The discharge and use of firearms are prohibited.

8) Fireworks

- a) The discharge of fireworks are prohibited.

9) General / Miscellaneous

- a) No obnoxious or offensive activity or language shall be conducted or engaged in which may be a nuisance to others.
- b) Public intoxication will not be tolerated and will be reported to the proper authorities.
- c) Yard/Garage Sales are prohibited.
- d) Only preapproved signs may be used.
 - i) For-Sale sign holders with stakes are available to borrow from the POA Office.
- e) No bus, mobile home, or temporary building shall be used for storage purposes on any lot.
- f) No outside toilet shall be on any subdivision lot except that are required by ACC construction guidelines.
- g) No soliciting.

10) Modifications & Construction

- a) All projects must meet current Texas Building Codes.
- b) Almost ALL modifications and construction projects must be approved of by the Architectural Control Committee & Board of Directors prior to beginning the project (including lot clearing).
 - i) Owners, not contractors, may request an ACC Application, Fee Schedule, and details from the POA Office.
 - ii) The ACC process can take up to 45 days.
 - iii) See “Water” & “Personnel”

11) Personnel

- a) Board of Directors
 - i) The Oakwood POA is run by a volunteer Board of Directors who manage all aspects of Oakwood.
 - (1) Meetings
 - 1. Notices of meetings are emailed to owners and posted at the Mail Station.
 - 2. POA Board Meetings are usually held monthly at 6:00pm in the POA Office
 - 3. The Annual Meeting of the Members is typically held at the end of August in the Clubhouse.
- b) Architectural Control Committee
 - i) A committee of volunteers appointed by the Board of Directors to review all modification and construction requests. (see “Modifications & Construction”)
- c) The Board of Directors has hired 2 contractors to help manage Oakwood.
 - i) Office Manager
 - (1) Office Hours: Monday, Wednesday, & Friday 11am-2pm; 2nd Saturdays 9am-2pm
 - (2) Because of our office hours, we recommend that you email oakwoodpoa@aol.com for communications.
 - ii) Maintenance Tech
 - (1) Works most weekdays: Hours vary
 - (2) Owners may communicate maintenance request through the POA office and/or Board Members.

12) Vehicles

- a) Observe all speed limit signs and inform your guests to do likewise.
- b) Trucks with tonnage more than 1 ton shall not be permitted to park on the streets, driveways, or lots overnight.
- c) No trailer, watercraft, and/or RV may be stored in public view (from the street and/or by neighbors) for more than 2 days.

13) Violations

- a) For all other violations not previously described:
 - i) First violation within a 12-month period:
 - (1) A courtesy letter/email will be sent to the owner with an explanation of the violation and a request for a cure.
 - (2) A follow-up inspection 1 week from the date of the letter.
 - (3) If the violation is cured, no further action is taken.
 - (4) If the violation is not cured, a second letter/email will be sent, and a \$25 fine is incurred.
 - (i) A follow-up inspection 1 week from the date of the second letter.
 - 1. If the violation is not cured, an additional \$25 fine is incurred.
 - 2. An additional \$50 fine incurred every week the violation not cured.

14) Water

- a) Oakwood has a private water system called Oakwood Subdivision Water System.
- b) The POA Board and personnel manage line breaks, leaks, inspections, maintenance, etc.
- c) Owners, not contractors, may contact the POA office for a water service application.
- d) Bills
 - i) The Board has contracted with Aqua Services to routinely handle regulatory matters and water usage billing.
 - ii) Bills are provided through US Mail
 - iii) Cash and checks may be dropped off in the POA office, POA mailbox at the Mail Station, or checks may be mailed.
 - iv) Contact Aqua Services for all account information, including bill amounts, at aquaservicestx@gmail.com
- e) TCEQ governing codes require a Customer Service Inspection when any new construction or major modifications have been made such as remodeling which involves expansion of plumbing, septic, or sprinkler systems. Contact the office for additional information and/or to schedule the inspection.
- f) Voluntary Watering Program
 - i) Owners are asked to follow the voluntary lawn irrigation plan:
 - (1) Oakwood common areas water on Monday, Wednesday, and Saturday.
 - (2) Even numbered addresses water on Monday, Wednesday, and Friday.
 - (3) Odd numbered addresses water on Tuesday, Thursday, and Sunday.

This is a *summary* of information and not a *replacement* for the Covenants & Restrictions and Bylaws.
Please read the C&Rs and Bylaws for more subjects and information.