

CONSOLIDATE POLICIES OF THE OLEANDER PINES ACC/HOA

The only Flags that shall be permitted are any official flag of the United States of America, State Flag, Flags of the branched of the military service, POW, MIA, First Responders (Police, Fire, EMT and Paramedics, and others in accordance with current state law). Flags, signs, or banners that display or promote any political party, candidate, or cause are not permitted. Nothing contained herein shall prohibit the display of political candidate signage inside a home or screened in enclosure attached to a house.

Flag poles shall be permitted up to 28 feet high or no more than 3 feet above the roof line, whichever is less. ACC approval is required.

Small Garden banners that celebrate the Seasons, holidays, births, anniversaries, graduations and other similar events, up to 18 inches, are permitted.

No Grids shall be required on any windows of a house.

Planting policy of the HOA is that any planting within 4 feet of the property line or planting that could potentially block the view of the street or lake must be submitted to the ACC for approval to insure that the planting do not encroach over the property line either at the time of planting or when mature grow is formed, does not block the view from the neighboring property to the street or lake, and does not invade the airspace over the property line. ACC approval is required.

Any homeowner of record may install or store any object on their property as long as the object is not substantially visible from the street or an adjoining property. Substantially visible shall be determined on a case by case basis taking into consideration the particular slope and grade of the lots involved, notwithstanding this, a 6" peak of a roof line shall not be considered a violation. Above ground pools, storage sheds, boats, trailers, RV, and other similar objects are permissible. ACC approval is required.

Mailboxes must be of the tradition shape, that is flat bottom with oval top. Mailboxes and stands may be wood, metal, PVC, or Resin and can be white, brown, black, green, or color of the house. ACC approval is required.

Roofs may be shingle or metal and of any approved color. ACC approval is required.

Storm shutters may be white, beige, or the color of the house. ACC approval is required.

Basketball backboards and other sporting equipment must be portable in design and must be stored out of sight when not in use and shall not be left out overnight. A brief "lunch break" of 1 hour or less shall not be considered "not in use" and the sporting equipment may be left out during the break. Nothing shall prohibit the installation of sporting equipment in a back or side yard as long as the equipment is not visible from the street or adjoining property. ACC Approval is required for permanent installations.

Security cameras and security lighting installed on the exterior of the house must be approved by the ACC to ensure that the cameras and lighting re primarily focused on the owners property and not primarily on the property or house of an adjoining property. Incidental inclusion of an adjoining property shall not be considered a violation of this policy. Cameras and lighting, respectively, may be focused on or toward the street area immediately adjacent to the owners property.