

Random Oaks Homeowner Association

c/o McNeil Management Services, Inc.
P.O. Box 6235, Brandon, FL 33508-6004
Phone: (813) 571-7100 Fax: (813) 689-2747
Email: management@mcneilmsi.com

Deed Restrictions and Rules

What are Random Oaks' Deed Restrictions and why should I care about them?

Random Oaks is a **deed restricted** neighborhood. Each owner/occupant in Random Oaks is legally bound to be governed by a strict set of rules and regulations intended to protect the value and desirability of the property in the neighborhood. If you are found to be in violation of the deed restrictions, the Association will issue notices of violations and, if the violation is not corrected within the allotted time, will forward the violation to your Association attorney who will initiate legal action. You will be charged all costs associated with such actions (attorney fees, legal filing fees, accrued interest, if any, and court costs).

Home Improvements – Changes, Fences, Painting, Curbing, Pavers

Any change **must be approved in writing** by the Association. Contact management for an application before making any improvements or changes. If you build something, repaint (even same color), add pavers, quick curb, or cement boarders, or change your home or lot in any way without first obtaining approval, you may be required to tear it down, remove it, or repaint it at your own expense.

Sheds & Outbuildings

No sheds or other outbuildings are permitted in Random Oaks. With **architectural committee approval**, storage bins with lids for garden tools, patio furniture cushions, etc. are permitted so long as they do not exceed 4' in height, 6' in length and 4' in depth. Such bins must be portable – having no permanent foundation, i.e. concrete, wood, etc., and must not be visible from the street.

Swimming Pools

No above-ground pools are permitted. In-ground pools **must be approved in writing** by the Association.

Fences

Fences **must be approved in writing** by the Association before being installed and must meet all County regulations. Fencing material must be visibly uniform and consistent in style, color, material, etc. from all street view points on residents' property. Unapproved fences will be ordered to be removed at your own expense.

Window Treatments

Installation of window film/tint requires written approval by the ACC. No silver or black film/tint may be applied to the inside/outside of windows. Approved film/tint must be professionally installed and maintained. No towels, blankets, sheets, tarps, flag, etc. shall be used as window treatments viewable from the street.

Parking & Storage

Vehicles must be parked either in the garage, driveway (not blocking the sidewalk) or in the street in front of the house – Never on the lawn, grass strip between the street and the sidewalk, right-of-way, easement, or any part of the common areas at anytime. Boats, utility trailers, or recreations vehicles must be stored, concealed from view in your garage. No inoperative or abandoned cars, trucks, motorcycles, or other types of vehicles are allowed to remain anywhere on a lot, except in a garage, for longer than 48 hours.

Sports Equipment

No sports equipment may be permanently installed on a lot. Portable equipment such as basketball goals, skateboard ramps, soccer goals, etc. is allowed. Such equipment when in use must be properly maintained and

secured (i.e. goals intended to be weighted with sand, water or other material must be weighted appropriately). When not in use, equipment must be placed at least halfway up the driveway between the house and sidewalk and not remain at the street. Equipment must never block the sidewalk.

Commercial Vehicles

Random Oaks adheres to Hillsborough County guidelines. A commercial vehicle is “any vehicle, trailer, other equipment, or machinery weighing more than one ton or any vehicle weighing up to one ton (1) bearing promotional wording, lettering, or logos (2) carrying or containing viewable equipment and/or supplies for the delivery or storage of goods (3) carrying or containing any type of toolbox other than a closed toolbox properly and permanently mounted in the bed of the vehicle.” No commercial vehicles, machinery, or maintenance equipment shall be parked anywhere on a lot at any time with the exception of construction or repair firms temporarily needed for purposes of construction, repair, or maintenance of your home or lot.

Animals

Random Oaks fully adheres to the Hillsborough County Animal Ordinance. Acquaint yourself with its provisions.

- No animals, livestock or poultry may be kept, raised, or bred for any commercial purpose.
- Dogs, cats and other customary household pets may be kept so long as they live inside the house, not in the yard.
- Owners must keep all animals properly leashed, caged, or controlled in all areas of the neighborhood.
- In accordance with our restrictions as well as local ordinances, **owners must properly collect and dispose of pet waste** when walking or exercising their animals within Random Oaks.

Trash

Trash and recyclables are to be visible only on trash/recycle collection days. Containers must be stored out of view at all other times.

Maintenance

Occupants must repair, replace and properly maintain their home, lot and easements – Includes roofs, concrete surfaces, lawns, landscaping, etc. If owner fails to do so, the Association may have such maintenance or yard work done and bill the owner for such work.

Signs

The Association **must approve in writing** the design and size of any sign. Contact management for approval.

Businesses

No trade, business, or profession of any kind may be conducted on any lot in Random Oaks.

Clothes Lines

No permanent outdoor clothes lines are allowed. Portable rotary type and reel type lines are permitted in rear yards only and must be stored from view when not in use. On corner lots, these types of clothes lines must not be used within 20 feet of the street.

Antennas

No television antenna, other antenna, radio masts, aerials, wires, power poles, electro-magnetic devices or appurtenances, large satellite or microwave dish, or similar device of any kind are permitted. Small satellite dishes are permitted under F.C.C. laws.

Last updated and approved by Random Oaks Board of Directors September 16, 2004.

These guidelines are only excerpts from Random Oaks Declaration of Covenants, Conditions and Restrictions. To avoid costly violations and to obtain forms and specific information, please contact McNeil Management Services, Inc. at 571-7100.