

RULES AND REGULATIONS OF EAGLE LANDING AT OAKLEAF PLANTATION HOMEOWNERS' ASSOCIATION, INC.

The Eagle Landing at Oakleaf Plantation Homeowners' Association, Inc. (the "Association") has adopted the following rules and regulations for the Project pursuant to Article V Section 45 of the Declaration of Covenants, Conditions, Restrictions, Limitations and Easements, hereinafter referred to as the "Rules," which shall be binding upon all Owners and their grantees, lessees, tenants, occupants, successors, heirs, and assigns who currently or in the future may possess an interest in the Property, and which shall supersede any previously adopted rules on the same subject matter.

1. Article IV Section 11 of the Declaration – Permitted Deliveries – Toilet Facilities and Article V Section 22 – Noise Regulation

Normal construction and delivery may take place during week days (other than Recognized Holidays, as defined in the Declaration) beginning no earlier than 9:00 a.m. and ending at 7:00 p.m. Interior work may also be completed on Saturdays beginning no earlier than 9:00 a.m. and ending at 7:00 p.m. No work may be done on Sundays or Recognized Holidays or outside these parameters without prior written consent from the Declarant. This provision may be waived by Declarant in its sole discretion on a case-by-case basis.

From 12:00 midnight until 7:00 a.m. local prevailing time of each day, no noise, including without limitation, talking, singing, playing of musical instruments and /or operation of television, radio, recordings or computers shall be audible from any Dwelling Unit or portion of the Property related thereto or Parcel, other than the Dwelling Unit or Parcel from which it originates. Special permissions may be given on a case-by-case basis and approved at the sole discretion of the Declarant.

2. Article V, Section 14 of the Declaration – General Vehicular Restrictions

No business of ongoing vehicular repair, painting, overhauling, customizing, storing of any kind will be permitted on the premises except for temporary cleaning and restocking of RV's and/or boats for a period of two days. Homeowner must notify HOA of dates for routine maintenance that may exceed the two day limit.

3. Article V Section 28 – Signs

Any sign displaying For Sale, For Rent, Open House, etc. shall conform to the signage requirements of Declarant. Only one (1) sign will be permitted per Lot, Condominium or Parcel on an ongoing basis such as For Sale, etc. unless authorized otherwise by Declarant in writing.

4. Article V Section 36 – Flags

No flag may be attached to any tree or mailbox. In addition to the American Flag, all military flags, including Navy, Army, Air Force, Marines, Coast Guard, POW-MIA, and Space, can now be displayed at all times within Eagle Landing. These are the only flags that can be displayed on a flagpole and can be no larger than 4-1/2 ft. by 6 ft. Seasonal garden flags, including small sports team garden flags, are approved, but display of any other flag on a flagpole is not approved.

5. Article V Section 37 of the Declaration – Exterior Decorations

Any and all exterior decorations including but not limited to stained or other types of decorative glass window treatments, lawn ornaments, statues, fountains, etc., exterior and landscape lighting, must be approved by Declarant prior to installation. Seasonal decorations are an individual choice but may not create a nuisance to adjoining or surrounding properties. In an event of conflict, the definition of “nuisance” will be decided by the Declarant in its sole discretion. Seasonal decorations shall not be allowed to remain more than two weeks following any holiday or event.


6. Article V Section 42 of the Declaration – Maintenance

No trash, garbage, rubbish, debris or other unsightly objects shall be placed or allowed to remain anywhere on the property unless stored and screened. No items shall be allowed to be set out for pick-up prior to the day before any regular collection of trash recycling or yard waste and any containers must be removed from the curb by 7:00 p.m. on the day of collection.

7. Article XI Section 5 of the Declaration – Owners’ Insurance Requirements

Rules may be adopted by the Board if deemed necessary.

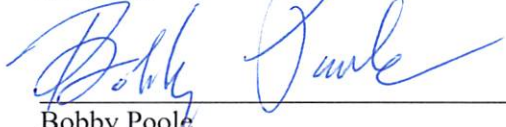
IN WITNESS WHEREOF, the Board of Directors has adopted these Rules this 21st day of June, 2022.




Junius Hill



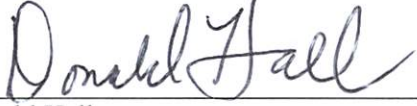
Lee Jones



Bobby Poole



Scott Watson



Donald Hall


Patricia Loughheed


Michael Young


Debra Brown