

As a new resident, we **WELCOME** you to our community. We think you will find this little oasis in the middle of Avon Park a wonderful place to live. As you already know, this community is governed by a homeowners association and all residents (owners and renters) must abide by the **covenants and restrictions** which have been in place since 2013. If you have not yet received a copy, you can supply Chad Pritchett (chad@pritchettgroup.com), Chairman of the Board of Directors, with your email address, and he will see that you receive a copy.

Below you will find answers to some more of the most commonly asked questions:

Oaks Village is a **55+ non-smoking** community. One resident in each home must be at least 55 and the other must be 45 or older. It is assumed that anyone else is a guest of the resident and has a 90-day per year welcome allowance. Smoking is not permitted anywhere in Oaks Village.

The **front security gate** is presently closed from 8:00 PM to 8:00 AM every day. The gate code is **0911**. Please give out the gate code sparingly and only when necessary. If needed, you may contact Carol Wawrzynski, HOA Treasurer (carolwawr@comcast.net) to purchase a gate opener.

The **clubhouse and pool** are available for you and your guests to use. The clubhouse is to be locked when not in use and you will find a **key** in this packet for your use. Pets and food are not allowed in the pool area. Pets are not allowed in the clubhouse. There is a rather nice library in the clubhouse for your use. You do not have to sign books out. Just take the books you wish to read and re-shelve them when finished with them. Your monthly assessment fee payment (for owners) can be put in the HOA Drop Box located on the wall in the library under the phone.

Garbage is picked up by the city of Avon Park on Mondays and Thursdays. You can put your trash can in front of your house on those days only and, according to the city, everything you discard must be broken down to fit in the can. You must make an appointment with the city for large items like TVs, appliances and/or mattress removal. According to the deed restrictions, your trash can must be kept out of sight of the street and your neighbors — inside your garage, preferably.

Pets (maximum of 2 per household) of 25 pounds or less are welcome in Oaks Village. When outside, they must be on a leash and under the control of the owner. All pet excrement must be picked up immediately (on your lot or someone else's) and disposed of properly for your pet to remain welcome here.

Parking of cars is permitted in driveways and designated parking areas only. RVs are allowed in front of your home for 24 hours at a time for loading and/or unloading.

You are encouraged and expected to maintain your own **flower beds and/or landscaped areas**, particularly of weeds. Also your own **sprinklers**. Trimming of bushes, hedges and small trees are done by the HOA 3 times per year. If yours need to be trimmed more often, please do it as needed.

Occasionally, we must prepare for an approaching **hurricane**. That means all objects that could become a projectile must be removed from your yard and stored inside until the threat is over. Although **portable generators** are allowed to be used when the power is out, you are not allowed to store extra fuel at your residence year-round. Please make other arrangements with the Board of Directors for fuel storage. Contact Chad Pritchett, Board Chairman for details.

Again, **WELCOME** to Oaks Village!