

LAKE BOSSE OAKS HOMEOWNERS' ASSOCIATION, INC.
RESIDENTIAL PLANNING CRITERIA

Adopted by the Architectural Review Board ("ARB") on Nov. 4, 2023

Pursuant to this provision and the ARB's power set forth in Article VI of the First Amended Declaration, the ARB adopts the following residential planning criteria:

1. All play structures (pools, basketball hoops, swing sets, etc.) visible from the street must be properly maintained.
2. Household waste kept outside should be in appropriate containers and kept out of view from the street except when placed for curbside collection in the manner and time frame prescribed in Orange County regulations. No dumping of waste is permitted within the confines of Lake Bosse Oaks.
3. Ground cover and landscaping is required in all front and side yards that are visible from the street. Maintenance should include mowing, edging, weed control, and pruning and trimming. Please remember that poor weed control may damage your neighbor's lawn and that bare soil invites weeds.
4. Fences shall not be in a state of disrepair and shall not have excessive mold and mildew. The term "state of disrepair" shall refer to a fence that is leaning, has multiple missing or broken pickets, is rotten, or is dilapidated.
5. The exterior of the Living Unit, including the garage door and front door, shall be maintained, without excessive mold and mildew, and painted as needed. All exterior color changes, alterations, new construction, or additions to the Lot and/or Living Unit shall be completed in a timely manner in accordance with all governmental laws and permits. If progress is delayed, communicate a plan to the HOA Board of Directors.
6. Private driveway and sidewalks must be maintained without excessive mold and mildew. Homeowners are encouraged to maintain the public sidewalk in the same manner.
7. Furniture and fixtures designed for indoor use-only may not be kept in exterior areas, visible from the street.
8. Air conditioner units, other than ground-mounted compressor units, shall not be visible from the street.
9. Parking on the grassy area of any lot is prohibited.
10. Homeowners are reminded to comply with Orange County Ordinance Section 38-79 (45) which requires a permit to store boats with trailers and recreational vehicles in residential neighborhoods.