

COVENANTS, CONDITIONS AND RESTRICTIONS
AMENDMENTS and RESOLUTIONS
TIFFANY OAKS OWNERS ASSOCIATION, INC.

YARD MAINTENANCE POLICY

1. Generally, all yards must be free of weeds, underbrush and unsightly vegetation. All yards are to be free of refuse and unsightly objects.
2. All yards are to be fully planted with grass or other appropriate ground cover such as ivy, ornamental plants or landscape features such as landscape islands.
3. Dead or damaged parts of homeowner's lawns in excess of fifty (50) square feet must be replaced to the satisfaction of the ARC.

FENCES

1. All fences must be approved by the ARC prior to installation.
2. No fence may exceed six (6) feet in height except the back lot line adjacent to Emily's Crossing which may not exceed eight (8) feet in height.
3. Any lake front lots may not have a fence higher than four (4) feet on the side of the lot that faces the lake.
4. No chain link fencing or any other type of metal fencing is allowed.
5. All staining of fences must be approved by the ARC, must be of an earth tone color and must be compatible with the home and the community.
6. The top of any fence must be straight and level.
7. Fences must not go into a non-access easement without prior ARC approval.
8. Fences shall not come past the front wall, closest to the fence, of any adjacent house.
9. Fences may not be built on any portion of the lot except on the rear or side lot lines and may be no closer to the front of the lot than fifteen (15) feet rearward of the front of the house.

PLAY STRUCTURES

1. All play structures and games must comply with the Covenants, Conditions and Restrictions in terms of location, type and must be approved by the ARC.
2. All play structures (including trampolines), playhouses and doghouses must be in the backyard and must be buffered from view from outside the lot.

PARKING

1. No overnight vehicle street parking will be permitted.
2. Vehicles parked in any driveway must not block the sidewalk.
3. Guest and delivery vehicles may be parked in driveways during reasonable visits and deliveries only.
4. No vehicle may be parked on any lawn at any time.

5. No vehicles, boats, trailers or other offensive objects may be kept on any lot unless kept within the garage or obscured from street view in the rear yard by an approved privacy fence.

WINDOW AIR CONDITIONERS

1. Window air conditioners are not permitted in any residence.

AERIALS AND ANTENNAS

1. No radio aerial, antenna or any other exterior electrical equipment of any kind may be installed on any lot without prior approval of the ARC.

STORAGE SHEDS (Reference: Article XI #3)

1. Outside storage sheds shall not exceed 60 sq. ft. in area or 6 1/2 feet in height.
2. Storage sheds shall be anchored to the ground on all sides to prevent movement.
3. Storage sheds shall be placed only in back yards, behind the fence and not readily visible from the street.
4. Metal storage sheds are strictly prohibited.
5. ARC approval is required prior to the purchase or construction of the storage unit. The structure and location of storage sheds also requires ARC approval.

LAWN ORNAMENTS

1. Lawn ornaments including, but not limited to birdbaths, fountains, sculptures and benches should be integrated with the landscaping.
2. All lawn ornaments must be approved by the ARC prior to installation.
3. Seasonal decorations are permitted as long as they are removed when the season/holiday is over and shall be limited to a display time not to exceed 30 days.

VEHICLE LETTERING

1. The vehicle shall be a standard size configured passenger car, SUV or pick up truck.
2. Pick up trucks shall be ½ ton or less in size.
3. Pick up trucks shall not have mounted side rail tool boxes or ladder racks.
4. Pick up trucks shall not have visible mounted equipment in the bed or on the bumper indicating a service vehicle.
5. Lettering / signs on the vehicles shall be a maximum of 288 sq in per side, only one sign per side will be allowed as outlined in attached drawings, sign shall be in good taste and approved by the Board prior to application.
6. All lettering or designs must be professionally designed and installed.
7. Under no circumstances will wrap advertising be permitted.
8. Vehicle must be kept in the garage or driveway when not in use and not left on the street more than 2 hours.

COVENANTS ENFORCEMENT POLICY

The enforcement of the covenants of Tiffany Oaks Owners Association will follow the guidelines set forth in this policy. The collection of Association assessments is covered in a separate policy. The ARC will oversee implementation of the following steps and produce a monthly report to the Board of Directors. This report will incorporate all open violations.

1. The first notice from Tiffany Oaks Owners Association will state that the homeowner must correct the violation of the broken covenant. A date by which this violation must be corrected will be set forth in the letter and will be determined at the discretion of the Association.
2. The property in question will be inspected for compliance.
3. If the property is not brought into compliance, a second letter will be sent from the Association advising the homeowner to comply by a certain date. If the violator ignores this second warning, the matter will be turned over to an attorney for further proceedings, with all attorney's fees and costs to be paid by the homeowner. The letter will invite the homeowner to a meeting of the Board of Directors to discuss their position. Any decision of the Board of Directors following this meeting is final.
4. If the property remains out of compliance after the second request, the matter shall be turned over to an attorney, who will send a letter advising the homeowner to correct the violation by a certain date or face litigation. The attorney's fees and costs associated with the drafting of this letter shall be the responsibility of the homeowner.
5. The property is then inspected for compliance.
6. If the property is still not in compliance on the date given to the homeowner in the letter sent by the attorney, then a member of the ARC will take an inspection photograph of the property. This photograph will be handed over to the attorney, who will then file a lawsuit. All attorney's fees and costs incurred by the Association shall be paid by the homeowner.
7. If the same violation is repeated within a twelve (12) month period, the Board of Directors will bypass steps #1 and #2 mentioned above and go directly to step #3 of the Covenants Enforcement Policy.

ASSESSMENT COLLECTION POLICY

Whereas, the Tiffany Oaks Owners Association, Inc. Board of Directors desires to have an effective collection policy and

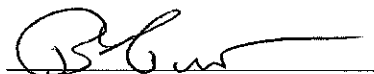
Whereas, Article III, Section 3 (d) of the DECLARATION OF COVENANTS AND RESTRICTION empowers the Board of Directors to fix, levy, collect and enforce payment of the assessment:

Therefore, the Board adopts the following policy for the Association effective upon written notice to members of the Association:

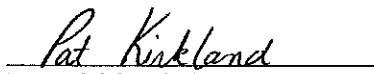
1. Annual assessments, as approved by the Board, will be billed and payable on an annual basis and due on the last day of January.
2. The Association shall mail to members, at their last known address reflected on the Association's records, a payment invoice in advance of the payment due date.
3. Any assessment not paid by its due date may be subject to a late charge of ten percent (10%) of the amount due.
4. Any assessment not paid by its due date may be subject to interest at the rate of fifteen percent (15%) per annum.
5. If an assessment remains unpaid after sixty (60) days, a notice of intent to file a lien may be mailed. A charge of \$5.00 may be assessed to the homeowner's account.
6. If an assessment remains unpaid after ninety (90) days, the Board of Directors may file a lien against the property. A charge of \$100.00 may be assessed to the homeowner's account.
7. If an assessment remains unpaid thirty (30) days after the filing of the lien, the Board may forward the account to the Association's attorney for collection and/or foreclosure of the lien.
8. Requests for payment agreements must be made in writing and approved by the Board or its Agent. Members in default of the approved payment agreement will revert to the collection schedule as outlined above without further notice.

The above resolutions were approved at the Board of Director's meeting on August 21, 2007 at which a quorum was present.

Updated Fences; Section 2 on July 28, 2009



Bruce Grimes, President
Tiffany Oaks Owners Association, Inc.



Pat Kirkland, Secretary
Tiffany Oaks Owners Association, Inc.