

EXHIBIT "E"
As amended October 2003

OAK RIDGE OF STUART HOMEOWNERS ASSOCIATION, INC.
RULES AND REGULATIONS

All terms used in these Rules and Regulations shall have the same meaning as set forth in that certain Declaration of Covenants, Conditions and Restrictions for Oak Ridge Homeowners Association, Inc., as same may be amended from time to time.

1. *Applicability to Guests, Renters, Employees and Lessees.* All rules and regulations and policies of the Board of Directors of Oak Ridge Homeowners Association, Inc., a Florida non-for-profit corporation ("Association") apply to all Unit owners, guests, renters or lessees.
2. *Complaints.* Any complaint concerning rule violations shall be written and forwarded to the Association or presented to the Board of Directors at an Association Meeting.
3. *Nuisance.* No owner, guest, renter or lessee shall create or permit any disturbance, annoyance, or nuisance that will interfere with the rights, comforts or convenience of others.
4. *Offensive Pets.* Offensive pets may be removed by the Association after notice to the Owner with the prevailing party being entitled to recover the cost of proceedings and reasonable attorney's fees. The number of pets allowed per Unit shall be restricted, in the determination of the Board of Directors, so as to avoid the creation of a nuisance. Pets governed by leash laws shall be confined to Owner's Unit when not on leash and accompanied by Owner. Two (2) documented violations of this rule shall result in permanent expulsion of the pet from Oak Ridge.
5. *Garbage.* Garbage will be placed in receptacles out of view of all other Units and the Common Property. Receptacles should be placed for pick-up no earlier than 6:00 PM the evening before the scheduled pick-up day. In turn, they shall be retrieved by 6:00 PM the day of pick-up.

6. *Clothes, Laundry, Banners or Similar Articles.* No Clothes, laundry, banners or similar articles, except for State or United States flag and decorative banners, shall be hung on balconies or outdoors for any purpose whatsoever, except within Owner's Unit out of view of all other Units and the Common Property.

7. *Bicycles, Toys, Garden Tools, Etc.* Bicycles, toys, garden tools or clutter shall not be left outside Units in view of other Units, the Common Property at any time and such articles must be stored within the Owner's Unit inside the improvements constructed thereon.

8. *Recreational Activities.* Recreational activities shall be restricted to areas designated by the Board of Directors.

9. *Children and Pets, Etc.* Parents shall be responsible to the Association for any property damage to the Common Areas caused by their children or pets. Owners shall be responsible to the Association for any damage to Common Areas by their guests, renters, lessees, employees, children or pets. Owners shall be liable for all charges for damage along with any reasonable costs to the Association, including charges for recovery of attorney's fees involved in enforcement resulting from actions of such persons.

10. *Setbacks.* The setback requirements for all improvements to be constructed on any Unit shall be in conformance with the building setback requirements established by Martin County, Florida.

11. *Exterior Work.* No work, whether building, repair, maintenance, landscaping or lawn work shall be performed outside of the improvements constructed on any Unit prior to 8:00 AM weekdays and prior to 9:00 AM weekends. All such work shall be completed on or before 7:00 PM.

12. *Unit Occupancy.* No Unit may be occupied on a permanent basis by more than one (1) family comprised of the Owner's, their children and/or parents, unless otherwise specifically permitted by the Board of Directors.

13. *Barbecues.* Out-door barbecues, cookers or smokers shall be used within the patio areas only.

14. *Motor Vehicle Repair.* There shall be no assembling or disassembling of motor vehicles upon any of the Common Property except for repairs to disabled vehicles such as the changing of tires or batteries. No maintenance or repair shall be performed upon any motor vehicle of any kind upon any Unit except within a building which is totally removed from public view.

15. *Hurricane Shutters.* Unit Owner's may install free-standing hurricane shutters when necessary, however, such shutters may not be permanent and must be of the type that may be completely removed and stored. Shutters integrated into the Unit may be activated upon threat of a storm and shall not be permanently activated unless out-of-view or upon prior approval of the Association. Attractive accordion type shutters are permitted.

16. *Interior Window Treatments.* All interior window treatment such as drapes or blinds shall be of a white or light neutral color so as when viewed from the road or adjacent Unit it will be in harmony with the Community as a whole. No reflective window or reflective window tinting shall be allowed.

17. *Parking.* No automobile, truck or other motor vehicle may be parked on any Street overnight. No automobile, truck or other motor vehicle may be parked at any time so as to block traffic, nor may any such vehicle park in any areas which the Board of Directors may have designated as restricted for parking. Parking on the Common Property, other than streets, shall only be allowed on designated parking areas.

18. *Speed Limits and Traffic Signs.* Speed limits and traffic signs will be posted throughout Oak Ridge by the Board of Directors. Any person violating any traffic regulations, depending on the severity of the violation, may be warned or fined in certain cases, as determined by the Board of Governors in their sole discretion, driving privileges on the Common Property may be revoked.

19. *Bicycles/Scooters.* Bicycles, scooters and the like, may only be ridden on paved streets or roadways and/or bicycle paths, if any. Bicycles, scooters and the like, must be operated in a safe manner and in accordance with all traffic rules and regulations of the State of Florida and those established by the Board of Directors from time to time.

20. *Fishing.* Fishing shall be allowed on that portion of the Common Property adjacent to the Owner's Unit and any of the lakes located within Oak Ridge. Fishing shall be allowed from other portions of the Common Property provided that no nuisance is created.

21. *Boats.* In no event shall any motorized boats of any type, be permitted on the lakes or other bodies of water located within Oak Ridge, nor shall any boats of any type be permitted to remain on any lawn or on Common Property adjacent to the lakes. However non motorized boats such as canoes, paddle-boats and sailboats less than 13 feet in length are permitted.

22. *Boat Repair.* No maintenance or repair shall be performed upon any boat upon any Unit except within a building which is totally removed from public view.

23. *Decks, Ramps, Platforms, Etc.* In no event shall any deck, ramp, platform, or any other structure be constructed or placed on, in or over any lake or other water bodies within Oak Ridge.

24. **Unlicensed Motorized Vehicles.** Unlicensed motorized vehicles may not be utilized at any time within the Property. Unlicensed motorized vehicles include, but are not limited to, golf carts, all terrain vehicles (ATV's), motorized scooters and go-carts.