

INTRODUCTION

The purpose of this document is to serve as a guide to help existing homeowners and new (or existing) lot owners in maintaining and enhancing the environment of the Oakbrook community. These design controls will help assure residents that the standards of design and quality of Oakbrook will be maintained. As an Oakbrook homeowner, it is your responsibility to make sure that you adhere to the covenants and deed restrictions.

DECLARATION OF COVENANTS AND RESTRICTIONS

These guidelines and standards are based upon the declaration of covenants, conditions, and restrictions that have been legally recorded. They are not intended to be all-inclusive or exclusive, but rather serve as a guide to what improvements may be made in the Oakbrook community. As an Oakbrook property and/or homeowner, you should have received a copy of the declaration of covenants, conditions, and restrictions. These covenants "run with the land", and are binding on all owners.

RESPONSIBILITY

It is the responsibility of the legal owner(s) of the Oakbrook property to ensure that the improvements and the improvement process conform to the Oakbrook covenants, conditions, and restrictions, and any applicable County, State, or Federal laws or regulations. It is the responsibility of the owner(s) to also ensure that all contractors and/or subcontractors are aware of and abide by these covenants, regulations, and restrictions.

Approval by the Architectural Design Committee or the Oakbrook Board of Directors does not constitute nor imply any release from or approval for any county, state, or federally mandated requirements.

REVIEW AND APPROVAL

PRIOR TO RECEIVING A BUILDING PERMIT (WHEN REQUIRED) APPROVAL FROM THE OAKBROOK ARCHITECTURAL DESIGN COMMITTEE MUST BE OBTAINED.

PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY (CO) FROM ST. JOHN'S COUNTY, A FINAL INSPECTION AND/OR APPROVAL FROM THE OAKBROOK ARCHITECTURAL DESIGN BOARD IS REQUIRED.

Application for new construction and improvements as defined in the DECLARATIONS must be submitted in writing and approved by the Architectural Design Committee prior to commencement of any work, including any lot clearing. The appropriate documents and forms should be submitted to Richard Waler's office, during any regular business day between the hours of 8:30 A.M. and 2:30 P.M. The Architectural Design Committee will meet as necessary to discuss and approve/disapprove applications. Decisions for an initial application will be made within 30 days after submission as required by Florida statutes.