

Oak Meadow Plantation and Forest Plantation Homeowners Association, Inc.

P.O. Box 2253

Lake City, Florida 32056-2253

www.theplantationshoa.com

Welcome to the official website of The Oak Meadow and Forest Meadow Plantation Homeowners Association. The Plantation is located on the west side of Lake City, Florida a short distance west of Interstate 75 at the intersection of Forest Meadow Avenue and US 90. The Plantation consists of 125 Plus single family homes and ample building lots for new home construction. The Plantation is convenient to medical facilities, convenience shopping, financial institutions, real estate offices, lodging, and eateries.

The subdivision is a deed restricted community. Declaration of Restrictions and Protective Covenants are enforceable recorded documents in the public record that is agreed upon by all property owners upon the purchase of his/her property. Each property owner should have a copy of the Declarations. A copy is available on the Homeowners Association website www.theplantationshoa.com

The intent of the Restrictions and Covenants are to preserve and enhance the property values, and to maintain a pleasant living environment for all homeowners.

Failure to comply with the Restrictions and Covenants may result in in legal action as allowed by applicable laws and the Restrictions and Covenants.

All changes/improvements to the exterior of the home or property (including, but not limited to sheds, fences, pools, additions to the home) are subject to the review by the Architectural Review Committee. The President of the Homeowners Association is available to provide clarity on the governing documents.

All homeowners should comply with the provisions of the Declarations. A violation of a provision of the Declarations will subject the property owner to the enforcement procedure. The homeowner will receive a courtesy notice requesting compliance within (14) days. If the violation remains unresolved set forth in the courtesy notice, a letter of intent to lien will be sent by certified mail and regular US mail.

We believe the Plantation offers it residents a great opportunity to experience the leisure and enjoyment of North Florida.

THE BOARD OF DIRECTORS

OAK MEADOW PLANTATION AND FOREST PLANTATION HOMEOWNERS ASSOCIATION, INC
P.O. BOX 2253
LAKE CITY, FLORIDA 32056-2253

Dear Owners:

The Board of Directors of Oak Meadow Plantation and Forest Plantation wishes to enforce the Association restrictions and covenants that apply to all properties that are a part of the Association. The covenants contain a variety of provisions relating to the property owner's use of the maintenance of and construction on property. The association and its members have an interest in ensuring that owners maintain and use their properties in conformance with these covenants to protect and maximize the property values of all owners. Property owners are expected to ensure tenants abide by the restrictions and covenants.

The Board was to make sure that owners are aware of these covenants and the requirements therein. The Board passed the resolution regarding the enforcement of violations of these covenants.

Examples of common violations include: [section of restrictions/protective covenants]

Section 11- Fencing placed inside yards not back yards

Section 12- Failure to store boats, trailers, or other recreational vehicles in a fully enclosed garage or screened from view in the rear of the lot.

Section 15- Outbuildings that are not site built and approved by the Architectural Review Committee, portable buildings are not permitted.

Section 20- Exterior grounds are not neat and in an attractive manner

The Association will enforce the covenants uniformly and against all owners for future violations. Owners that are currently in violation of the covenants may be required to remedy the violation if the non-conformance is not of a permanent nature and/or can be remedied by the owner without significant expense. Failure to comply with the covenants or failure to remedy violations may result in fines, lien and/or legal action as permitted by applicable laws and the covenants.

A copy of the Association's Declaration of Restrictions and Protective Covenants for Oak Meadow Plantation and Forest Plantation are available from the Association website www.theplantationshoa.com

If you have questions, please let me know

Sincerely,



Bruce A. Naylor, HOA President