

# **CREEKSIDE VILLAS HOMEOWNERS ASSOCIATION, INC.**

## **RULES AND REGULATIONS**

### SPEED LIMIT

Please observe the 10 M.P.H. Speed Limit signs to protect the children.

### SOLICITING

Soliciting and Trespassing are strictly prohibited. Please state to each Solicitor that this is not permitted and report the incident to a member of the Board of Directors.

### RENTALS AND / OR SALES

The Association Documents requires a Board Approval for all rentals and sales. These Approvals **MUST** be completed prior to the new Tenant or Owner moving into Creekside Villas. A set of the Rules and Regulations must be signed for by the new Tenant or Owner prior to Approval. All leases must be for 1 year. This is the responsibility of the Owners.

### TRASH REMOVAL

Trash pick up days are Monday and Thursday. Thursday is recycle day. All trash must be placed into a receptacle ( not to exceed 30 gallons ) and placed outside no earlier than 6:30 P.M. the night before the pick up. Failure to use the proper receptacle may result in the forcing of the Association to provide a receptacle at the Owners' Expense. Please set your trash near your parking spot, not behind someone else's car.

### PETS

Small pets are welcomed at Creekside, but they must adhere to specific rules. They must be carried or on a leash when outside of the villa. Pets may not be kept on the patio or tied outside the villas. Pets may not be over 25 pounds. No pit bulls are allowed as they are over the 25 pound limit. Pet owners are responsible for cleaning up all waste from their pets immediately. Owners must insure their pets DO NOT DISTURB others by noise, running loose or waste materials. Owners are responsible for any damage or injury their pet may cause.

### CHILDREN

It is the responsibility of the parents or guardian to watch their children. Children are not allowed to play in the street or ride bikes on the grass. No chalk is allowed on the sidewalks or street. Any destruction of common areas by children will be the responsibility of the parents or guardian and will be enforced per Article IV Section 5 of the Covenants, Conditions and Restrictions. Bicycles or toys left unattended overnight on common areas or in the street will be removed.

### INSURANCE

Your Association carries insurance to cover the pool, gazebo and all common areas. We strongly suggest that each Owner carry insurance on their home and personal belongings, since this is not covered by the Associations' Insurance.



### LANDSCAPING

Homeowners and Tenants have no private landscaping area. All landscaping is prohibited unless approved in writing from the Board of Directors. Please keep the lawn area free from objects so the landscapers may cut the lawn.

### VEHICLES

Vehicles will be towed at the Owners' or Tenants' expense if they do not have a valid tag, are not in an operable condition or if they are not parked in the appropriate parking spaces, i.e., parked in the grass, fire lanes or in the roadways. Vehicles may not be stored on the property. Repairs and mechanical maintenance on the property are prohibited. No commercial vehicles, boats, house trailers, other trailers, campers or RVs shall be parked or stored on the property. ( Commercial vehicles are defined as any vehicle related to or connected with a trade or business. ) Motorcycles or other motorized vehicles of that nature must be parked in a parking space only. No signs of any type are allowed on vehicles. Please be courteous and not have alarms go off constantly.

### PARKING

Each villa has one assigned parking space. The villa number on the concrete parking bumper signifies this space. All vehicles must be registered with the Board of Directors. Parking stickers are required for all Owners and Tenant vehicles who live on-site. The parking sticker should be placed on the front windshield on the passengers side. Parking stickers are available from the Board of Directors. Unknown vehicles parked in others' assigned parking spaces will be towed.

### PATIOS

The appearance of each villas' entrance and patio is the responsibility of the Owner or Tenant to maintain. Please keep these areas clean and free of mops, rugs, towels, clothing, buckets, trash and other unsightly items. No clotheslines may be erected or drying of clothes outside the villas or over shrubs. The patios may not be used as a storage area or for appliances, i.e. Refrigerators, freezers, etc. Avoid sweeping, dusting or washing patios onto your neighbors' area. Failure to properly maintain these areas may result in the Association taking action to maintain them at the owners' expense.

### PEST CONTROL

Each owner is responsible for pest and termite control for the interior of the villas. The Association handles this for the exterior.

### ROOFS

Each villa Owner is responsible for the upkeep and repair of their own roofs. The shingles must be replaced with Genstar mildew resistant shingles. The color may only be Weatherwood. A permit must be approved by the Board of Directors before work begins.

### ANTENNAS

Any satellite dish must have Board of Directors approval prior to installation.



### WINDOWS

Only normal accepted window treatment ( White in color ) may be used on the outside windows. Sheets, towels, aluminum foil, etc. are prohibited.

### SIGNS

All signs, posters, notices or advertisements are prohibited. If you want to rent or sell your villa, the Board of Directors will place an approved small sign in the front entrance bulletin board.

### GAZEBO RULES

1. Gazebo area will be monitored by security cameras.
2. Maximum capacity is 19 people. Teenage parties must have 2 chaperones.
3. An Owner or Tenant over 21 years of age is considered a valid chaperone.
4. Children under 14 years of age must be accompanied by an adult when at the gazebo.
5. Noise levels must be kept to a minimum level.
6. The gazebo area must be kept clean. Trash must be placed in the provided receptacles. For private parties, reservations must be made 7 days in advance with a \$75.00 refundable deposit for any damage. The area must be cleaned and cleared by no later than one hour after the expiration of the time periods allotted. The deposit will be returned after a Board member completes an inspection of the gazebo and verifies the lack of any damage due to the Owners' use.

### SWIMMING POOL

The pool will be monitored by security cameras. Pool Rules are posted at the pool and must be observed at all times. The pool may be used by residents or their guests ( Provided the guests are accompanied by an adult resident while using the pool ) If you feel there are occupants in the pool who do not live within the community, politely ask them to identify their host or to give you their villa number. Report violators to the Board of Directors.

### POOL KEYS

Pool keys have been issued to each villa Owner. The Owner of each villa is responsible for their own pool key. There is a \$75.00 deposit for the pool key. This key must be passed on to any new Owner or Tenant by the existing Owner.