

## **Creekside Homeowners Association Overview of Rules and Regulations**

The Villages of Creekside is a Planned Residential Development established in 1991. The community was designed with three sections of home sites known as the Executive section, the Patio section, and the Estates section. There are a total of 252 home sites. While Creekside is a community of single-family homes it has been designed with a certain feel and appearance. Those, as well as certain common areas, must be maintained and administered for the enjoyment of all residents.

Rules and regulations governing the community are spelled out in two documents: the **Declaration of Covenants and Restrictions** and the **By-Laws of The Villages of Creekside Homeowners Association**. The Homeowners Association oversees the maintenance and functioning of the community and the adherence to rules and regulations. Using common sense and being a good neighbor are the key ingredients of maintaining our friendly community.

The following review addresses the most common issues of concern to homeowners. However, they do not supersede or replace the full By-Laws and Declarations documents that are of record. The Board of Directors has adopted the following Rules and Regulations on September 9, 2009. Any previous versions are hereby superseded.

### **Parking**

Homeowners and guests are permitted to use public parking on the street, parking with the direction of traffic. If a homeowner is hosting a large function, please invite guests to use the parking lot at the Village Center for overflow. Mailbox areas must be kept clear during mail delivery times (15 feet on each side of mailbox). At all times, homeowners are encouraged to park lawfully, mindful of the 15 foot set back for fire hydrants and 30 foot set back for stop signs.

Commercially licensed vehicles, overnight trucks, trailers of any kind, mobile homes, boats, recreational vehicles, or vehicles that are unlicensed or inoperable may only be parked in closed garages.

Recreational vehicles of any kind, including travel trailers, or any vehicle which may be attached to and/or towed by another vehicle may be parked in the development for a period *not to exceed 48 hours* for the purpose of loading and unloading.

### **Pets**

Household pets (dogs, cats, etc.) are permitted within the development, to be kept for the enjoyment of their owners. Keeping pets for commercial purposes is prohibited. At all times, it is the responsibility of the pet owner to keep their pet secured and to conform to state, county, and township ordinances regarding animals. Pets are personal property and owners are responsible for damages caused by their pets.

All pets must be kept under control. Pets are not allowed to run at large. When outdoors, pets must be on a leash or have some other appropriate means of direct control and be accompanied by a human when leaving their property. Pet droppings must be contained, removed, and disposed of properly from common areas or neighbors' yards if the pet

relieves itself away from home.

### **Pool**

The pool at the Village Center is open to homeowners and their guests. Access to the pool is made by card key. The Recreation Committee annually reviews and publishes Pool Rules that are posted in the Village Center and on the Web site.

All homeowners and their guests must sign in when using the pool for PA State record keeping. Guest fees are billed monthly and *due within 30 days*. Failure to pay guest fees will result in the suspension of pool privileges until all fees are paid.

### **Common Areas**

The common areas of the development are meant for the enjoyment of all homeowners. Homeowners are not permitted to place personal items in common areas. Vehicles may be parked in designated parking spaces at the Village Center. The appropriation of common areas for private use is prohibited.

### **General**

All homes within the development are to be utilized as private residences. Business and home occupations are expressly forbidden if it involves any public traffic, customer activity, employees, or signage.

Homeowners shall maintain and repair or otherwise take steps to maintain the standard of appearance of the exterior of their property at their own expense. Maintenance of the exterior appearance of each homeowner's property shall include, but is not limited to: repairing and maintaining roofing material, siding, shutters, outdoor lighting; painting and cleaning the same; lawn cutting, weeding and trimming, and replacing plants in flower beds located on a homeowner's separate property. Every effort should be made to complete exterior projects in a timely fashion. Bagged/loose mulch and other landscaping materials should not be stored in ones yard or driveway for an extended period of time.

Trash, garbage, or other waste, pending removal, shall be stored in garages. It should be placed at the curb line for removal. It is recommended that trash be placed at the curb line *no earlier than 5 p.m.* of the day preceding scheduled removal. Lids should be securely fastened at all times, with every care taken to control wind-drifted waste.

No signs other than "For Sale" or "For Lease" shall be placed or maintained on any yard or lot.

Laundry should not be hung nor displayed in public view.

Sheets, newspapers, or temporary window coverings of any kind are not permitted.

Homeowners are not permitted to erect, install, paint, or maintain any fence in their front or rear yards, or along the boundary lines of their property except as originally installed by the Developer, or unless approved by the Architectural Control Committee and the Board. No hedges and/or shrubs or other landscape items shall be planted or placed along the lot boundary of the front, side, or rear yard of any homeowner's property without the

express approval of the Architectural Control Committee. Hedges, shrubs, or other plants may be planted within 8 feet of the front or rear of any house with the approval of the Architectural Control Committee.

Sheds are not permitted.

Homeowners shall make a written request on an Architectural Committee Request Form for the alteration of the existing exterior design, structural modification, or addition. Types of alterations/additions requiring Committee approval include, but are not limited to: exterior painting different from the existing color, installation of canopies, awnings, covers, technological antennas, and decks (if not builder installed). Homeowners can submit an Architectural Request Form to the management company at any time for review by the Committee and/or Board. A reply to each request will most likely be issued in writing within 30 days. A township permit may be also required for alterations involving structural changes, electrical and/or plumbing work.

Sporting or recreational equipment may be placed or installed within the boundaries of a homeowner's lot. The Homeowners Association of the Villages of Creekside is not responsible for any type of equipment placed or installed on a homeowner's property. Specific questions regarding sporting equipment may be directed either to the permit department of North Cornwall Township or to the insurance company of the homeowner.

Every homeowner shall pay a quarterly assessment in the amount that the Board establishes. Assessments are levied on a tiered basis, i.e. Patio, Executive, and Estate section. The assessments are based on sections, not actual lot size. Assessments are due on the first of the months of January, April, July, and October. Accounts will be considered late by the 7th of each of the aforementioned months.

The failure to pay assessments on a timely basis will result in a late fee established by the Board, and the inclusion on a delinquency list kept on file. The Association does have the right to suspend privileges at the Village Center for any period during which a member and/or tenant's assessment remains unpaid. The Covenants and By-laws of the Villages of Creekside allow the pursuit of other remedies, which may be available at law or in equity.

Delinquency process:

- Letter of 2nd notice after 30 days
- Final warning by certified mail after 60 days
- Civil complaint filed after 90 days

Any member who is in default in the payment of any assessment shall be liable for the amount due plus costs of suit together with legal interest and reasonable attorney's fees.

Resale certificates are issued by the management company and are required for the sale of your home. Please contact the management company for details.

**Violations—if it involves your neighbor, please talk to them first before involving the Board.**

If there is any disagreement between a homeowner and a committee as to the interpretation of the documents, the committee's decision may be placed in front of the Board for resolution. If there is no resolution, the Board may authorize legal action to

address the matter. The foregoing rules shall not limit the Board from taking such other action it deems appropriate in order to protect the integrity of the development. The Board is duty bound to enforce the rules by whatever means necessary.

Please visit the Web site, [www.thevillagesofcreekside.com](http://www.thevillagesofcreekside.com), or call the management company for further information.

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