

Creekside Townhomes

RULES AND REGULATIONS

Creekside is a townhouse community that takes pride in our quality of life. As a community we must work together for the enrichment of everyone's surroundings. First and foremost we are neighbors living together in a friendly environment.

Please read the following rules and regulations that have been set up to ensure that all neighbors have guidelines to follow in order to provide a neighborhood that we are proud to call home. Always remember the Golden Rule and treat your neighbors with the same kindness and respect that you would also like to receive. Let's work together to make Creekside an enjoyable place to live.

1. The exterior of the buildings and common areas shall not be modified without prior written approval of the Board of Directors. This includes modifications of the front/back of homes, landscaping, plants, shrubs, etc.
2. Water hoses must be stored neatly, coiled, near the exterior water faucet.
3. Nothing shall be stored in common areas around the homes without prior written consent of the Board of Directors. Although it is understood that residents do 'live' in their backyard areas, toys and recreational equipment should be stored neatly when not in use and should not interfere with lawn mowing.
4. Grills are to be used at the rear of the homes in the common areas at least 10 feet from combustible surfaces and when not in use should be stored neatly beside residents home. Grills are never to be used on the top or lower deck and would constitute a violation of North Carolina Fire Code.
5. One sign (For Sale, For Rent, etc.) is permitted only in the window of a home.
6. Radio/television antennas and satellite dishes are not permitted on the exterior of homes except as provided by federal FCC guidelines.
7. All residents must park in pre-designated parking locations. There are two marked parking locations per home. Vehicles shall not be parked as to have their bumpers obstructing the sidewalks. This makes it very difficult for residents that use walkers or wheelchairs. All non-marked parking locations may be used if needed. Large personal vehicles should be parked in non-marked parking locations found directly opposite your pre-designated parking space across the parking lot.
8. Maintenance of vehicles should be performed at a location other than Creekside Townhomes. Minor repairs should be performed in non-marked parking locations.
9. Personal-use large commercial vehicles and trailers are not permitted in the parking lot of Creekside Townhomes. This is to include large vehicles with logos/advertising and those with construction supplies stored on the vehicle, which can be seen.
10. Storage of vehicles is not permitted. All vehicles must have a current registration and inspection sticker. Vehicles without proper plates and stickers will be designated as junk vehicles. After a 72-hour warning notice is placed on the windshield, the Association shall tow any vehicles not in compliance at the owners' expense.
11. Boat parking is permitted in pre-designated boat parking locations only. Please contact the Board of Directors, and locations will be assigned on a "first come, first served" basis.

12. Trash must be placed inside the trash dumpster. Large items such as furniture, appliances, Christmas trees, grills, etc. are not permitted in dumpster. Boxes must be broken down before placement in the dumpster. Discarded trash such as bottles, cigarette butts, cans and like items shall not be allowed in the common areas. Trash may not be kept in the back of pick-up trucks or any other vehicles for more than 24 hours and must be disposed of in a timely and proper manner.
13. Owners must accompany their pets at all times and all pets must be under the control of their owners. All pet waste must be cleaned up from the common grounds when deposited. Such waste will pollute the surrounding natural areas. No animals with a history of vicious behavior are allowed in order to protect all residents, their children and their pets.
14. Recreation play at the basketball goal is limited from 9 AM to 9 PM in order to reduce noise during regular sleeping hours. Basketball play should only be conducted in the area immediately surrounding the goal. Balls should not be bounced on the sidewalks near the buildings and loud and/or obscene language is prohibited. Care should be taken if young children are watching or participating in basketball activities.
15. Loitering is not permitted by non-residents in the common areas and violators will be reported to law enforcement. For insurance liability reasons skateboarding, rollerblading, bicycling, scootering and other such activities are not allowed on the sidewalks. If anything is seen by any resident that may constitute theft, vandalism, harassment, assault, drug trafficking or any other crime, they should dial 911 immediately. A Community Watch sign has been posted.
16. Wood storage of any kind (firewood or construction) is not permitted next to or under the buildings. To do so would compromise the Association's termite bond. Any damage arising from such storage will be the sole financial responsibility of the unit owner.
17. No activity or condition shall be allowed that may be construed as a nuisance to the community. The sole authority to determine what may constitute a community nuisance shall rest in the decision of your Board of Directors.

It is the Board of Directors' responsibility to uphold these rules and regulations on behalf of all homeowners of Creekside Townhomes. The lack of knowledge of these restrictions, which are published, are available upon request and kept on the community bulletin board at the mailboxes, shall not constitute just cause for their violation. Violation of these Rules and Regulations by any unit owner, tenant, family, guest or other invitee shall result in the following action by the Association through its Board of Directors and/or its management company:

First Infraction: Verbal warning, if possible, issued to the owner of the unit deemed to be in violation. A written warning will be issued first when a verbal warning isn't possible.

Second Infraction: A Fine of **\$25.00** shall be assessed upon the unit deemed to be in violation, notification of which shall be delivered to the owner in writing with a date and time for a Board Hearing.

Third Infraction: A Fine of **\$50.00** shall be assessed upon the owner of the unit deemed to be in violation, notification of which shall be delivered to the owner in writing.

Fourth and Subsequent Infractions: A Fine of **\$100.00** shall be assessed upon the owner of the unit deemed to be in violation, notification of which shall be delivered to the owner in writing.

Ongoing Violations: May result in a Fine of up to **\$100.00 per day** until the infraction is corrected.