

# **CREEKMEADOWS CONDOMINIUM ASSOCIATION, INC.**

## **RULES AND REGULATIONS**

All owners, tenants and guests of the Creekmeadows Condominium shall be subject to the following rules and regulations, together with any subsequently adopted amendments:

### **I. COMMUNITY ENVIRONMENT**

- A. Owners, tenants and guests are responsible to keep common areas and limited common areas clean and uncluttered.
- B. Personal welcome mats are to be kept inside the unit and not in the hallways. Owners, tenants and guests shall not track mud, dirt or snow into the building.
- C. Owners, tenants and guests shall not damage or destroy Association property. Parents and/or legal guardians shall be responsible for any damage caused by children to Association property. Violation of this rule may be deemed a major violation. In addition, the responsible party shall be assessed the cost of cleaning, replacement and repair of damaged Association property.

### **II. NOISE / DISTURBANCES**

- A. Condominium living requires mutual consideration for neighbors. As a result, thoughtfulness and good judgment shall be exercised at all times in limiting noise.
- B. Quiet time is from 10 o'clock p.m. (10:00 p.m.) to eight o'clock a.m. (8:00 a.m.). During quiet time, no noise shall be created which is capable of being heard outside the unit. In addition, there shall be no noise in common or limited common areas including the hallways and parking lot during quiet time. Notwithstanding the hours of quiet time, electronic devices such as radios, stereos, vehicle radios and TV's are not permitted to disturb the peace of neighbors at any time.
- C. Firewood cannot be cut on Association property. Wood may be brought in only along sidewalks.
- D. Construction activities that result in offensive noises, fumes, or unsightliness are not permitted.
- E. Owners, tenants and their guests shall not otherwise create a disturbance.

### **III. CHILDREN**

- A. Unless accompanied by an adult, children under the age of fourteen (14) are not permitted in

common areas after 9:00 p.m.

- B. Children are not permitted to play in common areas including hallways, stairways, parking areas, laundry facilities or anywhere in or around the buildings where they may endanger themselves or disturb residents. Children must be adequately supervised at all times.

#### **IV. STORAGE**

- A. Limited common areas (including decks and patios) and common areas (including entrances and hallways) are not to be used for storage. Patio furniture, barbecue grills and firewood are the only items which may be stored on decks. Gasoline, fuels or other flammable materials are not permitted on Association grounds, on decks or in storage areas.
- B. Bicycles are to be stored in the racks installed by the Association. Toys and personal items shall not be left unattended or stored in common areas. Because of the immediate safety hazard, items left unattended may be confiscated and stored by the Association at the sole cost of the owner, in addition to the fine or other sanction which may be imposed. If the item is not claimed within thirty (30) days after notice has been provided the items(s) may be disposed of and the proceeds applied to the costs of confiscation and storage. The Association is not responsible for any damage to items left unattended, nor is the Association responsible for any damage caused by items left unattended. Said damages shall be the sole responsibility of the owner of the item.

#### **V. VEHICLES AND PARKING**

- A. All vehicles shall be registered with the Association manager.
- B. The posted speed limit shall be observed at all times.
- C. No Association property, including streets, drives or parking areas shall be used as a parking, storage, display or accommodation area for house trailers, camping trailers, boats, boat trailers, hauling trailers, running gear, trucks over 3/4 ton, or recreational vehicles.
- D. Owners and tenants have one (1) assigned space, together with the unmarked spaces nearest each building for their other vehicles. Guests are to park in the areas away from the building which are marked "visitor parking". Vehicles parked in a reserved parking space not assigned to the vehicle owner may be towed at vehicle owner's expense, without further notice. Vehicles not used regularly should be parked in the most easterly spaces of the parking facility.
- E. Motorcycles are to be parked in parking spaces only and not locked to railings, mailboxes or posts.
- F. Abandoned vehicles shall not be stored on Association Property. All unregistered or inoperable vehicles and vehicles with expired license plates shall be considered abandoned.

If the Association has reason to believe that a vehicle is abandoned, the Association will cause a notice to be placed on the vehicle that it must be removed within forty-eight (48) hours. If the vehicle is not removed within forty-eight (48) hours after posting, it shall be deemed abandoned and towed at the vehicle owner's expense, without further notice.

- G. Vehicles are not allowed on Association lawn areas for any reason.
- H. Vehicle repairs, (including, but not limited to, changing of lubricating oils), shall not be performed on Association property. Vehicle parts shall not be stored on Association property.

## **VI. PETS**

- A. All pets shall be registered with the Association manager.
- B. Only Association Owners who reside on the premises, and Tenants who pay the appropriate deposit and sign a pet agreement are permitted to have animals on the premises. Permitted types and numbers of pets are as restricted in the Recorded Declaration. Guests are not permitted to bring dogs, cats, or other animals on Association property at any time. Any violation of this rule shall be deemed a major violation.
- C. Owners are to have their pets on a leash at all times. Owners are responsible for any damage caused by his/her animal(s) and shall be obligated to immediately clean up after his/her animal(s) on the Association grounds.

## **VII. LAUNDRY FACILITIES**

- A. Children are not be in the laundry facilities without adult supervision. Coin operated washers and dryers are located in the laundry facility for residents' convenience. Please be considerate of other residents and remove your clothing from the machines promptly. Tints or dyes shall not be used in the machines. Please wipe out washers and dryers after use and keep all dryer doors closed when not in use. It is the responsibility of owner / tenant to make sure the lint filters are cleaned after each use, and trash is picked up and put in trash cans located in laundry facility. Please report any malfunction of these machines to the Property Manager for service.

## **VIII. TRASH**

- A. There are large trash containers strategically located throughout our community which are for the exclusive use of the residents. No trash is to be placed anywhere except within the containers. Trash shall not be placed onto a closed lid or beside a container. Lids of trash containers / dumpsters shall be closed after depositing trash. Please break down all cardboard boxes. Absolutely NO FURNITURE is to be placed inside or left on the outside of the trash containers / dumpsters, as the trash removers will not accept or load and take away these items. (It is the Owner's / tenant's responsibility to properly dispose of any furniture.) No

hot ashes or coals are to be placed in the trash containers. Items too large or heavy, or which pose an environmental disposal problem, (e.g., tires, batteries, paint, paint cans, oil, gasoline cans (full or empty), etc.), are not to be placed in the trash containers and must be otherwise properly disposed of by the owner / tenant. Trash is not to be stored outside the door of the condominium, in storage areas or on decks.

#### **IX. WINDOWS, DOORS AND SIGNS**

- A. Proper window coverings shall be used at all times. Newspapers, foil, sheets or other makeshift coverings are not permitted. With the exception of reasonable seasonal decorations, nothing shall be placed on or in windows. Only addresses, name placards and seasonal ornaments are permitted on doors. "For sale" or "for rent" signs are not permitted.
- B. Window screens and door screens on units are the responsibility of the unit owners and are to be maintained in good repair at all times.
- C. Windows in hallways are to be undisturbed and shall not be opened except by management.

#### **X. SMOKING**

- A. Smoking is not permitted in any common area, (including green belt areas, parking lots, hallways, laundry facilities, and walkways). Smoking is currently permitted on decks, but this privilege will be revoked if cigarette butts are found under the deck.

#### **XII. DECKS**

- A. Fences or additions to railings on decks are not permitted.
- B. Clothes lines and any drying of clothes on decks are not permitted.

#### **XIII. MISCELLANEOUS**

- A. Television, "HAM," or "CB" antennas and satellite dishes shall not be installed upon common areas. Satellite dishes may be installed on decks so long as they do not extend beyond the rail into general common area.
- B. Any damage caused by the installation or use of satellite dishes shall be the responsibility of the owner.

#### **XIV. FINES AND SANCTIONS**

Unless otherwise indicated, any violation of any of the rules and regulations shall be considered a minor violation.

Owners and tenants are responsible for the actions of their guests and violations by guests shall be

assessed to the owner / tenant.

Without limiting or electing remedies, and in addition to those remedies available at law, the Condominium Association may levy fines or other sanctions for any violation of the declaration, bylaws or the rules and regulations. Before any fine or other sanction is levied, the Condominium Association shall provide written notice of any violation to the alleged violator. Notice shall be served via regular mail or posting on the front door of the alleged violator's unit and is effective upon posting or mailing. Said notice shall contain the possible penalties and shall provide the alleged violator with an opportunity to be heard. Within ten (10) days of service of notice, the alleged violator shall file a written response to the allegations with the Association manager, stating the grounds for challenge, and make a demand for a hearing before the Association Board, otherwise default shall enter and the fine or other sanction will be imposed.

**Minor violations:**

- |                   |                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| First Violation:  | Warning, together with the reasonable cost associated with cleaning, repair or replacement, if appropriate.                                                               |
| Second Violation: | \$25.00 fine, together with the reasonable cost associated with cleaning, repair or replacement, if appropriate.                                                          |
| Third Violation:  | \$50.00 fine, together with the reasonable cost associated with cleaning, repair or replacement, if appropriate.                                                          |
| Fourth violation: | \$100.00 fine, eviction and / or suspension of Association privileges, together with the reasonable cost associated with cleaning, repair or replacement, if appropriate. |

**Major violations:**

- |                  |                                                                                                                                                                           |
|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| First Violation: | \$100.00 fine, eviction and / or suspension of Association privileges, together with the reasonable cost associated with cleaning, repair or replacement, if appropriate. |
|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Residents Names (Please print or type names)

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Children's Names

|       |            |
|-------|------------|
| _____ | Age: _____ |
| _____ | Age: _____ |
| _____ | Age: _____ |
| _____ | Age: _____ |

I hereby agree to obey all the rules and regulations of Creekmeadows  
Condominium Association Inc.

|                    |        |
|--------------------|--------|
| _____              | _____  |
| (Tenant Signature) | (Date) |

|                    |        |
|--------------------|--------|
| _____              | _____  |
| (Tenant Signature) | (Date) |

|                                    |        |
|------------------------------------|--------|
| _____                              | _____  |
| (Owner/Property Manager Signature) | (Date) |