

Creekside Condominiums House Rules

The following rules concerning member usage of general common elements, limited common elements, Common Room, and landscaping were adopted by the Creekside Condominium HOA Board of Directors on August 16, 2010. If the following conditions and standards are not followed your actions will be subject to the Association of Unit Owners of Creekside Condominium's Enforcement Resolution and subsequent fines.

General and Limited Common Elements

Carports

Each carport unit may have up to 2 vehicles, i.e. one car plus one bike or one motorized scooter. They must be kept within the boundary lines of the stall or placed in front of their storage unit allowing free access for other unit owners to get into their own storage unit. Anything found in the carports other than the listed items above will be in violation.

Building A/B/C

All landings/front door entries will be allowed potted plants that must be kept in healthy, attractive condition. Furniture may be brought out if you wish, but must be removed after use (this includes general common area). Furniture must not remain outside overnight.

Patios (Bldg A/B)

Patios in Buildings A and B will be maintained per the by-laws.

Decks (Bldg C)

Upper and lower decks will be limited to usable furniture; potted plants must have catch basins for watering. Nothing is to be draped over the railing.

Common Deck

No one shall add or take away any furniture that is now in place. If unit owners wish to use the deck for a function, re-configuring the existing furniture is allowed, provided all is returned to its proper order following function. The Common Deck must be left clean and tidy following any use.

Non-Smoking

Effective immediately – no smoking on the grounds (common and limited).

Noise

Creekside will observe quiet hours between 10pm and 7am. No loud parties, loud music/talking, barking dogs, use of dumpster/recycling bins, etc. between these hours. Exceptions considered with written request to the Board.

Common Room

Hours

Hours of use are 8 am to 10 pm.

If you want to use the room after 10 pm, please contact Board members in advance in writing for approval.

Reservations

If you would like to reserve the Common Room for a specific time, write it on the calendar on the bulletin board in stairwell. If you would like to use the room overnight (e.g., extra bed for a guest), please contact Board members in advance in writing for approval (two-night limit per occurrence).

Kitchen/Bathroom

Kitchen area and bathroom must be cleaned after use.

Also, if you use the bathroom:

- let someone on Common Room Committee know if it needs attention (soap/paper products out, light bulb needs replacing, etc.).
- If a shower is needed for guests or other exceptional situations, contact Board members in advance in writing for authorization, and the dates you will require the water heater to be on.

Paint/Electrical/Recycle Room

No personal storage allowed. Nothing should be placed in front of the circuit box. If you use tools or supplies, they must be returned to their appropriate storage spot.

Storage/Tool Room

Personal storage must be confined to the back room storage on your pallet, or your marked assigned area. Items outside of allotted space are in violation of this policy.

After use, be sure:

- lights are all off
- all heat is off (two thermostats)
- door is locked
- you leave area clean and tidy.

If you track in noticeable mud or dirt, please clean it up before it gets ground into carpet--vacuum cleaner & replacement bags are in closet in main room.

Landscape

HOA members shall not remove, prune or plant in general common element areas without consulting the Landscape Committee. HOA members may plant in their enclosed limited common areas without consulting the Landscape Committee, with the exception of large shrubs and trees.

The Landscape Committee will consult individual owners when planning to remove plants, prune or plant in their immediate areas, or in the larger common area.

Gardening equipment must be returned promptly after use.

Hoses must be neatly stored promptly after use.

Yard debris must be disposed of promptly in appropriate bins.

Garden ornamentation is only allowed in enclosed limited common areas.