



# Creeker Town Villas

Homeowners Association, Inc.

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## RULES AND REGULATIONS

May 2015

The Creeker Town Villas Homeowners Association, Inc. Board of Directors has authorized these Rules and Regulations for the mutual benefit of all owners and residents. The Board asks all residents for their cooperation in abiding by these rules. After September 30, 2014 these rules and regulations will be strictly enforced and violations may result in fines being imposed on homeowners.

### 1.0 GENERAL

- 1.1 Owners are legally and financially responsible for the actions of their guests and renters
- 1.2 Quiet time from 10 pm to 8 am

### 2.0 VEHICLES

- 2.1 No vehicle parking on sidewalks or streets
- 2.2 Vehicles may not park in grass or extend into street from driveway
- 2.3 Boats, trailers, recreational vehicles, and similar vehicles are not permitted in visitor or resident driveway parking
- 2.4 Obey all posted traffic signs including Speed and Stop signs
- 2.5 Shipping containers, sized for half of driveway, may be used for two weeks with Board approval
- 2.6 Vehicle maintenance / repair after 8 pm is not permitted in driveways, parking areas, or streets
- 2.7 Vehicles must be in legal drive-able condition with license plate by 8pm to be stored in driveway or overflow parking; otherwise these vehicles must be stored in the community storage lot or in resident's closed garage
- 2.8 Each unit will receive two gate cards free. The Board may approve purchase of additional gate cards for \$25 each and copy of driver's license. Lost cards will be replaced for \$25 each.
- 2.9 **Vehicles in violation may be towed. The vehicle would receive a warning sticker with the deadline time for towing. The vehicle owner is responsible for the towing fee.**

### 3.0 PETS

- 3.1 Pets. No animals, birds, or reptiles of any kind shall be raised, bred or brought into the association except a dog of gentle disposition, house cat, or other household pet approved by the Executive Board or the Association Manager as to compatibility with the Condominium Community.
- 3.2 Pets must be on physical leash or carried when outside unit on your lot or beyond
- 3.3 Owners must clean up after their pets
- 3.4 Breeds considered aggressive are not permitted (ie, Rottweiler, Doberman, Pit Bull)



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## **4.0 POOL**

- 4.1 Swim at own risk as no pool lifeguard is on duty
- 4.2 Pool hours are Sun thru Thu 8am to 9pm, Fri and Sat 8am to 10pm
- 4.3 Resident must accompany guests
- 4.4 Children under age of 12 must be accompanied by adult
- 4.5 Pool access is via the same gate card used for the entrance gate
- 4.6 Pool pass bracelets must be worn while in pool area. The bracelets will be changed annually for **\$5** each.
- 4.7 Audio devices must be used with headphones
- 4.8 Glass is not permitted in pool area by local ordinance
- 4.9 No alcoholic beverages in pool area
- 4.10 Food is not permitted in pool area
- 4.11 Pets are not permitted in the pool area by health law
- 4.12 Smoking / tobacco products not permitted in the pool area

## **5.0 LANDSCAPING**

- 5.1 Owner modified landscaping must be maintained, bushes must remain inside planter and be trimmed below the bottom of the window, and trees must be trimmed and well-kept.

## **6.0 STORAGE**

- 6.1 Bicycles, toys, or other personal property must not be left outside in the common areas or resident's yard overnight
- 6.2 Vehicles, haulers, campers, boats, etc. may be stored in the association common storage area with Board approval
- 6.3 Vehicle maintenance cannot be performed in the storage area
- 6.4 Vehicles stored in the storage area will require a sticker noting the vehicle license plate and date when storage began. Vehicle owners will have access to the storage area via a combination lock.

## **7.0 OTHER**

- 7.1 Garage sales are not allowed due to limited parking space
- 7.2 Garbage cans of all types are not authorized in any visible area within the neighborhood

## **8.0 RENTALS**

- 8.1 Unit leases must have a minimum of 12 month
- 8.2 Subletting and/or multiple tenants in the same unit are not permitted
- 8.3 "For Rent" or "For Sale" signs are permitted near association entrance only, not in front of units

## **9.0 ARC APPROVAL REQUIRED**

- 9.1 Exterior modifications to units, including painting



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- 9.2 Addition of permanent structures, major landscaping
- 9.3 Fences to height of six feet with materials list and diagram submitted

## **10.0 FINES**

- 10.1 Per NC statute, the association may impose a fine up to \$100 per day per violation
- 10.2 Owners will be notified of violations and given a hearing before the board with ten day notice before a fine is imposed
- 10.3 Late dues in excess of 90 days will incur a lien against the property (to include legal fees) and excessively late dues can result in foreclosure.