

Creekside Subdivision Home Owners Association

Design Standards

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Creekside Subdivision

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INTRODUCTION

Dear Fellow Homeowners:

As our neighborhood ages, it becomes important for all homeowners to keep their properties maintained. Many homes are no longer new and require continuous upkeep to keep the lawns and structures looking good. This is instrumental in keeping our neighborhood a desirable place to live and competitive in the home sales market. The Architectural Control Committee (ACC) and the Board of Directors are neighbors working with you to maintain our subdivision's high standards. We must consider the whole concept of the ACC in assisting homeowners toward fair and reasonable solutions, while ensuring the architectural and aesthetic integrity of our neighborhood is upheld.

This resolution shall serve as the written document that will provide guidance as to changes, maintenance, location and size of existing and additional structures on any lot and other ACC issues. This document is available on the Creekside Homeowners Association website, www.creeksidehomeowners.com

These Standards are an interpretation of the Declaration of Covenants, **Article 5,6,8** and amendments, which are on file at the County Courthouse. Every homeowner agreed to abide by these Covenants at their home closing. Please take some time to scan these Standards so you are aware of the items contained herein. Items are listed alphabetically so you can quickly find the topic you have a question about. Covenant reference, Article# and Section# may be listed at the end of each standard.

The Standards will be applied prospectively under normal circumstances from the date of their enactment. However, the ACC and the Board of Directors retain the right to apply these standards retroactively in the event a pre-existing violation is found which is so egregious in nature that it is clearly incompatible with the neighborhood's architectural and aesthetic standards. Such retroactive application of these standards is expected to be very rare.

These "Standards" are intended to enhance and clarify the covenants wording with respect to all improvements in the development requiring the approval of the Architectural Control Committee. The ACC may impose additional restrictions and grant variances to those restrictions. **5.5(a)**

1.1 Important Things to Remember

- A. Advance Approval.** Approval from the ACC is required before an exterior modification is started.
- B. Covenants Protect All Neighbors.** All property and homeowners are subject to the Covenants and have agreed to comply with them. In turn,

they rely on their neighbors' promise that they too will comply. Most problems can be resolved and unnecessary complications avoided by a thorough understanding of the Covenants and these Standards.

Compliance with the Covenants and these Standards by all the neighbors will permit Creekside property owners to enjoy living in an environment with consistently high design and environmental standards. Such standards help maintain an attractive community and sustain property values.

- C. Don't Copy Your Neighbors.** When you consider altering or improving your property, do not rely on what your neighbors have done or said regarding their property. It may have been permitted under a prior standard but not under the current standard, may not have been approved, or it may have been disapproved and require modifications.
- D. Changes by Previous Owners.** Purchasers of a previously occupied property sometimes are surprised and disturbed when they receive notice that the previous owner made an unapproved alteration or addition, and that they are now in violation of the Covenants. Current owners are responsible for any existing violations. Any owners who find themselves in this situation should submit an application of the improvements with an explanation of the circumstances.

2 PROCESS OF APPEALS

For any homeowner who has had a request denied by the ACC Committee, the homeowner may submit an appeal to the Board of Directors in writing within 30 days of the date of the denial as dated. Sent through the U.S. mail via certified letter to the property management co. – see website www.creeksidehomeowners.com for contact information. After receiving the request for appeal from the homeowner the Board, within 10 working days may, at its discretion, let stand and uphold the decision of the ACC or reverse and overrule the decision in favor of the homeowner by a majority vote of the Board members.

3 FINAL AUTHORITY

Article 5, Section 4 (b); states (i) The ACC shall adopt and promulgate the Design Standards described in Section 5 hereof and shall, as required, make finding, determinations, rulings, and orders with respect to the conformity with said Design Standards of plans and specifications to be submitted for approval by the ACC pursuant to the provisions of this Declaration. The ACC shall, as required issue permits, authorizations, or approvals, which may include specified requirements or conditions, pursuant to the provisions of this Declaration.

Article 5, Section 5, Design Standards states, among other things, The ACC shall from time to time adopt, promulgate, amend, revoke and enforce guidelines for the purpose of (ii) governing the procedure for such submission of plans and specifications and (iii) establishing guidelines with respect to the approval and

disapproval of design features, architectural styles, exterior colors and materials, details of construction, location and size of Structures and all other matters that require approval by the ACC pursuant to this Declaration.

The Architectural Control Committee serves under the direction of the Board of Directors. The Board, at its discretion, will uphold or reverse any decision it deems necessary.

4 YOUR CREEKSIDE ARCHITECTURAL CONTROL COMMITTEE DESIGN STANDARDS for Creekside Subdivision

4.1 General Guidelines for Architectural Control Committee Requests

The Covenants define the term “Structure” in section 1.29. For purposes of these design standards there shall be two types of structures: those requiring ACC approval, and those, which do not require ACC approval. Structures requiring ACC approval are permanent or semi-permanent improvements on a lot. Examples would include but not be limited to: any building, garage, porch, deck, shed, greenhouse or bathhouse, covered or uncovered patio, swimming pool, fence, curbing, paving, wall, driveway, paint, stains and other such coverings, permanently mounted spas and hot tubs, trees, shrubs, signs, signboards, temporary or permanent living quarters (including any house trailer). Structures not requiring ACC approval are temporary or portable improvements on a lot. Examples would include but not be limited to: statuary, bird baths, portable spas and hot tubs, and flag poles attached to the home. **5.6** A homeowner who begins work before obtaining required ACC approval, risks that the work will not comply with the Design Standards and could be subject to remedial action. Reference the violation sections contained herein. Most applications submitted are typically approved.

No fees will be charged with any application unless the application requires the Homeowner’s Association to expend funds during the approval process. Anytime the ACC seek professional consultations for an approval request, the fee will be a minimum of \$50, but could be higher to ensure that all Homeowners Association’s costs are reimbursed. The applicant will be notified up front if your application requires professional consultation. **5.12**

Approval or disapproval is granted based on the specifications submitted with application. To preserve the architectural and aesthetic appearance of the development, the ACC upon written request, reserves the right to grant final approval when the specified project is completed. Improvement made to any lot or dwelling must be done in a professional manner. **5.7, 5.10** During the construction of any improvement, the homeowner is responsible for maintaining a reasonably clean and uncluttered lot. **6.2**

5 SUBMITTING CHANGE APPLICATIONS TO THE ACC

Blank forms for Architectural Change can be found on the Creekside Homeowners website <http://www.creeksidehomeowners.com> or from the property management company. Please submit only one request per form. All request for improvements need to be submitted by the 15th of each month to be reviewed by the next scheduled ACC meeting. Applications received after the deadline may be deferred until the next scheduled meeting. Efforts will always be made to approve any application ASAP. The approval process will take no longer than 30 days from receipt of all necessary documents (detailed in this section). A signed copy should be received by end of the same month. **5.9**

5.1 APPLICATIONS

Required information – The following items must be submitted to the ACC with each application for plan approval. Missing information may delay review of an application.

- A. A completed application (the Architectural Control Committee Form is a one page application which can be found on our association's website or can be obtained from the ACC Chairperson).
- B. Land Survey –showing the location of all existing and proposed improvements clearly drawn to scale (not required for painting or re-roofing). Minimum scale of 1" = 20' showing property lines, building location and footprint, driveway and easements for lot utilities. Hand Drawing to scale will be acceptable.
- C. Construction Plans – For all permanent structures the drawings (this will include a foundation plan, a floor plan, exterior elevations, and specifications) must be to scale and show how the improvement is integrated to the existing home, exterior building materials and color scheme including exterior brick, or siding type or color, roof type and color, trim color and accent colors.
- D. Grading Plan – Depending upon the nature of the modification, the ACC may request a Grading Plan, typically used for retaining walls, major landscaping changes, etc. The application must contain a statement from the owner or the owner's agent certifying that the proposed improvement will not affect existing surface water flows at the lot boundaries.
- E. If the existing flows are being altered at the boundary, the application must include a description of the changes in surface water flows that will result from the proposed improvement, and a statement from a licensed engineer that the changes in surface water flow will not cause significant adverse impact on all adjacent properties.
- F. A Hold Harmless statement is part of the "Architectural Control Committee Form." It is the Duty of the homeowner and any contractor or consultant employed by the owner to determine that the proposed improvement is structurally, mechanically, and otherwise safe, and that it is designed and constructed in compliance with the Covenants, these Standards, applicable

governmental regulations, and sound practices. This release of liability must be executed as part of the application.

- G. If a plan requires modifications after the application's submission to the ACC, either a new plan must be submitted to the ACC reflecting the desired changes to the original plan, or an addendum to the original plan must be submitted explicitly detailing the differences between the new and original plans.
- H. All applications must contain a proposed maximum time period from start to completion of construction. If the proposed time period is considered unreasonable, then the ACC may reject the application. In addition, if the actual completion date is longer than 60 days from the approval date, the Association's Board of Directors may elect to hold the homeowner in violation of the original conditions for approval of the architectural request and may take action to remedy such violation. A request for additional time may be granted.
- I. All other required information should be provided listed section 5.06 of the Declaration of Covenants, Conditions, and Restrictions (DCC&R's).

5.2 INSPECTIONS

- A. ACC Inspections. The Covenants give the ACC the right, at reasonable hours and upon reasonable notice, to enter the property (not dwelling) and make inspections to determine that the work is carried out in accordance with the Covenants, the approved plans and these Standards. Such inspections are the sole and exclusive benefit of the ACC. **5.10**

5.3 GENERAL REQUIREMENTS FOR ALL IMPROVEMENTS

- A. **Access**. If construction work requires access through adjacent property (e.g. an open space, reserve, drainage easement, or vacant lot), written permission from the adjacent property owner and a pre-construction photo of the proposed access route must be included with the plan approval application.
- B. **Applicant's Lot**. All improvements must be located entirely on the applicant's lot.
- C. **Architectural Compatibility**. All improvements must be architecturally compatible. Architectural compatibility is an agreeable relationship in, and in some instances, actual continuity of architectural style, mass, proportions, scale, materials, color and design detail with the existing and planned improvements on adjacent properties and in the neighborhood.
- D. **Building Setback Lines**. All improvements (except for driveways and landscaping approved by the ACC) shall comply with applicable building setback requirements under applicable zoning laws.
- E. **Drainage**. Georgia law requires that the Owner ensure that the placement of any improvement or landscaping does not halt or materially impede drainage flowing off of a neighboring tract, and does not redirect the flow or

significantly increase the amount of water flowing into a neighboring tract. Enforcement of this requirement is by the affected property owner(s).

- F. Impact on Neighbors.** All structures must be located so as to minimize impact on neighboring properties.
- G. Neighborhood Character.** Improvements must be consistent with and not adversely impact the neighborhood's existing character.
- H. Workmanship.** The quality of work must be equal to or better than that of any existing structures. Poor practices may cause the owner problems and may be visually objectionable, and can be a nuisance and safety hazard for the neighbors and the community.

5.4 VIOLATIONS OF DESIGN STANDARDS

Violations of Design Standards should be reported to the management company. The ACC will be notified of said violation and will be asked to review and provide recommendations to the Board of Directors.

In the event of a violation of any Standard, the property management company shall give written notice by certified mail to the owner setting forth in reasonable detail the nature of such violation and the specific action or actions needed to be taken to remedy violation. If the owner should fail to take reasonable steps to remedy such violation within thirty-days after the mailing of such written notice, then the Association has rights including the Right of Abatement. **8.2(a)**

The right of Abatement allows the Association to enter upon any lot and to take actions specified in the notice to abate, extinguish, remove or repair such violation without being deemed to have committed a trespass or wrongful act. The cost thereof, including cost of collection, reasonable attorney's fees, together with interest thereon at the lower of the highest rate permitted by law, or 10% to be a binding personal obligation of such owner enforceable in law, as well as a lien on such lot. **8.2(b)**

5.4.1 GENERAL COVENANTS & RESTRICTIONS

The ACC will only accept one request per ACC Form.

5.4.2 AIR CONDITIONING UNITS/ FANS

No window air-conditioning unit or fan may be located in any part of any dwelling or accessory structure, which is visible from any street or other, Lot, and all exterior compressor units shall be ground mounted in the rear or along the side of a residence constructed upon a lot. The compressor unit shall be located on a designated A/C pad. Replacement of existing central air conditioners with no changes to exterior plumbing does not require ACC approval. Note: Supply and Exhaust window fans are classified as Air Conditioning Units.

5.4.3 ANIMALS

No animals, including birds, insects and reptiles, may be kept on any lot unless thereon solely as household pets and not for commercial purposes. No animal shall be allowed to become a nuisance. All pets, dogs, cats, etc. must be kept in owner's backyard (rear of home) in which the pet must be leashed or fenced-in at all times, including invisible electric fence. If the owner has the animal off their immediate property, the owner must clean up all feces immediately from a neighbor's lot, or any common Homeowner's Association property Owners are responsible for obeying county ordinances pertaining to pets in Paulding County **6.19** All Doghouses or other enclosures must be approved by the ACC in writing prior to commencement of construction and must be located in the rear of the yard. Doghouses must conform to the design of the home, using the same construction materials. Only two Doghouses will be permitted per home. Dog kennels are not permitted.

5.4.4 ANTENNAE/ SATELLITE DISHES

Satellite Dishes are allowed per FCC regulations and ACC guidelines. A Request to Install a Satellite Dish form is available on the website www.creeksidehomeowners.com or from the ACC. The form must be filled out and returned before installation of a dish. This will ensure that all safety and aesthetic concerns have been met, and that a professional installation was performed. The only exterior television or radio receiving antenna/dish allowed is about 24 inches in diameter. This antenna/dish will be mounted on the side or rear of the house, depending on signal, and hidden from view of the street as much as possible. **6.13**

5.4.5 BASKETBALL GOALS

Basketball goals should be located on the side "of the driveway with the playing area being the driveway" or in the backyard and shall be subject to the approval of the ACC. This includes both portable and permanent goals. Basketball goals shall not be placed in the street at any time. Permanent goals must be approved.

All goals, when located on the driveway, are to be placed within the confines of the driveway, on or beside the upper half of the driveway closest to the home, or on the side of the driveway closest to the property line, at a minimum distance of twelve feet from the edge of the street abutting such lot. Permanent mounting of the backboard to the home or garage is not permitted.

Backboards must be neutral in color or clear. Poles are to be painted black, white or gray. Backboards, goals, nets and poles shall receive routine maintenance sufficient to preserve a "like new" or nearly-new" condition at all times (no rust or torn nets).

5.4.6 CLOTHESLINES, GARBAGE CANS, WOODPILES, ETC

Outside clotheslines or other outside facilities for drying or airing clothes shall not be erected on any lot/yard. **6.14.** All garbage cans, woodpiles, and other similar items shall be stored in the garage or screened/fenced, even if home is located on a corner lot, so as to be concealed from view of neighboring streets and property. All rubbish, trash, and garbage shall be regularly removed and shall not be allowed to accumulate. Garbage containers can be placed curbside the evening prior to trash service pickup. Empty garbage containers must be re-stored the evening of pickup.

5.4.7 CONCRETE/CEMENT WORK

All concrete or cement work such as patios, extended parking areas, basketball-playing areas: require the approval from the ACC prior to the start of the project.

5.4.8 DEBRIS

No rubbish or debris, including yard waste, of any kind shall be dumped, placed or permitted to accumulate on any lot. Rubbish and debris must be properly stored out of view until pick-up date. All construction debris should be covered or concealed and removed promptly at completion of project. **6.20**

5.4.9 DECKS

A deck should not extend past the side of the house. If the house has a side entrance toward the back of the house immediately adjacent to the deck, then a four foot extension expressly for the purpose of allowing a stairway to the side entrance will be allowed. All decks should be on the rear of the house (no side or front decks).

All construction must conform to applicable building codes (i.e., step tread/height, loading, railing height, etc.) Decking material should be cedar, redwood, composite material or treated pine.. Railing material should be cedar, redwood, composite, white vinyl, or treated pine. Foundation materials may be brick or concrete. While painting is allowed, a stained or natural finish is recommended.

Decks/Porch Covers-are allowed only with prior ACC approval. Submit all plans and design, installation, and color to the ACC for approval prior to installation. Any alterations to the plans require additional written approval by ACC.

1. The homeowner is responsible for the proper maintenance of the cover to original look.
2. All decks/porches must not extend beyond platted building setback lines.
3. Elevated decks (30" or higher) must be designed and located to minimize the visual impact on adjacent properties.

Plans and specifications submitted for decks/porches must address any potential drainage problems. Drainage beneath a deck must be provided for prior to construction so that water is not trapped under the deck.

5.4.10 DECORATIONS

Decorations for religious and national holidays are allowed on and in homeowner's property, and on the fences. Decorations are not allowed in the common area, or in the Association maintained planting beds unless provided and installed by the HOA. No decorations are allowed to be permanent. Religious and National holiday decorations may be displayed beginning generally 30 days before said holiday. All decorations should be removed as soon as possible but no later than 14 days after the holiday. Front door decorations, such as wreaths, welcome plaques or doorknockers are allowed year round. These front door decorations must be aesthetically pleasing and harmonizing with the exterior. All exterior decorations must be tasteful.

5.4.11 DRIVEWAYS/WALKWAYS

No driveway/ walkway shall be constructed or altered on any lot without prior written approval of the ACC based on plans and specification for such driveways/walkways. All driveways/walkways will be constructed with concrete and are to remain their natural color. In some cases, other materials will be considered if architecturally compatible with the existing home. Driveways/walkways need to be maintained, with any necessary repairs being made. All driveways/walkways must not extend beyond platted building setback lines except where a walkway extends from the dwelling to the street or drive. No asphalt paving is permitted.

5.4.12 FENCES

No fence or retaining wall of any kind shall be erected, or altered on any lot without written approval from the ACC after review of plans, specification, or a site visit. Wood fences must be installed with the good or finished side facing outward. The unfinished side of the fence must not be visible from any street or neighbor lot. Absent the written agreement of the neighboring property owner, all portions of the fence must be on the owner's property line or lot. If fencing is to join up with existing fencing, the fencing should be constructed in the same style. Any stain that substantially alters the original or weathered color of the wood must be approved. Here are some guidelines to follow when submitting requests for new fence installations. **NO CHAIN LINK FENCES WILL BE ALLOWED** Fence additions should be one of the following styles:

1. Privacy fence (wooden) - No more than 6' in height. Not allowed on golf view lots.
2. Rod Iron - No more than 6' in height

3. White Plastic (Vinyl) picket or privacy - No more than 5' in height. Privacy style not allowed on golf view lots.
4. Picket (wooden) - No more than 4' in height
5. "Four rail" split rail fence (wooden) with or without **dark green** vinyl coated metal rectangular inlay (inside only) - No more than 4' 6" in height
6. "Three rail" split rail fence (wooden or plastic vinyl) - No more than 4' 6" in height. No vinyl coated inlay approved for 3 rail (too visible)

All Golf Course Lots- refer to DCC&R's for more information. It is the Owner's responsibility to obtain any permits, which might be required by Paulding County. Fencing within drainage, sanitary sewer or water line easements must be approved by the county in addition to the ACC.

5.4.13 FLAGS-UNITED STATES/DECORATIVE/SPORTS

One normal size (3x5) flag is permitted. Flag standards may be attached to the front of the residence, with is the preferred method, and painted to match the stucco or wood trim or attached to a fence post painted to match the fence. Flags and standards must be kept properly maintained.

5.4.14 GARAGES

All homes must have garages door(s) and must be fully functional doors, and each garage door must be coordinated in design and color with the dwelling to which it belongs. Free-standing Garages may be placed on a lot if approval is obtained from the ACC. Materials used to construct a garage or shed must be the same as the home.

5.4.15 GRADING AND LANDSCAPING

No activity that may create erosion or silting problems shall be undertaken on any lot. All site-work and grading shall be subject to the approval of the ACC. The natural grade of a lot will not be altered in any way that affects an adjacent property owner or owners. **6.4 & 5.6**

1. Major changes to the topography of a lot could result in flooding due to improper drainage into a neighbor's yard. Therefore, approval is required prior to beginning such changes. The Homeowner is responsible for conducting any studies, surveys, etc. necessary to ascertain that the proposed grading will not adversely affect the neighborhood. The Association does not accept any liability for any damage caused by such grading action, whether approved by the ACC or not.
2. ACC approval is only required when significant landscape changes are planned. This would include removal of multiple trees, shrubs or trees for screening, hedge or drainage changes, or other material alterations.

5.4.16 HOSES

Hoses must be kept neatly coiled on a typical hose reel or hose container. Hoses should never be left on the ground or draped over fence rails or porch rails or hose bibs.

5.4.17 INTERIOR

Interior improvements **do not** require approval by the ACC, however, may require county permits. Window treatments that are visible from the street should be white or off white. Any other color is subject to prior ACC approval.

5.4.18 LAKES/PONDS/CREEKS/STREAMS

No canals, docks or other water structure shall be erected adjacent to or on any lake, pond, stream or creek without prior written approval from the ACC. **6.18(d)** No refuse of any kind shall be placed on or disposed of into the adjacent waters which are to be kept clean and free of pollution. No water shall be removed from a lake, by any Owner, except in emergencies due to flooding, it being the intention that lakes be maintained at their natural level, subject to the control of governmental authorities. No boats shall be used or permitted therein, except as maybe approved by the ACC. **6.18(a)(b)(c)**

5.4.19 LIGHTING

1. Except as may be approved in writing by the ACC, exterior lighting visible from the street shall not be permitted except for: approved lighting as originally installed on the house, street lights in conformity with an established street-lighting program for the community, and seasonal decorative lights for holidays.
2. Decorative post lights must be an integral and compatible part of the architecture of the dwelling.
3. No lighting fixture may create glare or a level of illumination that is offensive or inappropriate when viewed from adjacent property or common areas. Lights mounted on home, poles or trees to provide general lot illumination must be mounted fixtures which shield visibility of the lamp from the street or adjacent property and which direct the illumination upward or downward.
4. Gas lights are acceptable for exterior applications if they do not exceed 8' above the natural grade.
5. No colored lights, other than seasonal decorations, are allowed.
6. Low voltage and solar landscape accent lights are allowed.

5.4.20 MAILBOXES

All lots with homes are required to have a mailbox. It is the homeowner's

responsibility to maintain their mailbox. Any damaged mailboxes should be repaired or replaced immediately; this includes rust, peeling, or faded paint. Paint requirements for metal post mailboxes are gloss black for post and mailbox. Paint requirements for wood post mailboxes are white posts with a black mailbox. Upon replacement of an existing mailbox, the owner must replace mailbox with Creekside Standard mailbox designs with the street address position on top of the mailbox within the address plate. Please contact the Management Company or the Board of Directors for proper procurement of the correct standard.

5.4.21 MAINTENANCE

The exterior of the main dwelling as well as all other accessory structures on the lot must be properly maintained, there is no approval required to maintain existing structures unless changes are made. This includes, but is not limited to, peeling paint, mildew problems, building repairs, and lawn maintenance. Landscaping must also be maintained in an appropriate manner.

Areas	Guidelines
Mowing of lawn	Grass is over 6 inches in height. This includes Backyard if visible from street.
Edging of sidewalks, driveway, curbs and beds	Creeping of grass should not exceed 3 inches This includes the backyard if visible from street
Weeds in Flower Bed	Weeds cannot cover more than 20% of any Bed, This includes backyard if visible from street
Weeds in Grass	Weeds or grasses, other than primary grass, are not to exceed primary grass by more than 2 inches. Blanket of lawn must be composed of 90% primary grass, such as Bermuda
Trimming of Grass	Grass should be uniform in height to lawn around beds, trees, mailboxes, retaining walls, etc. This includes backyard if visible from street. All grass clippings are to be removed from lawn and street
Grass Seed	Bare spots should be treated with seed
Trimming of bushes	Bushes should be trimmed to retain shape and fullness. Bushes or plantings may not conceal numbers on mailboxes. Any dead trees, bushes, Or plants are to be removed and disposed of.
Sales Signs	One "For Sale" sign per property, including directional signs. Directional signs cannot be placed throughout development.

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Garbage Cans	Garbage cans need to be stored where not visible from street or streets, if home is located on a corner lot. Cans are not to be stored in front of garage. Cans may be stored on side of house if concealed to fully block the entire can or stored in fenced storage area or garage.
Maintenance of shutters/doors	Doors and shutters need to be repaired, painted or replaced as needed. This could include warping, rotting, nail pops or any additional damage. This should include correcting any deficiency not corrected by builder
Adding of groundcover (pine straw, mulch, etc)	Groundcover needs to be added if 25% or more of the ground is visible. This may include Mulch, pine straw, lava rocks, natural growing groundcover, or stone.

Window screens	Window screens need to be consistent among visible windows from street. Screens need to be in good condition (not broken or missing from some window) Screens Are either all in or all out.
Painting of House	If siding is blotchy and paint looks uneven or faded, painting is needed. Trim or siding is peeling, wood is rotting, and shutters/doors show signs of fading, also need to be repainted/repared.
Mold/Mildew	If black or green growth on is visible from street either on house or roof. Pressure washing is needed.
Fences	All fences must receive ACC approval prior to installation. Any warped or rotted pieces of fence need to be replaced. Fences are to be installed with finish or good side facing outward from yard. Fences to be installed off the side portion of house.
Boats, RV, Campers, Trailers Parked on lot or in street	Boats, RVs, Campers, Trailers cannot be parked on a lot for longer than 48 hours. If storing at home, must be stored totally within the garage of the home. No overnight parking on street.
Piles of wood, bricks, etc.	Building materials and firewood need to be stored where not visible from street or streets. Building materials need to be removed from exterior lot at completion of project.
Mailboxes	Mailboxes and Posts must be painted and in good repair or replaced. Replace same as

	original or request ACC approval for change
Porch and Patio Furniture	All items need to be maintained properly .If any item shows neglect and are visible from street or neighbor property, the furniture item is to be repaired or removed.

5.4.22 OUT BUILDINGS

1. Out Buildings include, but are not necessarily limited to the following structures: a utility or storage building, greenhouse, screened enclosure, cabana or gazebo. All require approval by the ACC in writing before commencement of construction and/or placement on property.
2. Out Buildings must be located in the rear of the yard and the applicant must be the primary viewer.
3. Utility Buildings must not exceed 9’ in height measured from the natural grade.
4. Other Out Buildings may not exceed 10’ in height measured from the natural grade.
5. Out Buildings may not extend beyond the platted building setback lines.
6. Siding material must be the same color and composition as the home. Metal sheds are not permitted.
7. Roof should have the pitch and must use the same materials and the same color as that of the home.
8. Out Buildings must have a suitably constructed slab/floor system and/or foundations. Built on Grade.
9. Maximum size of any storage shed is 144 square feet (i.e., 12’x12’) with no one side exceeding 12 feet.
10. Where possible, placement of a detached shed in relation to the house should be to the rear of each lot and not in the side yard areas that are highly visible from the street. All easement and encroachment regulations must be followed.
11. Front, back, and both side views of the shed must be included in the application.

5.4.23 PAINT

Changes in paint color can drastically affect the overall appearance of the development. All exterior painting, including but not limited to siding, trim, shutters, stucco, doors, fences and decks are subject to approval by the ACC. The ACC has been tasked with maintaining harmonious color schemes within Creekside. You are required to submit an ACC form for all exterior painting, unless painting in original colors. Please include a color sample for each color you will be using in the painting of your home. No approval will be granted without sample colors. You will also be required to paint a 6’x 6’ sample area for inspection by the ACC. Approval of the sample area from the ACC must be obtained prior to painting. **5.05(a) & (iii) and 5.06(e)**. Approval is also required

for a change in the siding material, regardless of the color (for example, changing from fiberboard to vinyl siding).

5.4.24 PARKING

Parking Rules and Regulations are defined in the Association DCC&R's, Article 6, Sections 6.15. All vehicles must be parked on the driveway or in the garage. This applies to extra cars you may own, and to your guests. Adequate off street parking is provided at each residence. The designated parking area at a home is within the garage or driveway unless otherwise approved by the ACC. Please limit parking on the street. No overnight parking on the street is allowed per county ordinance.

Vehicle storage – Vehicles should be stored in the garage when possible. The garage shall not be used for storage or otherwise so that garage space becomes unavailable for parking cars. Vehicles stored in uncovered parking spaces must be operable and capable of driving at least one mile. A vehicle will be considered a nuisance after being habitually parked for 2 weeks. Periodic movement of the vehicle for the purpose of circumventing this requirement does not comply with this standard.

Parking Spaces – Vehicles may not park to extend over the driveway into the street or in common parking spaces over the divider lines. Very large vehicles, which do not fit into the available width or depth of a parking space, may not park on the street at any time. Common parking spaces at amenities areas may only be used by residents during the daylight hours, no overnight parking permitted.

Vehicle covers – are not allowed outside of garage or home where visible from street.

Recreational Vehicles - Commercial, recreational vehicles, trailers, campers, trucks (except pickups and vans), travel buses or any such equipment are not permitted to remain on any lot in excess of 48 hours, unless stored completely inside the garage. Recreational vehicles, while parked on any lot or street in front of a lot, cannot be used for living purposes. Non-working vehicles shall not be parked on any lot or street abutting or adjacent to that lot for any period in excess of 14 days.

5.4.25 RECREATION EQUIPMENT

Swing sets and trampolines may be placed on any lot so long as such equipment cannot be viewed from across the street in front of the home. Homes on corner lots will be exceptions to this statement and will require ACC approval for placement. ACC approval is not needed for installation of such equipment as long as homeowner abides by above stated guidelines. Any other recreation and playground equipment must have ACC approval before installation on any lot.

Recreational equipment (such as soccer goals, bikes, strollers, skateboard ramps, etc) must be stored out of sight when not in use. **6.16**

5.4.26 ROOF CHANGES

All changes in roof shingles or materials can drastically affect the overall appearance of the development. All changes made, due to storm damage or for cosmetic reasons, must be approved by the ACC. You are required to submit an ACC request form, **to include roof sample**, before any construction change is initiated. Request must be approved before beginning project.

5.4.27 SIGNS

No signs (political, contractor, etc) shall be installed on any lot or on any portion of a structure except: one security (alarm) company sign, signs required by legal proceedings, one "For Sale" (not exceeding four (4) square feet in size and conforming to applicable statutes) sign per lot, or directional signs intended for vehicular or pedestrian safety. Realtors are not permitted to place directional signs on lots or common areas within Creekside with the exception of directional signs placed on the day of a scheduled Open House. No such sign shall be permitted on any such lot without that homeowner's written permission. All such signs to be removed at the completion of the scheduled Open House. **6.9** Contractor signs are only allowed the first day of construction thru one week after construction is completed for a maximum of 30 days onsite.

5.4.28 SWIMMING POOLS

In-ground swimming pools are permitted on a lot if approval is obtained from the ACC. Above ground pools are not permitted, even if built into the ground. Pool, pool heaters, pool filters, pumps, and related equipment must be concealed from view of the street. Plans for concealment are to be submitted with plan specifications to the ACC **6.16**. The owner is required to obtain all permits from the county or city and provide a copy to the ACC before final approval will be given.

5.4.29 TREES

Homeowners need to select trees for planting with extreme care. Today's small tree may become tomorrow's giant and expensive problem. Appropriate trees should be planned to handle the location of the planting, have root systems that will not crack cement, not invade and clog sewer lines, be confined to the homeowner's property, nor interfere or extend to their neighbors property or the common area, and not come in contact with any neighbors or common structures. Ask your nurseryman to help in the landscape plan before submitting to the ACC to help expedite approval of landscaping alterations.

No tree measuring six (6) inches or more in diameter at a point two (2) feet above ground level may be removed without prior approval. Dead trees must be removed to maintain general yard maintenance guidelines do no need ACC approval.

5.4.30 USE OF LOT

1. All lots in Creekside shall be used exclusively for single-family residential purposes.
2. Lots may be leased for residential purposes only. All leases shall have a minimum term of six (6) months and the Owner of the lot shall give a copy of all leases to the Board of Directors within thirty (30) days of entering into the lease.
3. All leases shall require that the tenant acknowledge receipt of a copy of the Declaration, Bylaws, and Rules and Regulations of the Association and shall also obligate the tenant to comply with these documents.
4. Garage sales are permitted, except for frequent or garage sales for business purposes. Signs advertising the sale must be removed by 9:00 pm of the last day of the sale. Creekside HOA sponsors an annual neighborhood garage sale.

5.4.31 YARD STRUCTURES

1. The ACC reserves the right to reject, at the sole discretion of the ACC, any yard structure such as statuary, arbors, trellises, benches, fountains and similar items.
2. Yard structures, if approved, must be in good taste and compatible with and appropriate in scale, color and mass to the architectural character of the dwelling and the neighborhood.
3. Sculptures, fountains, walls and lawn ornaments and similar items must be approved by the ACC.