

Crystal Creek Homeowners Association Rules and Regulations

November 2008

This set of Rules and Regulations are established in accordance with the provisions of the Conditions, Covenants and Restrictions for the **Crystal Creek Homeowners Association**. They have been written in accordance with Article 4, Residential Area Covenants. They have been established as a basis for a successful community and an enjoyable lifestyle. At Crystal Creek, the residents share a common interest in the Open Spaces and because of this common, shared interest, community rules and regulations are not only worthwhile, they are a necessity.

All present and future homeowners, mortgagees, lessees, tenants, residents and occupants of any lot or home within the Community will be subject to these rules and regulations (Rules). These Rules may be modified, added to or otherwise changed from time to time as deemed necessary by the Board of Directors.

HOMEOWNERS RESPONSIBILITIES:

1. Homeowners shall be liable when their guests, tenants, or occupants are found in violation of any rule governing the Association.
2. The liability for damage, harm to, vandalism, or trash in any common area, pedestrian walkway, vacant lot, or neighbor's property resulting from the negligence or carelessness of a resident, family member, friend, pet or animal; or any business contracted by a homeowner shall be the sole responsibility of the homeowner. Residents are encouraged to report any damage that is observed directly to the management committee.
3. No noxious or offensive activity shall be carried on in or about any Lot. Nothing shall be done or permitted on a Lot which may be or may become an annoyance or nuisance to the neighborhood. No open storage of any kind including appliances, furniture or building materials. Use of any loud, noisy or obnoxious motor vehicles within the community between the hours of 10:00 p.m. and 8:00 a.m.
4. Pets. Not more than 2 domesticated animal's dogs or cats shall be allowed, and shall be maintained in a clean, healthful and sanitary environment, so as not to become a nuisance to one's neighbors. No animals, livestock or poultry of any kind shall be raised, bred or kept in any Unit or within the community. All animals shall be corralled, tethered, on a leash or otherwise under the continual control of the owner, while in any common area of the community. Each owner is responsible to pick up or clean up after their animals and dispose of properly. Minimum \$50.00 fine per offence. Animal owners are fully responsible for any property damage or personal injury to others caused by their animals.
5. Landscaping of Lots. Lots must be fully landscaped within six (6) months after initial occupation of the home weather permitting. The minimum landscape requirements for Lots include the planting of lawn, trees and shrubs: lawn in the front yard including the park strip and side yard using an underground automatic sprinkling system. Lots shall be maintained in a usable, clean, aesthetic, attractive and good condition at all times. Refer to Article 4 Section 28 Landscaping of your CC&R's for details. Any landscaping that falls outside the landscape requirement of the CC&R's needs prior written ACC approval before work can begin.

6. Parking and Storage. No unlicensed or autos in disrepair allowed in the community. No repairs of any vehicle shall be undertaken within the community except within a garage with the door closed. No recreational, oversized, or commercial type vehicles and no tractor-trailer trucks shall be parked on the front yard setback of any Lot, or within the side yard building setback on the street side of a corner Lot, or on the residential street except while loading or unloading (no more than 48 hours). No pads used for the storage of vehicles or other materials either temporarily or permanently shall be constructed or installed, nor shall any trailers, mobile homes, trucks over three quarter ton capacity, boats and watercraft, campers not on a truck bed, motor homes, buses, tractors, commercial, oversized or recreational vehicles, or maintenance and commercial equipment of any kind be parked or stored on the Project unless it is behind the front yard setback and without the side yard building setback on the street side of a corner Lot, and in an enclosed area screened from street and public view and in a manner so as not to impair the view or limit the sight of another Lot. (Please refer to Section 17 Parking and Storage on page 9 and 10 for further details).
7. Fences: Only white vinyl fencing is allowed without the express written consent of the Management Committee.
8. Trash Removal: All trash containers need to be removed from the street front within 12 hours after pick up, and when not placed on the street for pick up shall be located in a place not visible from the street.
9. Architectural Approval Required: No building may be larger than 10'X15'. The maximum height of any accessory building shall be 15 feet, unless the management committee grants an exception, provided all surrounding neighbors agree in writing and which in no event may be greater than 18 feet.

VIOLATION PROCEDURES:

1. If any homeowner has a problem with a common area violation of a neighbor, he should **first** discuss the violation with the neighbor in question and try to resolve the matter. If that process should fail, you should contact a member of the management committee.
2. Notices of violation should include the following date:
 - The nature of the violation
 - The location of the violation
 - The offending party, if known, or their address
 - The date the violation was observed
3. The Management Committee cannot respond to verbal notices of any rule violation, unless it is apparent that an emergency is occurring and an immediate response is mandated due to threatening circumstances (i.e., a water line break, etc.).
4. Any infraction, or violation of any of these rules and regulations, or the CC & R's may result in the following action:

• First Offense:	Written warning
• Second Offense	\$100.00 Fine
• Third Offense	\$200.00 Fine
• Fourth Offense	\$300.00 Fine
• Fifth Offense	An additional \$500.00 Fine and/or Legal action