

CREEKSIDE CONDOMINIUM ASSOCIATION RULES AND REGULATIONS

Rules and Regulations are for the safety and enjoyment of everyone residing in Creekside condominiums. Please see that all rules are adhered to. Common Property is defined as all areas immediately outside your condominium's door(s). Front porch is defined as the porch facing your street and back porch is defined as the porch facing the creek. Fines up to the amount of \$100 per incidence may be levied by the Board of Directors for any conducts periodic walk arounds to inspect concerns or issues and to notify residents for potential violations before fines are considered.

You must have written approval from the Board of Directors prior to making any changes or additions to the outside of your unit. This includes, but not limited to:

- The hanging of chairs and swings to the front or rear porch.
- The hanging of sun shades on your rear porch.
- The replacement of windows and screens.
- The addition of storm doors.
- The screening of back porches.
- The installation of satellite dishes.
- Any other structural changes to the outside of your unit.

General

- 1) No unit is to be used for any purpose other than a private residence.
- 2) No resident shall use or permit to be brought into a unit any inflammable oils or fluids such as gasoline, kerosene, or other articles deemed hazardous.
- 3) Unit owners are responsible for purchasing and maintaining standard condominium homeowner's insurance coverage. Such coverage shall be sufficient to adequately cover all contents and upgrades, as well as general liability.
- 4) Residents shall exercise extreme care about making noise or the use of musical instruments, radios, television sets and amplifiers that may disturb other residents.
- 5) No yard sales or garage sales of any kind are allowed in Creekside Condominiums.
- 6) Due to previous problems with pest control, feeding of birds and other wild animals is not permitted. Seeded bird feeders are not allowed.

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Resident & Guest Parking

- 1) Vehicles must have current tags and registration and must be in working condition.
- 2) No boats, trailers, moving vans, campers or any type of recreational vehicle may be parked on condominium streets or parking areas.
- 3) No parking on the street is allowed. If you have more guests than spaces, arrangements should be made with Creekside Condominium's Property Manager to temporarily park the extra vehicle(s) at the clubhouse.
- 4) Overnight parking by permit only in the clubhouse parking lot is allowed. Permits may be obtained by contacting Creekside condominium's Property Manager or the Laurel Creek Community Association President.
- 5) No car washing or car repairs are allowed on condominium streets, parking areas or Common Property.

Pets

- 1) In general, Dogs and Cats are limited to one pet per unit with a maximum weight of 25 lbs. other domestic household pets are subject to Board approval and the Board reserves the right to give its prior approval of all pets, especially with regard to size, weight and breed.
- 2) All pets must be kept on a leash when outside your unit. Not dogs, cats or other domestic household pets shall be allowed to run free on the Common Property.
- 3) Residents are required to pick up and dispose of their pet's waste.
- 4) Pets are not allowed to be tied up or caged on the Common Property.
- 5) Pet owners are responsible for any damage to the Common Property caused by their pets.
- 6) No pet shall be allowed to become a nuisance or create an unreasonable disturbance.

Renting and Renters

- 1) The leasing of condominium units is allowed as long as all leases exceed thirty (30) days in duration. Therefore, daily or weekly rental of condominium units is prohibited.
- 2) Unit owners who intend to lease their units must furnish the names and contact information of their tenants along with a copy of the lease agreement to the Creekside condominium's Property Manager within 14 days of leasing out their unit.
- 3) Anyone leasing a condominium unit must abide by the governing bylaws and follow the Rules and regulations of Creekside Condominiums as well as the Rules and Regulations of the Laurel Creek Community Association.
- 4) All owners are responsible for having their tenants sign a compliance form that outlines the Governing By Laws and Rules and Regulations.

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Common Areas and Property

- 1) The installation of aluminum windows or storm doors on your back porch is not allowed.
- 2) No bicycles, tricycles, four wheelers, go carts, skateboards, trash, boxed, appliances, etc. are allowed to be stored on your front or back porch or on the Common Property.
- 3) No towels, bathing suits, clothing, etc. may be hung on your back porch, front porch or over the porch or stair railings.
- 4) No gas or charcoal grills are allowed on Common Property or Condominium Property which includes front and back porches. This is a violation of the Buncombe County Fire code and subject to fines imposed by the Fire Marshal.
- 5) No cigarette butts or other trash can be thrown onto Common Property areas.
- 6) Firewood may be kept for one burning season only. Extended storage increases the risk of termites. You may store wood for the current burning season on your back porch only and it must be kept off of the porch boards and away from the sidewalls of the building. Firewood storage around the outside of the buildings is not permitted.
- 7) You may plant annual plants only in the flower beds. Mulch and or pine straw will be placed and maintained by our landscaper. You may not remove or change what the board has decided to put in place.
- 8) No planting of trees or shrubs by condominium owners or tenants is allowed anywhere on the common Property and plants in containers are not allowed on any areas of grass.

Decorations & Posting of Signs

- 1) No decorating flags may be attached or hung to the outside of the unity. The American Flag up to 3' by 5' is permitted, provided it is placed on a suitable bracket on the unit wall and that both flag and bracket are removable without causing damage.
- 2) No decorations are allowed on Common Property. Garden statues not exceeding 20" in height and are of muted earth tone colors are allowed in the shrubbery beds. Nothing can be placed in such a way that interferes with routine grounds maintenance.
- 3) Modest seasonal decorations are permitted on front and back porches only. All holiday decorations must be removed within two weeks after the holiday has passed.
- 4) No exterior decorations may be attached or hung on the outside of your unit. This includes, but not limited to nameplates and plaques. Condominium number signs may not be changed or altered.
- 5) No posting of advertisements or posters of any kind in or on the Common Property. For sale signs are permitted inside your unit windows only.

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Waste and Dumpster Use

- 1) Dumpsters are for the use of condominium residents only. All trash is to be put into dumpsters. Anything thrown beside or behind the dumpster is not in our contract with the waste removal company and is prohibited.
- 2) Be sure dumpster doors remain closed at all times.
- 3) Cardboard boxes must be broken down before discarding into the dumpster.
- 4) Furniture and mattresses are not allowed in the dumpsters.
- 5) Christmas trees are not allowed in or around the dumpsters.
- 6) Hazardous chemicals or paints are not allowed to be placed in the dumpsters.

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