

Crystal Creek Homeowners Association

Rules & Regulations

The Rules & Regulations listed herein are a supplement to the Declaration of Restrictions and related documents of Crystal Creek Homeowners Association. We hope you will recognize the following Rules & Regulations as additional tools to keep Crystal Creek beautiful, and make the community a pleasant living environment for all its residents.

These Rules & Regulations have been promulgated and approved by the Board of Directors for Crystal Creek Homeowners Association in accordance with the Declaration of Restrictions and the Association Bylaws.

Vehicles

Adopted April 30, 1998 - Effective June 1, 1998

Cars may be parked in the garage or driveway apron of each home. These cars must comply with the description set forth in the Declaration of Restrictions. Additionally, vans and pick-up trucks used for personal transportation must meet all of the following criteria:

1. The registration and title must describe the vehicle as a pick-up truck or van.
2. No ladder racks, tool boxes, or similar attachments to the vehicle are allowed.
3. No dump boxes, flat beds, tilt cabs, or other commercial modifications are allowed.
4. All vehicles are limited to two axles; one front and one back.
5. No commercial lettering, signage, or similar identification is permitted on vehicles.

Any commercial trucks, trailers, motorcycles or other vehicles must be parked inside the garage of each unit at all times. Vehicles may not be parked on the street for more than 48 hours at a time. When vacationing, please have all approved transportation vehicles parked within the garage or in the driveway apron of the corresponding home.

Decks / Patios

Adopted April 30, 1998 - Effective June 1, 1998

All decks/patios must be constructed in accordance with, and be approved by, the local building department and governmental authorities pertaining to deck construction. No part of the deck structure or patio shall protrude beyond the side walls of the attached building structure. All visible deck materials, including any approved privacy fencing, must be uniform in appearance and made of the same material. For example a deck may have all cedar wood, but may not have a visible combination of cedar and wolmanized lumber. Wood privacy fences that are approved by the local building authorities may be installed on decks or around patios, provided that they do not exceed 6 ft. in height. All wood must be treated to protect against peeling and weathered-gray appearance. All decks must be properly maintained. Plans and specifications for decks/patios must be submitted to the Architectural Control Committee for written approval.

Fences

Adopted April 30, 1998 - Effective June 1, 1998

The following types of fences may be installed:

1. Black wrought iron
2. Vinyl or aluminum picket fence
3. Cedar or wolmanized lumber that is treated to protect against peeling and weathered-gray appearance.

No chain link fence shall be permitted. No fence shall be placed in front of the rear building line of a Lot. The fence may not stand more than four feet high. All fences must be properly maintained. Plans and specifications for fences must be submitted to the Architectural Control Committee for written approval.

Satellite Dishes

Adopted April 30, 1998 - Effective June 1, 1998

Personal satellite dishes for private home use may not exceed 24" (inches) in diameter, and should be installed on the building structure towards the rear of each home. If not attached to the house, satellite dishes must be installed within five feet of the side rear or direct rear of the home. The color of the satellite dish should closely resemble the portion of the building structure that it is attached to, so as to avoid drawing undue attention to the device.

Pools

Adopted April 30, 1998 - Effective June 1, 1998

Above ground pools are not allowed. Any in-ground pool installation must be approved by the appropriate governing body and located in the accessory use area (up to half the distance to the rear lot line and within the boundaries of the side walls of the corresponding house). Some portion of the pool must be constructed within 20 feet of the residence. Any pool structure must be completely fenced in accordance with applicable ordinances and Homeowner Association Guidelines. All pool fencing must be maintained by the corresponding owner. Any liability associated with a pool shall be exclusively held by the unit owner of said pool, and all applicable insurance must be maintained solely by the unit owner. Plans and specifications for pools must be submitted to the Architectural Control Committee for written approval.

Hot Tubs

Adopted April 30, 1998 - Effective June 1, 1998

Hot Tubs, Spas, Jacuzzis and similar items may be installed on the approved deck or patio of each house. Hot Tubs and similar items must be maintained in a manner consistent with applicable laws and/or municipal codes, including any provision for covering the device or installing a fence around the perimeter of said device.

Collection Policy

Adopted April 30, 1998 - Effective June 1, 1998

The policy for collection of delinquent accounts shall be as follows: Any Association account that becomes delinquent in an amount equal to or greater than three months Association fees shall be subject to a lien, and all applicable legal fees for the placement of a lien and the subsequent collection of the delinquency will be assessed to the corresponding Co-Owner account. Any account that remains delinquent and exceeds an amount equal to or greater than six months Association fees shall be subject to foreclosure action, and all applicable fees shall be charged to the Owner's account as defined in the Governing Documents.

Landscaping

Adopted April 30, 1998 - Effective June 1, 1998

Typical landscaping may be installed around the perimeter of individual homes, provided that the existing grade is not altered. Typical landscaping may consist of metal or plastic edging, mulch, plant materials, and landscape lighting around the perimeter of a home. Any deviations from this standard (including hardscape installation which is not part of the above standard), must be approved by the Architectural Control Committee. Lawns must be installed within six months of closing on the sale of a home. Silt fences and erosion control must be maintained by the homeowner until a lawn is installed.

Wood Racks

Adopted April 30, 1998 - Effective June 1, 1998

Up to one face cord of fire wood storage may be located directly behind a home.

Pets

Adopted April 30, 1998 - Effective June 1, 1998

No more than two (2) pets shall be kept or harbored on any lot. All pets must be personally attended at all times when outside of a home. Dogs must be restrained at all times when outdoors. Droppings must be immediately removed and disposed of within a garbage receptacle by the pet owner. Common areas are not to be used for pet runs or waste. Dog runs must be constructed in accordance with, and be approved by, the local building department and governmental authorities pertaining to fences, and may only be constructed directly behind a home and connected to the rear of the home. Dog runs may not protrude beyond the sides of the house and may not exceed eight feet in width and twelve feet in length.

Garbage/Yard Waste/Bulk Items

Adopted April 30, 1998 — Effective June 1, 1998

Garbage containers shall not be left at the road for more than twenty-four (24) hours in any one week.