

**CREEKWOOD**  
**RULES AND REGULATIONS**  
*[Revised August 2021]*

***A. General Considerations***

1. Nuisances- No nuisance shall be permitted upon any lot. No exterior speakers, horns, whistles, bells, or other sound devices, except security devices used exclusively for security purposes, shall be located, used, or placed on any Lot, or any portion thereof.

2. Residential Use- All of the Lots, attached or detached, shall be restricted to single-family residential use. No Lot at any time shall be used for any commercial, business, or professional use.

3. Prohibited Activities- No noxious, offensive, or unsightly or unkempt activity shall be conducted on any Lot. Each owner of any Lot, his family, tenants, guests and invitees, shall refrain from any act or use of his property which could cause embarrassment, discomfort, annoyance or nuisance to any other resident or residents of any other Lot. Storage or placement of furniture, fixtures, appliances, machinery, bicycles, towels, equipment, or other or chattels not in active use on any Lot which is visible from outside the Lot (including rooftop terraces) is prohibited except as specifically permitted in the Declaration.

4. Signs- No sign of any kind or character shall be erected on any portion of any Lot, or displayed to the public on any portion of any Lot, without the prior consent of the Board of Directors, except for customary name and address signs, on customary “for sale” sign advertising a Lot for sale, and any sign required by legal proceedings. This includes signs placed on buildings on any Lot and any sign placed upon a motor vehicle.

5. Trash Containers and Collection- No garbage or trash shall be placed or kept on the Property except in covered containers of a type, size, and style which are approved by the Board of Directors, or as required by the applicable governing jurisdiction, and subject to rules promulgated by the Association.

6. Burning- No person shall burn rubbish, garbage or any other form of solid waste on any Lot or in Common Areas or within the right of way of any street in the Development.

***B. Pets***

1. No owner may keep any pets other than a reasonable number of generally recognized household pets, as determined by the Board, on any portion of the Property.

2. No owner or occupant may keep, breed or maintain any pet for any commercial purpose.

3. Animals must be kept on a leash and be under the physical control of a responsible person at all times while outdoors. Any feces left upon a Lot or the Common Areas by an animal must be immediately removed by the owner of the animal or the person responsible for the animal.

4. No animal determined to be dangerous, in the Board's sole and absolute discretion, may be brought onto or kept on the Property at any time. The Board may remove without notice any animal that presents an immediate danger to the health, safety or property of any resident.

5. Each owner who keeps an animal on the Property agrees to indemnify and hold the Association and its directors, officers, and agents harmless from any loss, claim, liability of any kind whatsoever arising by reason of such animal.

### ***C. Architectural Control-Architectural Control Committee (ACC)***

1. No fence shall be constructed or erected upon any Lot in any location without the prior written approval of the ACC. No chain link fences shall be erected or maintained on any Lot.

2. The ACC shall have exclusive jurisdiction over all construction, alterations, or additions on any portion of the Property.

3. No building shall be constructed on any Lot unless such building meets all square footage and other requirements as set forth in the Plat.

4. No structure other than a fence shall be constructed, placed or installed upon any Lot in a location which encroaches beyond any front, side, or rear building setback line which is depicted on the Plat.

5. Antennas; Aerials; Satellite Dishes- The owner of each Lot shall have the right to install, maintain, and use on such Lot one (1) antenna, aerial, or satellite dish to receive video programming that is (I) not larger than one meter in diameter (II) blends with the color of the roof, wall or other area where it is installed (III) is installed so as not to be visible from the front of the Lot or street. HAM radios, two way radios, and other hobby or professional radio communication transmission equipment are prohibited.

6. Swimming Pools- No swimming pool shall be constructed, erected, or maintained without prior approval of the ACC. In no event shall above ground swimming pools or spas be allowed on any Lot.

7. Window Air Conditioners- No air-conditioner shall be installed in any window of any building located on any Lot, nor shall any air-conditioner be installed on any building on any Lot so that the same protrudes through any exterior wall of such building.

8. Clotheslines- No exterior clotheslines of any type shall be permitted on any portion of any Lot.

9. Solar Panels - Solar energy systems (a/k/a "Solar Panels") are prohibited from being installed, erected, and/or maintained on any Lot or Dwelling. Solar panels which were already installed with written approval from the Architectural Control Committee prior to the recording date of this Regulation shall be permitted to remain on their respective Lot or Dwelling.

#### ***D. Vehicles and Parking***

1. No vehicle may be left upon any portion of the Property except upon a driveway or within a garage.

2. No person shall park any commercial vehicles (including but not limited to any type of vehicle with advertising or lettering), within the property, with the exception of emergency vehicle repairs or commercial vehicles which are temporarily parked with the purpose of servicing a Lot or Property.

3. Except as may be otherwise permitted by the Association, in its sole and complete discretion, all owner and occupant vehicles must be kept and stored, when not in use, within the Lot's garage space and garage doors must remain closed at all times except for entry and exit by vehicles except for periods not to exceed two consecutive hours for homeowner related maintenance activities.

4. No Person shall park, or allow to be parked, any Vehicle on a street unless permitted by the Board of Directors in its sole discretion. In exercising this discretion, the Board may consider whether the respective Lot's garage space and driveway are so fully occupied by Vehicles that it would not be possible to park the Vehicle in the garage space or driveway, or any other factors.

5. In any event, even when a Vehicle may be parked on the street, no Vehicle may be parked on the same side of the street as the sidewalk. The streets in Creekwood only have a sidewalk on one side of them. Any Vehicles parked on the street must be parked on the opposite side of the street as the sidewalk. For example, if the sidewalk is to the right of a street, any Vehicle parked on that street must be parked on the left side of the street. Nothing in this paragraph 5 shall be interpreted to renounce or invalidate the prohibitions and conditions set forth in Paragraphs 1 through 4 above.

*Capitalized terms shall have the meanings set forth in the Declaration or Bylaws unless otherwise set forth herein.*

*These Rules and Regulations [Revised August 2021] shall be effective upon recording.*