

Rules Regarding Use and Appearance of Lots

In accordance with the Creekside at Plum Grove Association Articles of Incorporation, the Creekside Property is subject to the provisions of the Creekside at Plum Grove Declaration. Article III of the Declaration establishes Provision Relating to the Residential Units.

Rules:

1. There shall be no structural changes or additions to the Residential Unit without prior written "Association" approval before the commencement of any such construction. Buildings or structures which are erected shall be for residential purposes and shall be attached to the prime residence. Maintenance such as replacement of doors, windows, roofs, siding and driveways in kind is not considered a structural change. Expansion of decks or patios is considered a structural change.
2. No fences or hedges shall be installed without prior written "Association" approval.
3. No sound trees shall be removed from any Residential Unit without prior written "Association" approval.
4. There shall be no change in any exterior color of any residence from the color scheme in effect throughout the Property without prior written "Association" approval.
5. No trade or business shall be carried on within any Residential Unit and no signs or any additional form of advertising shall be placed upon or about any Residential Unit.
6. No domestic or other animals of any kind shall be kept or maintained within any Residential Unit, except for common pets such as birds, dogs, cats, and ornamental fish.
7. Laundry, bedding and the like shall not be hung out to dry in any position in which it is visible from the exterior of any Residential Unit.
8. There shall be no changes in the established grading of any Residential Unit nor shall the established pattern of drainage of surface waters from any Residential Unit be altered by any means without prior written approval of the "Association".

9. Owners of property in Creekside shall maintain their premises in a neat and orderly manner and shall not permit a nuisance to exist thereon. In the event that a resident permits a nuisance too exist by virtue of his failure to maintain his property in an orderly manner, the "Association" reserves the right to take the necessary steps to abate the said nuisance and charge the owner accordingly.
 10. Each Resident of Creekside shall maintain an outdoor security post light controlled by a sensor that automatically turns the bulb on at dusk and turns the bulb off at daylight. If the resident fails to maintain said light and automatic lighting, the "Association" reserves the right to maintain said light and charge the owner accordingly.
 11. No external antenna are to be erected on prime residential structures with a height in excess of five feet above the highest point of the house without prior written "Association" approval.
 12. No automobiles or other vehicles are to be parked overnight on private roads. (All roads with the exception of Creekside Drive and Crestwood Drive are private roads)
 13. No trucks or other service vehicles are to be parked on private roads or on owner's driveways unless in direct pursuit of business of service being performed at the time.
 14. No vehicles are to be parked on private roads in a manner that obstructs driveway egress or emergency vehicle access.
 15. No vehicles are to be parked on private roads during garbage and recycling collection times.
 16. Above ground swimming pools other than non-permanent child pools are not permitted.
 17. Below ground swimming pools are not permitted other than those currently in existence. Existing below ground swimming pools shall comply with the following:
 - All governmental permits and licenses shall be obtained at the expense of the owner.
 - The pool shall be surrounded by a fence not less than six(6) feet high, of design and strength adequate with respect to both safety and appearance, connected at the residence to be served by such pool in a manner as to form a continuation of the exterior wall of such residence and effectively hide the pool and its users from view of persons of normal height standing at any point at the perimeter of the premises, and such fence shall not be installed in such a way as to constitute a perimeter fence.
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- Provisions which the “Association” shall deem adequate shall be made to assure that no water shall flow over or upon the property of anyone other than the owner of the pool.
 - Creekside at Plum Grove Association and all residents thereof other than the pool owner shall be fully protected by indemnity and insurance satisfactory to the “Association” against all claims, expenses, and liabilities of every nature arising directly or indirectly out of the installation and maintenance of such pool. Such insurance shall remain continually in force, may be provided by the “Association” if not provided by the owner and in such case thereof, shall be due from the owner on demand and shall also be a lien upon the premises.
18. Holiday decorations must be fully removed no later than **January 31** of each calendar year. Holiday decoration lights may remain installed after January 31, provided they are not illuminated or powered on. This allows for extended removal timelines due to weather or safety concerns; however, lights must remain off and not visible as active displays.

Association Approval

“Association” written approval is obtained by Board of Directors approval of the Change and Exception Application Form. The form can also be used to confirm that a proposed action does not constitute a change or exception.

Penalties

Violation of the rules is subject to penalties. Penalties are determined by the Board of Directors. Penalties may include restoration of the property to the condition prior to the violation and/or a fine of up to \$1000.

The Board of Director shall notify the homeowner of the violation with a Notification of Violation that includes the specifics of the infraction, the assigned penalty (if any), and the appeal process via postal mail to the homeowner home address.

Appeal of the Notification of Violation shall be made in-person or by representation of the homeowner at the next regularly scheduled Board meeting, or at the discretion of the Board President at the next specially-called Board meeting.

Determination by the Board of Directors following appeal is final and shall be sent in writing via postal mail to the homeowner home address.