

Creekside Townhomes Owner's Association Rules

Creekside Townhomes is governed by the Covenants, Conditions and Restrictions and the Bylaws drawn up for the property. The following rules are meant as a clarification and reiteration of those restrictions. The purpose of these documents is to protect our property values and allow Creekside to remain a peaceful place to live. In this spirit, it is expected that all residents and visitors to Creekside Townhomes conduct themselves in a manner that is respectful of their neighbors' property, peace, and quiet. This set of rules is dynamic as it will grow and evolve with Creekside and with the times.

- **CHILDREN:** Young children should be supervised when outside at all times for their own safety (as there are no fenced yards at Creekside other than personal patios) and for the peace and quiet of others.
- **COMMON AREAS:** The common areas are for everyone's enjoyment. Please keep areas clean. Pick up children's toys and pools after use. Do not allow pools to sit out overnight on the grass. Items of any kind other than approved signs are not to be stuck in the grass. All pets should be leashed when in the common areas.
- **DUES:** HOA assessments are due the beginning of each month (1st) for that month. Late fees and interest can and will be assessed on outstanding balances after the 10th of the month. Statements will only be sent out if dues are **NOT** paid. Please contact the Management Company if you would like payment coupons.
- **EXTERIOR ALTERATIONS:** Please be aware that no alterations are allowed on the exterior of the buildings or in the common areas, including but not limited to, the planting of vegetation in common areas, installing fences, satellite dishes, or awnings, or painting the exterior of any common structure (including front doors). If you are considering making an alteration, you must submit a written Change Order Request to the Board of Directors through the Management Company for review and possible approval.
- **FIREWORKS:** Fireworks are not allowed in the common areas. Any resident should report any incidence of illegal fireworks to the Cache County Sheriff's Office at [\(435\) 755-1000](tel:4357551000).
- **FLOWER BEDS:** The flower bed in front of your unit is for your use and is your responsibility to keep weed free and tidy. Feel free to plant flowers, or other appropriate plantings in the area. Any flower beds not maintained will be maintained by the management company and the costs associated will be billed to your account.
- **GUEST PARKING:** Guests are to park in visitor stalls or on the street only. There is no overnight parking in visitor stalls. Vehicles improperly parked will be towed or booted at vehicle owner's expense. Your guests may obtain a temporary parking permit during their stay by visiting <https://moreparkinginfo.com>. Information on parking is located on signs at every entrance of the community.
- **LEASED PROPERTY:** Landlords must make sure their tenants are aware of the rules and regulations of Creekside Townhomes and that they are subject to those same rules. Also, landlords must keep the Management Company apprised of their tenants; any changes in occupancy should be reported to management within 30 days.
- **LITTERING:** Please dispose of all refuse properly. Trash should be placed in the dumpsters and any and all toxic materials should be taken off-site to their proper disposal areas. Garbage and diapers should not be left on porches or patios longer than 60 minutes. Large items that do not fit in the dumpsters should be hauled to the landfill or other proper disposal area. Garbage should only be put in the dumpsters and not to the side. **Christmas trees are not to be left outside or put in the dumpster.** Providence City has a drop-off area for them; they do not pick them up. Newspapers, flyers, and other items delivered to you should be taken care of and not allowed to either collect or to blow away. Posting flyers on the property is restricted; before doing so, permission must be obtained from the Board of Directors.
- **NOISE:** Providence City noise curfew is 10:00 p.m.; however, even before that time any conduct deemed in violation of a resident's peace and well-being can be considered a disturbance under the city code. Any resident so disturbed should call the Cache County Sheriff's Office at [\(435\) 755-1000](tel:4357551000) for assistance.
- **PARKING:** Each townhome is assigned two numbered parking spaces, one covered and one uncovered. Any vehicles parked on sidewalks, lawns, in front of trash bins, or any non-designated areas can be fined, tagged, and towed or if parked in the fire lane will be towed at owner's expense. If you have a complaint about a vehicle parked in your designated parking stall or any other parking complaint, please call Love Towing at [\(435\) 764-2157](tel:4357642157).

- **PATIOS AND PORCHES:** Patios and porches are to be kept free of any and all unsightly materials or objects. Back patios are not storage facilities and are meant to contain items such as patio furniture and potted plants only. Do not hang items on the siding or fence.
- **PETS:** Dogs are not to be housed outside. Dogs should not be chained, roped, or tethered to any fence, post, tree, or other structure within the community and should not be left unattended outside. Kennels, dog runs, etc. are not allowed. All dogs and outdoor cats are to be registered with the HOA. Please contact the Management Company for the registration forms. You **MUST** clean up after your dogs and cats. Pets are to be on leashes with you at the other end of the leash at all times whenever they are outside your townhome. We ask that anyone seeing a dog running loose, please contact animal control at 716-9300. Please report any property owner seen not cleaning up after their pet to the Management Company for a possible \$50 fine per offense. Your animal is not to be a nuisance to your neighbors, to the property, or to the city.
- **SIGNS:** Campaign signs are not allowed in the common area. Small advertising signs such as for sale, for rent/lease signs are permitted on the common areas. They must not be large post type realty signs as this destroys the grass. Please use caution when putting signs in as not to break sprinklers, as the owner of the sign will be liable for repairs. The association will not be held responsible for damage to or loss of personal signs. Do not stick signs on the fences.
- **SMOKING:** Smoking is prohibited in the common areas and parking lots. Those in violation of this rule are subject to a fine.
- **SPEED LIMIT:** Although there is no posted speed limit within the development, please keep speeds to a minimum. Please use caution when driving, as there are many children in our neighborhood.
- **VEHICLE REPAIRS:** No repairs on automobiles, motorcycles, boats, snowmobiles, campers, or any other equipment, including changing oil, are permitted in the parking areas.
- **VEHICLES:** Unlicensed or inoperable vehicles, trailers, RV's, boats, etc. are not allowed in the parking lots. These vehicles will be fined, booted, or towed at the vehicle owner's expense.
- **WINTERIZING** Outside water taps should be turned off and hoses removed in the fall to prevent taps and pipes from freezing. If your unit is to be vacant for long periods during the winter months, make sure your furnace is kept at a minimum of 55 degrees to prevent interior pipes from freezing. If you have heat cable in your gutters, using them can significantly reduce the chances of ice dams, water spilling over onto your steps and freezing, and water getting inside your unit causing damage.

This is your property and you must take responsibility not only for yourself and your tenants, but also for others. If you see violators, please report them. If you see damage or needed repairs, please call the Management Company. If you have any major complaints, please submit them in writing to the Board of Directors through the Management Company. If everyone cooperates, Creekside Townhomes will remain a great place to live.

Management Company:

Community HOAM

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Logan, UT 84321

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<https://creeksidetownhomes.gogladly.com>