

## CREEKSIDE HOMEOWNERS ASSOCIATION NEWLETTER

As you will see from the attached packet, the annual meeting of the Creekside Homeowners Association will be held on Monday, February 6, 2006, at 7:00 p.m. at the Lutheran Church of the Resurrection in Palm Harbor.

Since we have had so many resales over the past year, I thought it would be appropriate to restate some of our existing policies as well as introduce a new one.

I have attached a copy of the current Towaway Zone policy currently in effect on Bayhill Drive. Please be sure to read it and follow it.

I have attached a copy of the type of mailboxes that have been approved by the board for replacement of any mailbox on Bayhill Drive. These mailboxes are the "type" that is acceptable. We have accepted others as long as they are within that particular type.

I have attached a copy of the CHA Request for Exterior Addition or Modification. In accordance with the By-Laws of the Creekside Homeowners Association, any exterior addition or modification request must be submitted to the board prior to initiation on this form. The board will review the request and return it to the homeowner either as approved or disapproved. The homeowner must have an approved request before any exterior addition or modification is begun. These types of requests include repainting of the exterior of the home, room additions, paver work, etc.

At the last annual meeting, several questions came up regarding master association dues, common areas, etc. The following are the answers to those questions that were researched and answered:

- Grass strip on East Lake Woodlands Parkway – Question? Who is responsible for the maintenance of this piece of land? This piece of property belongs to East Lake Woodlands, and it is their responsibility to maintain it. We have contacted Management & Associates, and they have agreed to maintain the area in question in the Spring when the growing season begins.
- Maintenance Fees – Question? The Master Association maintenance fees keep going up. Is there anything we can do about this? As part of our master association documents, we are a bound association to the East Lake Woodlands Master Association. We cannot withdraw from the Master Association. This contract was entered into with the Master Association by U. S. Homes when our homes were built. Dues and dues increases that are assessed are our responsibility as an association and must be paid.
- Common Areas – Question? What are our common areas and do they include the property which abuts Brooker Creek Preserve? The common areas covered by your monthly maintenance fees includes the entire area from one end of Bayhill

Drive to the other on East Lake Woodlands Parkway including the entrances, the grass, the trees, the viburnum, the lawn, the berms, and pest control and irrigation of this area. The property that abuts Brooker Creek Preserve behind each homeowners property is the responsibility of the homeowner. The association has taken the initiative to clean the storm drains on that side of the street as necessary. Any other problem that arises is the responsibility of the homeowner.

At the last annual meeting, fences were approved for installation in Creekside with the following regulations:

- They may be up to 6 feet high.
- The fence must be installed flush with the back of the 2 corners of each side of the house. The fence cannot be installed in the easement area on either side of the house.
- The fence must be 5 feet away from the drainage easement.
- The fence must be of an approved style as outlined in the attachments. (Attached you will find the styles of fences that have been approved by the board.)
- The homeowner must have approval from the board prior to the purchase and installation of the fencing material. If this approval is not obtained, the homeowner may be required to remove the fence if it has been installed.

The entrances at Creekside have presented a challenge over the last several years. Unfortunately, we have not been successful in finding plantings that will either live there or not be eaten by deer. The mulching of the entrances will be completed in the New Year.

Wilson Badillo and myself, Mary Anne Nargi, will not be running for reelection to the board in 2006. Jeff Hunt has agreed to continue on the board. Since we have so many new homeowners, we hope that several of you will step up and volunteer your time to serve on the board.

Creekside Homeowners Association

Mary Anne Nargi, President  
Wilson Badillo, Vice President  
Jeff Hunt, Secretary-Treasurer



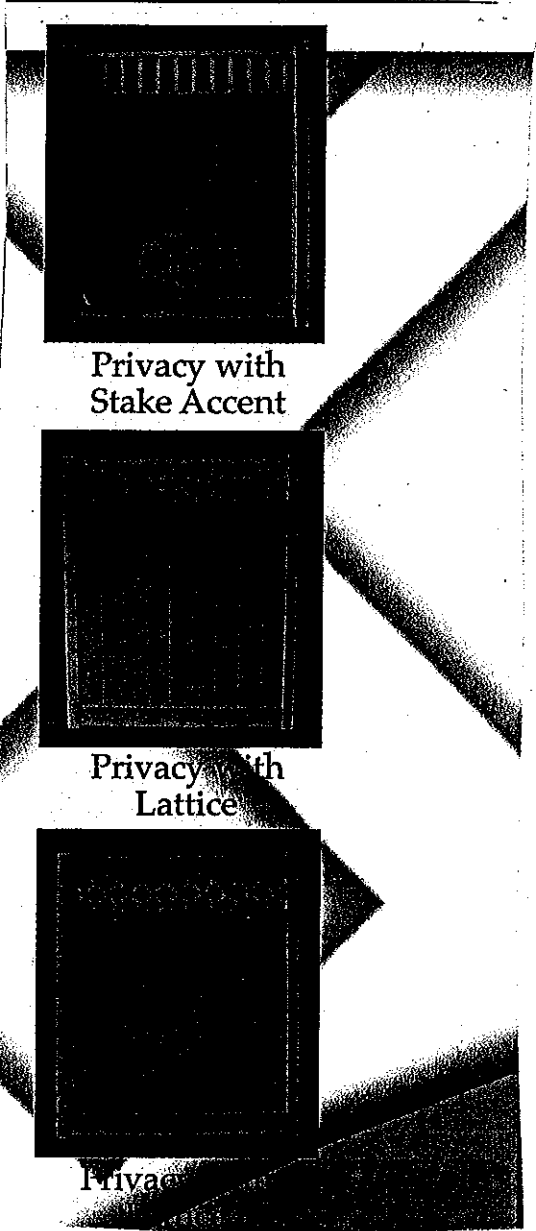
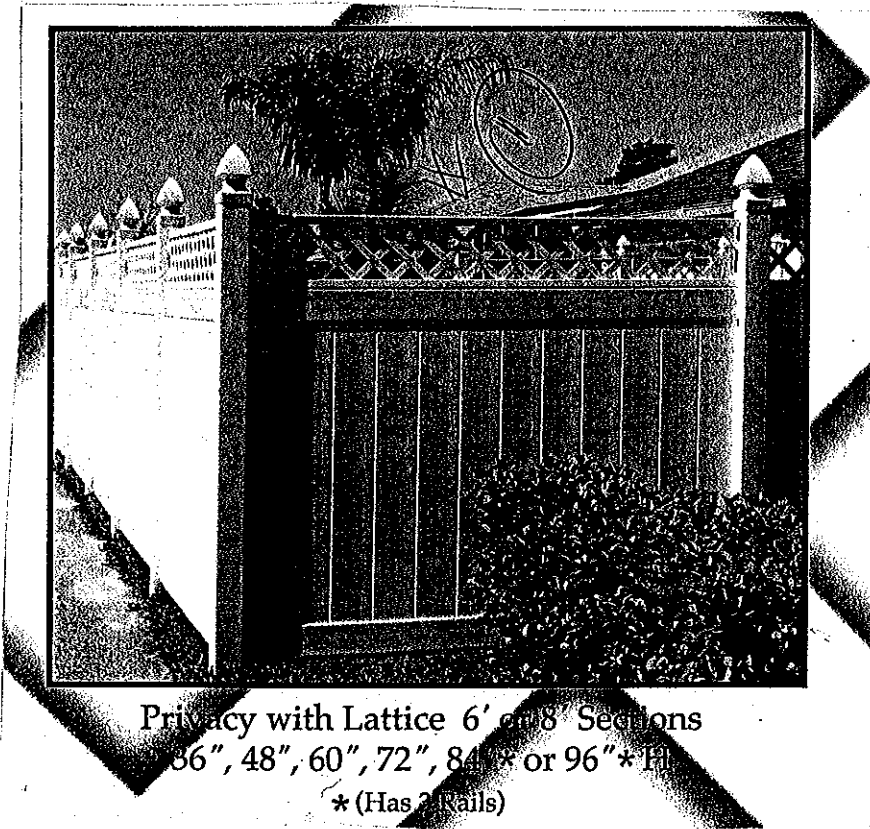
## ATTENTION ALL CREEKSIDO HOMEOWNERS

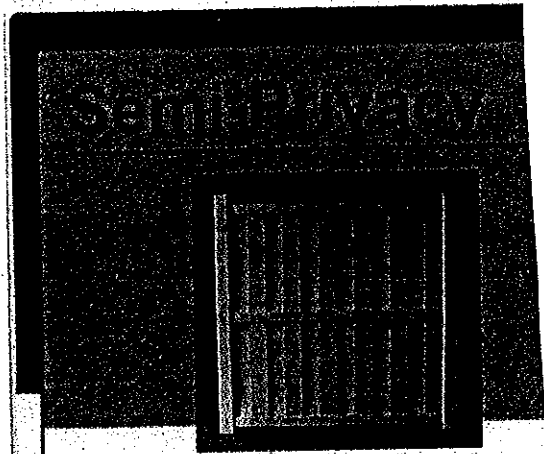
The Board of Directors was contacted by the East Lake Woodlands Master Association and made aware of the overnight parking problem that exists in Creekside. They advised us that we had to take steps to correct this problem. We sent out a survey and the results of that survey indicated that the majority of the homeowners wanted to see us take steps to penalize the individuals who were parking on the street overnight in Creekside. We have taken the following actions:

- Bayhill Drive is designated as a Towaway Zone in accordance with the statutes of the State of Florida and signs are posted at each entrance.
- There will be no street parking between the hours of 12:00 A.M. and 6:00 A. M.
- East Lake Woodlands Security is the authorized agent of the Creekside Board of Directors and as such will issue three (3) pink tickets for each individual car during a one week period. On the third ticket, the car will be towed by Bradford Towing & Recovery.
- In order to pick up your car, you will have to call Bradford Towing & Recovery at 727 938-5511, 1553 Savannah Avenue, Tarpon Springs, Fl. 34689.
- The minimum cost to retrieve your car will be \$150.00. You will need proof of ownership when you pick up the car. If you have contact with the Towing Company before the car is towed away and after the car has been hooked up to the tow truck, you will be required under Florida law to show proof of ownership and pay \$50.00 before the car will be unhooked from the truck.
- The Board assumes *no* responsibility for any damage to your car. This will be between the homeowner and Bradford Towing.
- If your car is towed, you only call 727 938-5511.

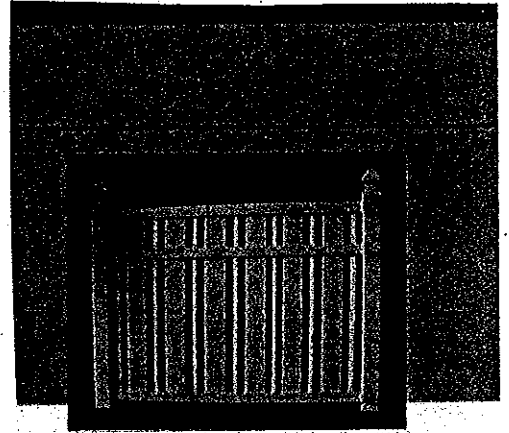
The Board of Directors

# Privacy

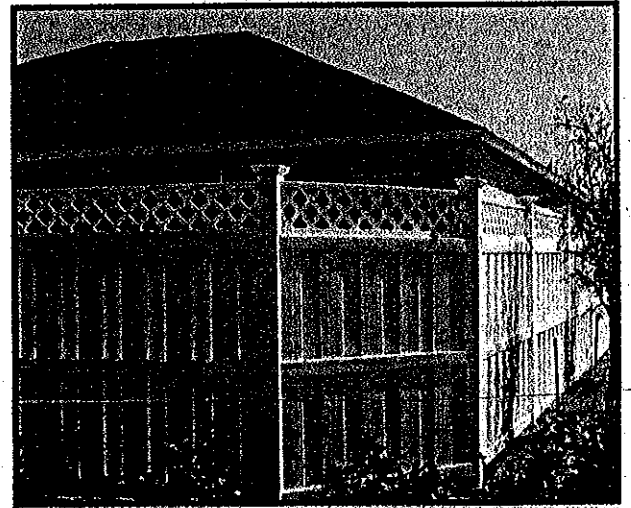




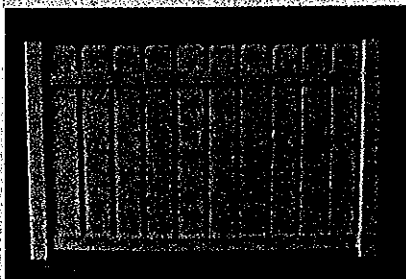
Vertical  
Shadow Box



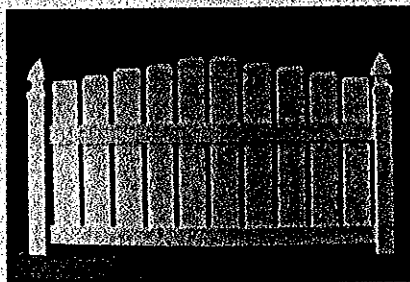
Alternating  
Picket



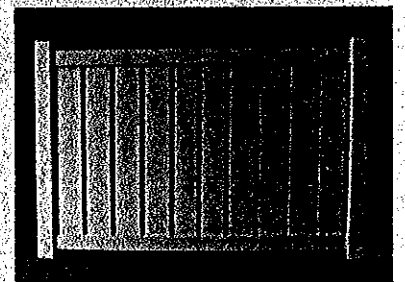
Shadow Box with Lattice 6' or 8' Sections  
36", 48", 60"\* or 72"\* H  
\*(Has 3 Rails)



Wide Picket  
Dogear Cap

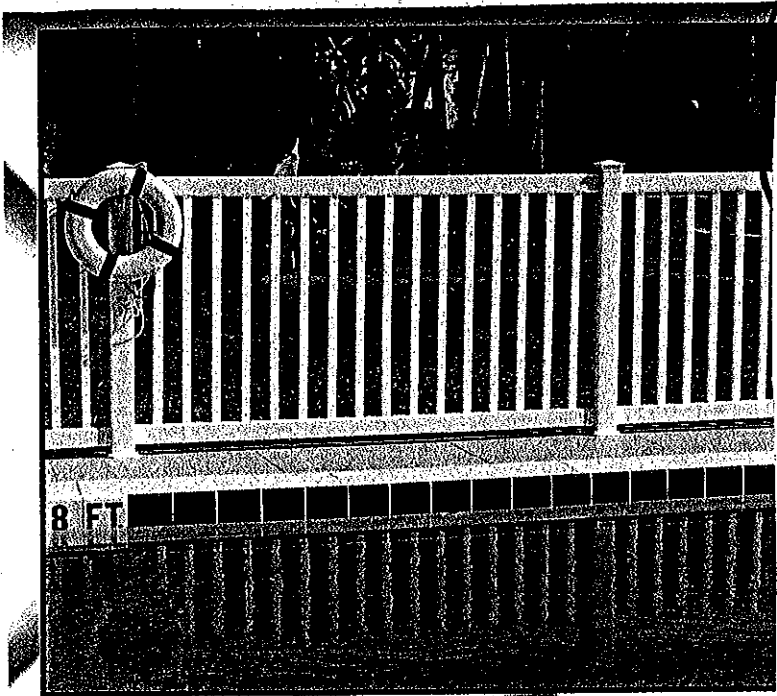


Wide Picket  
Convex

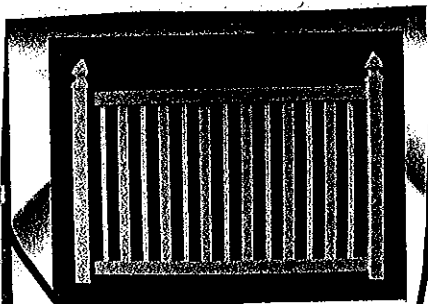


Wide Picket

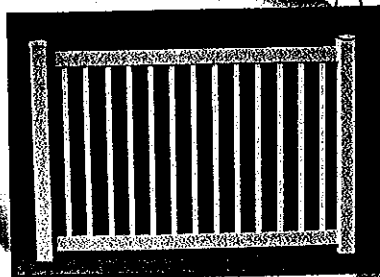
# Contemporary



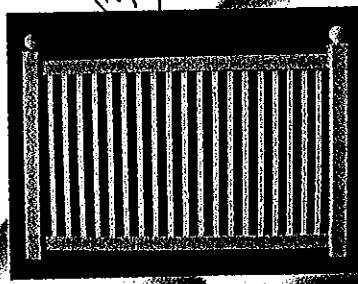
Contemporary Narrow Picket 6' or 8' Sections  
36", 48", 60"\* or 72"\* Ft  
\*(Has 3 Rails)



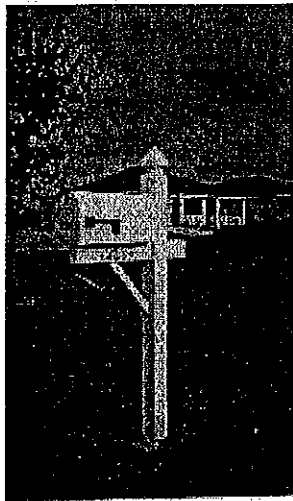
Alternative Picket



1 1/2" Picket  
Wide Space



1 1/2" Picket  
Narrow

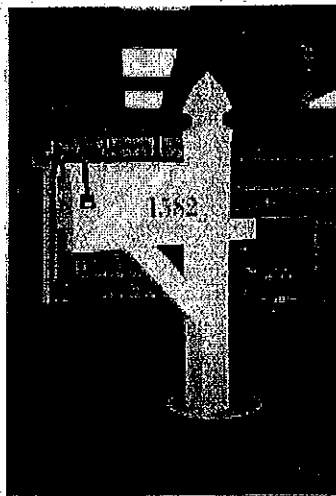


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MAILBOX & SIGN  
 1200 W. 10th St. - Grand Forks, ND 58201  
 701-775-1111

*Handwritten signature*

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