



## CREEKSIDE HOA—NEWSLETTER

### Property Maintenance Reminder for All Homeowners

Dear Homeowners:

We hope everyone is enjoying life in our beautiful Florida community. As part of our commitment to keeping our neighborhood attractive, safe, and property values strong, the HOA would like to remind all residents of the importance of maintaining their homes and lots in accordance with our community standards and governing documents.

Proper upkeep benefits everyone and ensures our neighborhood remains a place we are all proud to call home.

#### **Required Property Maintenance Responsibilities**

All homeowners are required to maintain their property in a clean, safe, and well-kept condition.

Please review the following responsibilities:



#### **Lawn and Landscaping Care**

Mow lawns regularly and keep grass at an acceptable height

Remove weeds from flower beds, sidewalks, an

Trim bushes, ledges, and trees so they do not block walkways or street.

Replace dead grass or dying plants as needed.

**Exterior Home Appearance** -Keep exterior paint in good condition (no peeling or fading), Maintain clean siding, stucco, and walls, repair visible damage to doors, shutters, window, and screens.



#### **Parking**

There is no street parking. Please note Under **Florida Statutes 715.07**, an HOA can tow vehicles from private property (like HOA roads or lots)

#### **Roof and Gutters**

Ensure roofs are free of visible damage or missing shingles

Clean gutters and prevent overflow or drainage issues

## Legal Responsibilities

- Failure to pick up dog waste on public streets, parks, or private property is illegal in most areas.



It is the owner's responsibility to clean up, regardless of weather conditions or location.

### Trash and Recycling Compliance

Store trash bins out of sight

Do not leave garbage or bulk items outside for extended periods

Follow all county and HOA waste disposal rules



## Fences, Walls, and Outdoor Structures

Keep fences clean, upright, and in good repair

Outdoor sheds, patios, and screened enclosures must be maintained

Any modifications including Permanent Lighting Change require prior HOA approval



forms which are on the website: [elwcreekside.com](http://elwcreekside.com)

### General Cleanliness

Remove clutter and unused items from yards

Prevent mold, mildew, or algae buildup

Keep the property free of pests and standing water

## Compliance and Inspections

The HOA will continue routine property inspections to ensure all homes meet community standards.



community standards.

Homeowners who are found in violation may receive a courtesy notice and will be given time to correct the issue.

***The next property inspection will be held the week of March 16, 2026***

Our goal is not to issue fines, but to work together to keep our community beautiful and compliant.

## Need Assistance or Have Questions?

If you have questions about these requirements or need clarification on the HOA guidelines, please contact:

**Ameri-Tech Community Management Partners, LLC**

