

CREEKSIDE HOMEOWNERS ASSOCIATION, INC. COMMUNITY STANDARDS AND POLICIES

(As adopted by Board Resolution, December 1, 2000)

STANDARDS:

Dwelling:

- i. All painted surfaces to be free of mildew.
- ii. All painted surfaces, including painted tile roofs, to be free from chipped, cracked, peeling, and/or faded paint.
- iii. All roofs to be mildew and stain free.
- iv. All wood trim to be free of rot or insect damage.
- v. All windows to be in good repair.
- vi. Pool enclosures to be mildew free with screens in good repair.

Fences:

- i. All wooden fences to be free of moss, mildew, and water marks.
- ii. All wooden fences to be stained or sealed at regular intervals.
- iii. All wooden fences to be free of rot, insect damage or yard equipment damage.
- iv. All wooden fences at the end of their service life to be removed or replaced following Architectural Control Committee approval.
- v. All White Vinyl, Aluminum and Wood fences to be free of mildew and water stains.
- vi. All fences to be plumb and level.

Driveways, Walkways and Sidewalks:

- i. All driveways and walkways to be free of mildew.
- ii. All sidewalks bordering homeowner property to be free of mildew.
- iii. All driveways, walkways and sidewalks to be free of grass clippings and leaves.
- iv. All driveway, walkway, and sidewalk cracks to be free of weeds or grass.
- v. All driveways to be free of automotive oil or other stains.
- vi. All concrete or masonry on driveways and walkways to be in good repair.
- vii. All painted or stained concrete on driveways and walkways to be free from chipped, cracked, peeling and/or faded paint or stain.
- viii. No parking vehicles over sidewalk, so pedestrians can use sidewalk.

Landscaping:

- i. All grass to be St. Augustine or Floratam varieties.
- ii. All grass to be in healthy, weed-free condition.
- iii. All grass around walkways, driveways, trees and landscape beds to be edged on the same schedule that the grass is mowed.
- iv. All diseased grass to be removed and area plugged or re-sodded, plugs to be installed at not more than 12" spacing.
- v. Trees, shrubs and hedges to be trimmed and disease free.
- vi. Branches and palm fronds to be trimmed to 7' above sidewalks and walkways.
- vii. Branches and palm fronds to be trimmed to 12' above roadway as mandated by East Lake Fire Department.
- viii. Dead plant materials to be removed and replaced.
- ix. All stumps to be removed and remaining depressions leveled and landscaped.
- x. All landscape beds to be weed-free.
- xi. All landscape beds to be mulched.

- xii. All installed edging to be level and in good repair.
- xiii. Queen Palms are the only landscaping alteration permitted within the Common Area between the sidewalk and the street.

Mailboxes:

- i. All mailboxes and posts to be free of moss, mildew, and water marks.
- ii. All wooden mailbox posts to be free of rot, insect damage, or yard equipment damage.
- iii. All mailboxes to be replaced or repaired if dented, rusted or otherwise damaged.
- iv. All mailboxes and post must conform with neighborhood. Wooden post and standard mailbox, which can be painted white or the colors of your house.

Other:

- i. No exterior storage is permitted. This includes, but is not limited to, storage sheds, cupboards or other storage receptacles, ladders, wheelbarrows, yard maintenance equipment, bicycles, hockey nets, children's toys, etc.
- ii. Garbage cans to be kept inside garage except for day of scheduled pick-up.
- iii. Yard debris to be bundled or bagged according to contractor standards and reasonably obscured from view until day of scheduled pick-up (i.e., placed to side of dwelling).
- iv. All seasonal decorations to be removed not more than 4 weeks after the commonly regarded end of the season. This includes, but is not limited to, the removal of Christmas lights by February 1st.
- v. All house numbers to be placed above center of garage. The color of numbers to be in contrast to house paint.
- vi. All exterior equipment, such as air conditioning and water conditioning units, pool pumps, filters, and propane tanks shall be shielded from view with shrubs or other approved barrier.

Architectural Control:

All changes or modifications to the exterior of your dwelling, pool enclosure, mailbox, walkways, driveways, and landscaping require review and approval by the Architectural Control Committee prior to commencing work. Architectural Change Forms are available from the Property Management Company.

POLICIES:

1. The Board shall endeavor to enforce Community Standards in a consistent and equitable manner.
2. The Board's agent shall conduct reviews of properties on a regular basis.
3. The Board's agent shall maintain accurate records of all property reviews.
4. All recommended enforcement action shall be reviewed and approved by the Board of Directors before the agent takes action.
5. All enforcement action will be in writing in order to create an adequate audit trail.
6. All communication between homeowners and the Board's agent shall be documented by the agent to ensure an adequate audit trail.

*The Board of Directors of the Creekside Homeowners Association, Inc.
reserves the right to amend these standards.*