

## Rules & Regulations

The following is a summary of the rules and regulations contained within the Covenants, Conditions, and Restrictions (CC&Rs) of the Creekside Meadows Homeowners Association. All homeowners and tenants are expected to abide by these Rules & Regulations in order to maintain a desirable and harmonious neighborhood, and preserve the scenic and natural values of the property for the benefit of all users.

- 1. Residential Use.** All houses are for residential use only. A home office is allowed so long as it is not advertised and does not generate more than usual traffic.
- 2. Prohibited Structures.** No recreational vehicle, camper, tent or other temporary or mobile structure shall be used for residence except for guests and in no case for more than 14 days during any two month period.
- 3. Maintenance.** Each lot, its yard and landscaped areas, and the exteriors of all buildings shall be kept in a neat, clean, safe, and well-maintained condition. This includes *exterior paint and landscaping as well as maintenance of lawns*. No haystacks, clippings, compost, lumber, or other forms of refuse shall accumulate on any lot. All firewood must be neatly stacked.
- 4. Storage of Equipment.** All equipment, recreational vehicles, campers, trailers, other motorized equipment, indoor furniture and other possessions shall be stored overnight within a residence, garage, approved storage building, or screened from view of other lots by planting or fencing. This includes bicycles, toys, picnic tables, trampolines, swing sets, swimming pools, basketball hoops, and similar items.
- 5. Trash.** All garbage and trash shall be placed and kept in covered containers which shall not be visible from other lots.
- 6. Parking and Traffic Control.** All vehicles shall be parked and stored within the garage or driveway. *No parking in the street!*
- 7. Noxious Weeds.** Owners shall take all actions necessary to control noxious weeds as defined by the Idaho Department of Agriculture and/or the Board. This generally requires spraying thistles, dandelions, and other weeds once or twice each year.
- 8. Tanks.** No storage tanks of any kind shall be placed upon any Lot unless buried, or located within a screened area, except that five-gallon propane tanks are permitted for barbecues.
- 9. Pets.** *All pets shall be restrained and closely controlled at all times so they do not cause a nuisance to neighbors.* No more than two dogs and/or two cats may be kept at a residence. No commercial breeding is allowed. The CC&Rs give the Board authority to assess dog owners a \$100 per day penalty for the first offense and a \$200 per day penalty for the second offense so long as the owner's dog remains in violation of Article 8.16 of the CC&Rs. All pet waste must be picked up immediately and disposed of in the owner's trash can.
- 10. Offensive Activities.** No nuisance, annoying, noxious, illegal, or offensive activity shall be allowed on any lot.

**11. Snowmobiles, Motorcycles, and ATVs Prohibited.** No all-terrain vehicles, motorcycles, snowmobiles, three-wheelers, or other similar recreational vehicles shall be operated on any property in Creekside Meadows including lots, roads or pathways for any reason. Licensed motorcycles may be operated on the city streets within Creekside Meadows.

**12. Wildlife Protection.** All users are expected to preserve and maintain existing wildlife habitat. Dogs shall not run at large; no hunting or shooting of guns; no feeding of wildlife; catch and release fishing only, subject to all regulations of the Idaho Fish & Game Department.

**13. Utilities and Satellite Dishes.** All electrical and other utility lines shall be installed underground. No television or radio antennas, solar collectors, masts or similar items may be permitted without written consent from the Design Committee except that a small (24" or less in diameter) satellite dish may be permitted on any Lot provided it is attached to the side or rear of the house in an unobtrusive location. All permitted or previously existing satellite dishes mounted on poles should be obstructed from view as much as possible.

**14. Outside Clothesline.** Outside clothes lines shall be maintained exclusively within a fenced yard and shall not be visible from other lots.

**15. Owners Obligation.** *All owners, by acceptance of a deed to any lot in Creekside Meadows Subdivision, are deemed to have consented to be subject to all of the terms and conditions contained within the Declaration of Protective Covenants, Conditions and Restrictions for Creekside Meadows. The rules and regulations set forth herein are an abbreviated version of certain use restrictions contained in that document. Owners are responsible for informing their tenants of these rules and regulations and will be held liable for any violation.*

#### **ENFORCEMENT AND FINES FOR VIOLATIONS OF THESE RULES & REGULATIONS OR OF THE CC&Rs ARE AS FOLLOWS:**

**Courtesy Notice.** A courtesy call, personal visit, letter, and/or e-mail outlining the alleged violation(s) shall be sent to the owner, their tenants or both. Owner/tenant shall correct the violation within ten days of receipt.

**Notice of Violation.** If no response is received within ten days, a written letter outlining the alleged violation shall be sent to the owner's address of record, along with a Response form. Owner shall have 30 days to complete the Response form and/or correct the violation. If the Owner does not respond within 30 days, the violation shall carry a maximum fine of up to \$300.

In addition to any other rights set forth in the governing documents, the Board shall have the right to place a lien against the owner's lot to secure payment of any fine due the Association, plus interest from the date of demand at the rate of eighteen percent (18%). The Board is authorized to file a Notice of Lien against the owner's lot and to foreclose against the same if not paid.