

## **CREEKSIDE VILLAGE CONDOMINIUM RULES AND REGULATIONS**

All Unit Owners and their families, visitors, invitees, employees, agents and tenants shall adhere to and comply with the following Rules and Regulations of the Association:

1. The walkways, entrances and driveways shall not be obstructed or used for any purposes other than ingress to and egress from the Buildings.
2. The Exterior of the Units and all other exterior areas pertinent to the units, such as lobby entrances and windows, and rear entrances shall not be painted or modified in any manner without the prior consent of the Executive Board, which consent may be withheld on purely aesthetic grounds within the sole discretion of the Executive Board.
3. No article shall be hung from the common area doors, common area windows, balconies or patios except for holiday decorations that may be displayed two (2) weeks prior to Thanksgiving Day and be removed no later than two (2) weeks after New Year's Day. No articles shall be shaken from the outside of doors, windows, balconies or patios.
4. Residents may hang decorations on the exterior of their Unit door and may place decorations on the floor outside their door, provided said decorations do not overflow into the corridor.
5. No animals shall be raised, bred or kept in any part of the Condominium, except that one dog not exceeding fifty (50) pounds or one domestic cat may be kept in a Unit. Unit Owners shall be responsible for the behavior of their pets and shall promptly repair any damage done by, and clean up any mess made by, such pets at the property. Dogs must be kept under leash at all times when taken outside of the Unit and must be "curbed" away from the buildings.
6. Residents shall make every effort to minimize noise levels.
7. Each Unit Owner shall neatly trim and maintain in good health all vegetation planted by such Unit Owner on or within his Unit or any Limited Common Element assigned thereto and visible from outside of the Unit. No flowers or other vegetation shall be planted on any part of the grounds without the prior approval of the Executive Board, which approval may be withheld on purely aesthetic grounds.
8. Each Unit Owner shall keep their assigned storage unit that is located on the 100 level in a good state of repair and cleanliness. A clearance space of 18 inches from the sprinkler heads is required at all times for the safe operation of the sprinkler system. All items must fit within the storage room and no items may stand outside of the storage room in the common walkway area. Unit Owners shall not paint, decorate, or hang items from the exterior surface of the storage room fencing.

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9. No awnings, window guards, light reflective materials, hurricane or storm shutters, ventilators, fans or air conditioning devices which are visible from outside any Unit shall be used without the prior approval of the Executive Board, which approval may be withheld on purely aesthetic grounds.
  
10. Barbecue grills of any type are not permitted.
  
11. All refuse and garbage shall be disposed of in proper containers. Large cartons are to be collapsed and cut or torn up prior to being placed in container. Nothing is to be placed outside the container.
  
12. No sign or notice of advertisement shall be placed or exposed on or at any window or common areas except such as shall have been approved in writing by the Executive Board, nor shall anything be projected out of any window without similar approval.
  
13. The agents of the Association and any contractor or workman authorized by the Executive Board may enter any Unit at any reasonable hour of the day for any purpose permitted under the terms of the Bylaws or the Declaration. Entry will be made by prearrangement with the Unit Owners, except in case of emergency.
  
14. No vehicle belonging to a Unit Owner or member of the families, visitors, invitees, employees or tenants of a Unit Owner shall be parked in such manner as to impede or prevent ready access to another parking space. All Unit Owners, visitors, invitees, agents and families shall obey all traffic regulations promulgated by the Executive Board for the safety, comfort and convenience of the Unit Owners. No repair of vehicles shall be made at the Property.
  
15. The parking lots shall be used only for the parking (but not storage) of currently licensed, registered and inspected passenger vehicles. No RV's, commercial vehicles, trailers, with or without snowmobiles, boats or other equipment thereon may be parked or stored on any portion of the Condominium property without the prior consent of the Executive Board, which may be withheld on purely aesthetic grounds.
  
16. No Unit Owners shall use or permit to be brought into any Unit, storage room or common area any flammable oil or liquid, such as: gasoline, kerosene, explosives, fireworks or articles deemed hazardous to life, limb or property. No items are to be stored in mechanical rooms.
  
17. Smoking is prohibited in all indoor common areas of the Condominium buildings including, but not limited to, hallways, lobbies, stairways, common rooms, facilities and storage areas. Smoking is also prohibited outside doorways and building entrances. No owner or tenant shall smoke in said areas or permit smoking by any occupant, agent, invitee, guest, friend or family member in said areas. Smoking shall include the inhaling, exhaling, breathing, carrying or possession of any lighted cigarette, cigar, pipe, or any other item containing any amount of tobacco, or similar heated or lighted product. The disposal of

smoking related items in the common area is prohibited. This includes, but not limited to, the parking areas.

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18. Common Area Storage Room Usage – Due to Fire Marshall regulations and to maintain a safe, clutter free environment the following applies to the use of the various Storage Rooms in each of the five Condominiums:
- a. Mechanical Room (with Entry on Outside Front Ground Level) – This Room shall have NOTHING stored in it at any time. The entry door is to remain locked and access granted only for maintenance to alarm system, sprinkler system and/or electrical panel.
  - b. Level 100 Units Storage Rooms – Elevator Room shall have NOTHING stored in it at any time. The entry door is to remain locked and access granted only for maintenance by service personnel. Level 100 Units Storage Room for Hot Water Heater and Sink. The ONLY acceptable item to be stored in this room is the garden hose during off season.
  - c. Level 200 Units Storage Room – contains Heater/HVAC and Sink. This room shall have NOTHING stored in it an any time.
  - d. Level 300 Units Storage Room – This Room is to be used solely for the storage of items that are used for Common Area gatherings. For Example: Christmas decorations for the Lobby area, Folding chairs and Folding tables for temporary use for a Common Area Gathering in the Lobby.
  - e. Level 400 Units Storage Area – contains Heater/HVAC and sink. This room shall have NOTHING stored in it at any time.

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Complaints regarding the management of the Property or regarding actions of other Unit Owners shall be made in writing to the Executive Board through the Management Company.

Any consent or approval under these Rules and Regulations by the Executive Board shall be revocable at any time. These Rules and Regulations may be modified, added to or repeated at any time by the Executive Board.