The Villages of Creekside - Rules & Regulations

The Declaration of Covenants and Restrictions and the By-Laws of The Villages of Creekside Homeowners Association are the governing documents of this community. The Homeowners Association oversees the maintenance of common property (including the Village Center) and the adherence to these Rules & Regulations. Using common sense and being a good neighbor are the key ingredients of maintaining our friendly community.

The following does not supersede or replace the full Declaration of Covenants and Restrictions or By-Laws documents. The purpose of this document is to provide homeowners with clarity and guidance not otherwise specifically provided. The Board of Directors adopted the following Rules and Regulations on 9/8/2026. Any previous versions are hereby superseded.

General

All homes within the development are to be utilized as private residences. Business and home occupations are expressly forbidden if they involve any public traffic, customer activity, employees, or signage.

Homeowners are responsible for maintaining and repair or otherwise take steps to maintain the standard of appearance of the exterior of their property to Township or HOA requirements at their own expense. Maintenance of the exterior appearance of each homeowner's property shall include but is not limited to:

- Repairing and maintaining roofing material, siding, shutters, outdoor lighting, lawn cutting, weeding and trimming, and replacing dead plants in flower beds located on a homeowner's property.
- Every effort should be made to complete exterior projects in a timely fashion. Bagged/loose mulch and other landscaping materials should not be stored in one’s yard or driveway for an extended period (not to exceed thirty calendar days).
- Trash, garbage, or other waste, pending removal, shall be stored in garages or designated areas. It is recommended that trash and recycling be placed at the curb line no earlier than 5 p.m. of the day preceding scheduled removal. Lids should be securely fastened at all times, with every care taken to control wind-drifted waste.
- Laundry should not be hung nor displayed in public view. Sheets, newspapers, or temporary window coverings of any kind are not permitted.

Architectural Control Committee (ACC)

The Declaration of Covenants and Restrictions requires that all exterior changes, alterations, or additions be reviewed and approved by the ACC prior to any work. Homeowners must submit an Architectural Request Form for review of any proposed alteration or addition to existing exterior design or structural modifications. Alterations and/or additions requiring approval include but are not limited to:

- House additions, garages, decks, patios, walkways, awnings, pergolas, gazebos, fences, driveways;
- Electronics such as changes to exterior lighting, home generators, solar panels, satellite dishes or antennas;
- Hot tubs, in-ground swimming pools;
- Changes to any color or material such as siding, masonry, roofing, shutters, doors, windows, or mailboxes.

Note: Architectural Request Forms from homeowners with a delinquent balance will not be reviewed and must be resubmitted once any outstanding balance has been paid in full.

Homeowners are responsible for obtaining a Township building and/or zoning permit if one is required. If any changes to proposed work are modified during the permitting process, a resubmission to the ACC is necessary before commencing work.

The colors and style of proposed changes should be consistent with the original or fit within the neighborhood. A property plan or sketch showing property lines, offsets to proposed work, and building setbacks must be identified in each request.

Roof / Shingle Replacement: Roof or shingle replacement must use architectural shingles. The original shingle used on all homes in the community was GAF Weathered Wood. Shingle replacement using this color is acceptable without an ACC request, any other color must be submitted for ACC consideration. Acceptable shingle replacement colors are available upon request with the property management company.

Fences: See Villages of Creekside – Fence Guidelines for additional information.

Swimming Pools: In-ground swimming pools are permitted if all setback and land use requirements are met as outlined by both the North Cornwall Township Zoning Ordinance and the Planned Residential Development (PRD) established for our community.

Note: Above ground swimming pools are not permitted.

A detached pool house will be allowed, with an in-ground swimming pool, for storage of all pool mechanical equipment and pool chemicals but must meet all PRD setback requirements.

- The pool house must keep with the current architecture of the house, including identical siding and roofing material. It must not exceed 100 square feet in total floor area and match the primary colors and materials of the house, including siding and roofing. The roof pitch must be a minimum of 5:12 up to a maximum of 9:12. The height from the ground to the peak of the roof must not exceed 12 feet and it must be installed on a poured concrete slab that is a minimum of 4” thick.

Additional Storage Structures: Storage structures, including garages, will only be considered if they attach to the home and keep with the current architecture of the house, including consistent style, siding and roofing material to the existing home. Detached garages or storage structures other than the pool house described above are not permitted.

Landscaping / Planting: A Landscaping Request Form is required for alteration or addition to existing or installation of new landscaping beds or plantings. No hedges, trees, shrubs or other landscape items shall be planted or placed on any homeowner’s property without the approval of the ACC.

All trees, hedges, shrubs or other bushes greater than 3 feet tall at maturity require approval by the ACC committee.

All requests for landscaping or planting should include a property plan or sketch showing property lines, offsets to proposed plantings, size at maturity, and photo or weblink of the information tag from the specific species being proposed.

Exceptions: The following landscaping work does not require ACC approval:

- Any landscape area, including a garden, less than 10’ x 10’
- Plants that are less than 3 feet tall at maturity
- Replacement of an existing tree, bush, or shrub with something of similar or smaller size if it is the same or greater distance from the property line as the item that was removed.

Tree removal or trimming does not require ACC review; however, community (HOA) owned trees on or bordering common property may not be removed or altered by homeowners. If a homeowner wants to remove a tree adjacent to any road, common space, stormwater basin, or any property line they must submit an ACC request to determine tree ownership. Homeowners are responsible for all replacement costs for the removal of any tree or plant they did not own.

Recreational Equipment: Play sets require an ACC or HOA board review. Applications should include play set colors and dimensions.

Other equipment such as trampolines, soccer goals, etc. that are not permanently affixed into the ground may be placed or installed within the boundaries of a homeowner’s lot and do not require approval from the ACC or the HOA board. The homeowner is responsible for securing the equipment within their yard and it must be kept in good working order.

Note: Installation of more than one piece of recreational equipment on a property does require ACC review. Consideration will be on a case-by-case basis depending on the lot. In no case can more than three (3) pieces of recreational equipment be kept on one property.

The Homeowners Association of the Villages of Creekside is not responsible for any type of recreational equipment placed or installed on a homeowner’s property. The homeowner should immediately dispose of all recreational equipment that is no longer being maintained in a usable condition.

Common Areas (incl. Pool & Village Center)

The common areas in the community are meant for the enjoyment and recreation of all homeowners. As such, homeowners are not permitted to place or store personal items or maintain the grounds within common areas. Also, the use of fireworks, horseback riding, overnight camping, campfires, or the use of motorized or electric vehicles in common areas is expressly prohibited.

Pool & Village Center: The pool and the Village Center are open daily from spring through fall, as temperatures allow, to homeowners and their guests. Pool Rules are posted in the Village Center and on the community website.

- The Village Center and pool are open daily from dawn to dusk.
- Please report any maintenance or safety concerns immediately to the property management company.
- Pool privileges will be suspended for behavior issues at the Village Center or unpaid balances owed.
- The Village Center and pool area are under 24/7 video surveillance.
- The tennis court, basketball court, and playground are for use by homeowners and their guests.

- Trespassing or vandalism should be reported immediately to the Township Police Department and then the property management company.

Parking

Homeowners and guests are permitted to use public street parking. If you are hosting a large function, please invite guests to use the parking lot at the Village Center for overflow. Overnight parking at the Village Center is not permitted.

The Declaration of Covenants indicates that commercially licensed vehicles, trucks, trailers of any kind, mobile homes, boats, recreational vehicles, or vehicles that are unlicensed or inoperable may only be parked overnight in closed garages. Homeowners may contact the property management company for a temporary waiver (*up to 2 consecutive nights*) to Section 2.02(l) if necessary. Recommendation for prompt processing, temporary waiver requests should be submitted to the property management company at least two business days in advance.

Pets

Household pets (dogs and cats) are permitted within the community. Keeping pets for commercial purposes is prohibited. At all times, it is the responsibility of pet owners to keep their pets secured and to adhere to state, county, and township ordinances regarding animals. Pets are personal property, and owners are responsible for damage or injuries caused by their pets at all times.

All pets must be kept under control and within the boundaries of the owner's property. Pets are not permitted to run at large outside of their property. Pets must remain leashed outside of the owner's property, including in all common areas and the creek/buffer area. Pet droppings outside of your personal property must be immediately removed, contained, and disposed. Pets are not allowed in the Village Center, pool area or on the Basketball/Tennis courts.

Pet owners are subject to North Cornwall Ordinance No. 315, Section 3.01.2 relating to general nuisances (i.e. habitual barking, howling, etc) occurring on private or public property within the Township.

Signage

No signs other than "For Sale" or "Open House" signs having an area of less than three square feet, shall be placed or maintained on any yard or lot. In no case shall these signs be placed on common areas.

"Open House" signs and directional signs are permitted on the property of the home involved in the open house, and on common grounds under the following conditions:

1. May be placed no earlier than 48 hours before the event and,
2. Must be removed within 4 hours after the event.

Political signs are permitted up to 4 weeks before an election and must be removed within 24 hours following the election. In no case shall these signs be placed on common areas.

Seasonal, celebratory (e.g. birthday, graduation), or holiday themed decorations are not considered signage.

Assessments

Every homeowner shall pay a quarterly assessment in the amount that the Board establishes. Assessments are due on the first day of the months of January, April, July, and October. Accounts will be considered late by the 7th of each of the aforementioned months.

The failure to pay assessments on a timely basis will result in a late fee established by the Board, and the inclusion on a delinquency list kept on file. The Association will suspend privileges at the Village Center for any period during which a member and/or tenant's assessment remains unpaid. The Covenants and By-laws of the Villages of Creekside allow the pursuit of other remedies, which may be available at law or in equity.

Delinquency Process:

- **FIRST NOTICE** - A first notice of delinquent assessments including detail of assessments, late fees, NSF charges, interest and other charges that apply will be sent by regular mail or electronic mail to an owner when an account is delinquent past the seventh (7th) day for the quarter in which it is due.
- **SECOND NOTICE** - A second notice of delinquent assessments including detail of assessments, late fees, NSF charges, interest and other charges that apply will be sent by mail or electronic mail to an owner whose balance is thirty (30) days past due.
- **FINAL NOTICE** - A final notice of delinquent assessments including detail of assessments, late fees, NSF charges, interest and other charges that apply will be sent by mail or electronic mail to an owner whose balance is thirty (60) days past due.
- **COLLECTION** - If the balance is not satisfactorily resolved within the thirty (30) days following the third letter, the account will be referred to the Association's attorney for further handling and collection, including a lawsuit. Legal action on a delinquent account may result in a judgment against the Unit Owner, a Sheriff's Sale of real estate or personal property and/or garnishment of bank accounts or other debts or assets.
- **LEGAL FEES** - In any action brought by the association as provided in this policy, the association shall be entitled to recover legal fees incurred in connection with the action against the unit owner in addition to all other amounts due hereunder.

Resale certificates are issued by the management company and are required for the sale of your home. Please contact the property management company for details.

Violations

If there is any disagreement between a homeowner and a committee as to the interpretation of the documents, the committee's decision may be placed in front of the Board for resolution. If there is no resolution, the Board may authorize legal action to address the matter. The foregoing rules shall not limit the Board from taking such other action it deems appropriate to protect the integrity of the community. The Board is duty bound to enforce the rules by whatever means necessary.

Please visit the website, www.thevillagesofcreekside.com, or call the management company for further information.