

Crestridge Estates Homeowners' Association

“General Community Policy Guidelines”

Following are the “General Community Policy Guidelines” as adopted by the Board of Directors of the Crestridge Estates Homeowners' Association. Their purpose is to promote safety, well-being, and good order in the development. The Rules and Regulations apply to everyone within Crestridge Estates, which includes homeowners, their families, tenants, guests, invitees and agents. These rules do not supersede the CC&R's; they are a supplement to the existing governing documents to offer further explanation and clarity.

Domestic Household Pets: Pet Owners are responsible for knowing and obeying local leash laws regarding their pets, and cleaning up after their pets. Some animals (i.e. dogs) are required to be restrained with a leash, tether or other physical control device any time they are on public property. On private property, some animals are required to be restrained in a manner that physically prevents the animal from leaving that property. Pets are not permitted to be a nuisance to neighbors and the community. The city and county also have noise ordinances relating to animal noise. Owners of barking dogs are responsible for keeping their pets from disturbing the surrounding neighbors.

Flags and Decorations: Holiday decorations are encouraged and may be displayed one-month prior and one month past the designated holiday as a general rule. Some flags and decorations may be considered inappropriate for the Community. If the Association receives strong negative comments, the Board will review and evaluate this concern on a case by case basis. The flag of the United States of America is not considered a holiday or decoration flag. It must be on a pole designed for that purpose that is attached to the garage wing or post.

Landscaping: Each Owner/Resident is responsible for maintaining their landscaping to high community standards. This includes controlling weeds as much as possible, and keeping trees and shrubs pruned as fire safety measures. Major landscape feature changes such as trees and substantial garden beds that are visible to other Owner/Residents when walking or driving by shall receive approval first by the Design Review Committee to assure conformity with the community and to also ensure that the trees shall not hamper the view of neighboring Owner/Residents.

Landscaping Debris and other materials resulting from landscaping work shall not be dumped onto any street, lot or common areas. The discarded landscaping debris is to be contained and handled under the same controls as general trash containers and removal. Owner/Residents are responsible for seeing to it that their home and lots are kept clean, free of clutter and debris, and in good order.

Noise is regulated by local governmental agencies. If noise emanating from any Crestridge Estates lot is disturbing another Owner/Resident, the complaining neighbor should either contact the offending neighbor directly or contact the local law enforcement agency to file a complaint. Because noise related matters are subjective, it is difficult for the Association to become involved or take a stand, unless the noise related matter creates a problem for the Community at large.

Crestridge Estates Homeowners' Association

Outdoor Deliveries, such as bark dust, soil, sand, gravel, plants, fencing, and building materials are to be used promptly after delivery in Owner/Resident's driveway. All materials must be used or out of site within 21 days from delivery. At all times the material must be secured from wind, animals, etc. Owner/Resident is responsible for any cleanup required by the material delivery. No material may be left in the street overnight.

Parking. Owner/Residents are required to park either in their own driveway or garage. Street parking is for short-term guests only. No disabled or dismantled vehicle shall be kept on any street or lot in public view for more than fourteen (14) days.

Portable Basketball Hoops: Portable basketball hoops are to remain portable. Hoops that are in good repair and sound condition may remain on the driveway. Hoops are not to be placed on driveway aprons or on the front yard landscaping.

Recreational and Commercial Vehicles.

- A. Recreational Vehicles. Except as may otherwise be provided in the CC&R's Article VIII, Section 3 of the Association, there shall be no outside storage or parking upon any lot or the common areas of any commercial vehicle, tractor, trailers, recreational vehicles, ATV's, boat, or other watercraft except for visitors temporarily parked in an owner's driveway.
- B. Such vehicles as mentioned above shall not be kept in open, public view in the subdivision.
- C. Such vehicles must be stored in a garage or carport in the side or backyard, not extending in front of the house, and screened from the public and the neighbor's view.
- D. No trailer, van, bus, camper, truck, tent, garage, barn, shack or storage structure located in the subdivision shall be used as a residence, either permanently or temporarily.
- E. Recreational vehicles may be used as living quarters by guests only on a temporary basis not to exceed seven (7) days without prior approval of the Board of Directors. If guests plan to stay in the recreational vehicle beyond the seven (7) days they must receive approval of the Board of Directors.

Signs: All signs are considered 'Short Term' signage and are to be used only during the construction or sale of a residential home or home site and must be removed upon occupancy or when the sale is complete.

A. Size of Sign: Preferred sign size is 18" X 24"

B. Installation: Each sign must be professionally constructed and installed. Signs are to be installed parallel to the front property line. Each sign must be installed on its own post. Signs are not permitted to be placed in windows or attached to fencing, trees or other structures. Temporary or external bracing is not permitted.

Crestridge Estates Homeowners' Association

C. Placement of Sign: Each sign must be placed on the Owner's Lot only. Off-site signage is prohibited. The grade at the sign location may not be built up for the purpose of increasing the height of the sign. All signs must be placed so as not to cause additional cost to landscape maintenance. The sign must not obstruct 'clear vision'.

D. Number of Signs permitted: Signage is limited to one sign per dwelling, which may contain sale information, realtor and/or Owner information. Two signs will be allowed during the construction period only.

E. Condition of Sign: It is the Owner's responsibility to ensure that the sign maintains an appropriate, neat, plumbed appearance at all times. It is the Owner's responsibility to straighten and maintain signs as needed or to remove signs that are not maintained or do not comply. Owners will be notified to remove such signs and must do so within 48 hours. Failure to do so will result in a fine of \$25 per day until the sign is removed.

F. Improper Signs: "For Rent" or "For Lease" signs are prohibited. Owners will be notified to remove such signs and must do so within 48 hours.

H. Directional and Informational Signs: Open House signs may be displayed during the actual hours of the open house only. **Garage Sale** signs, personal signs, announcements, and other display materials must be removed at the end of the function. **Commercial signs** are not permitted in the community. No signage is to be placed in residence windows, with the exception of Neighborhood Watch, Home Security, Pet Safety and Block Home Signs.

G. Political Signs: Political signs may be placed on Owner's Lot only not more than thirty (30) days prior to an official election, but must be removed within three (3) days after the election.

Structures are to be kept in good repair at all times. This includes painting and repairing buildings, maintaining roofs, fences, decks and concrete surfaces.

Trash & Recycling Receptacles can be put in the street the day before garbage pickup and removed from the street by the end of garbage pickup day. These receptacles should not be out for more than 24 hours. The cans and bins must be secured from wind and animals, etc. at all times. Owner is responsible for picking up blowing debris.