

Rules and Regulations
for
Cypress Creek Homeowners'
Association, Inc.

Addendum I

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The Cypress Creek HOA Board wants to ensure that all of our residents live in a safe, clean, and family friendly neighborhood. As a community, we must all accept ownership of our common areas, our streets, and our shared responsibility to respect each other. In order to achieve this, the Board has established these rules and regulations.

These Rules and Regulations are guided by three principles: (1) security, safety, and public health, (2) maintaining peace among residents, and (3) maintaining property value for Owners.

The Board at any time may amend, modify, add, replace, or remove one or more of the Rules and Regulations to facilitate management or operations or to provide for new situations.

If there shall be any conflict between the terms of these Rules and Regulations, the Deed of Dedication, and the Declaration, the terms of the Deed of Dedication and the Declaration shall control. Herein the reference to "DOD" will refer to the Cypress Creek Deed of Dedication and "TCO" will refer to the Tulsa Code of Ordinances.

1. Alterations

- 1.1 No building, structure (free standing and/or fixed), fence, wall, paving, swimming pool, exterior lighting, antenna, or free-standing mailbox shall be erected, placed, or altered (including exterior painting) on any lot until the plans and specifications have been approved in writing by the Architectural Committee. (DOD Section II, Paragraph A-1)
- 1.2 For each alteration, the appropriate plans and specs shall be submitted in duplicate to the HOA Management Company and may include a site plan, floor plan, exterior elevations, drainage and grading plans, exterior materials, and color scheme. (DOD Section II, Paragraph A-1)
- 1.3 In the event the Architectural committee fails to approve or disapprove the required plans and specifications submitted to it within ten (10) days after submissions, the plans shall be deemed approved. (DOD Section II, Paragraph A-1)
- 1.4 During construction, installation, or exterior remodeling of the items outlined in 1.1, any agent, officer, or member of the Architectural Committee of the Association may, at any reasonably pre-determined time upon twenty-four (24) hours notice and with a homeowner or a designee present, enter and inspect any of said property as to its

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maintenance or improvements to determine if there has been compliance with the provisions that have been approved by the Architectural Committee.

2. Appearance

- 2.1 All trash and debris must be placed in the appropriate receptacles. (DOD Section II, Paragraph R)
- 2.2 Basketball goals either permanent or mobile may only be placed in the backyard or along the driveway at least 15 feet from the street. (DOD Section III, Paragraph A)
- 2.3 No littering including, but not limited to, cigarette butts and toy foam bullets. (DOD Section II, Paragraph R)
- 2.4 Trash and Recycle receptacles must be stored so they are not visible from the street. (DOD Section III, Paragraph A)
- 2.5 Damaging or destroying property is prohibited. (DOD Section III, Paragraph A)
- 2.6 Front, back, and side yard areas not enclosed by a fence may not be used as storage at any time except for Architectural Committee approved screening structures for trash and recycle receptacles at the side of a house. (DOD Section III, Paragraph A)
- 2.7 Each owner is required to keep his/her lawn well maintained by mowing, weeding, and edging on a regular basis. Lawn height may not exceed 6 inches. (DOD Section II, Paragraph R)
- 2.8 Sidewalks, driveways, curbs, and streets must be cleared of grass clippings and/or any other yard debris. (TCO Title 27, Chapter 12, Section 1208) & (DOD Section II, Paragraph R)
- 2.9 Garden beds or planting areas must be kept weed free. (DOD Section III, Paragraph A)
- 2.10 Trees and shrubs must be maintained for good health and appearance. (DOD Section III, Paragraph A)

3. House Rental

- 3.1 No rentals for less than one year are allowed.
- 3.2 Tenants must complete and file with the management company a Lease Information form within thirty (30) days after lessee's occupancy.
- 3.3 Owners, as members of record of the Homeowners Association, are responsible for dues and assessments' payments and for the actions of their tenants, including

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any penalties for violations of the governing documents, as well as any costs for repairing damage to the common areas or other property caused by tenants. (DOD Section III, Paragraph B & C)

- 3.4 Owners are required to provide their tenants or lessees a copy of Cypress Creek's governing documents including the Deed of Dedication, Declaration, By-Laws, and Rules and Regulations. Written confirmation of this shall be signed by the owner and tenant/lessee. (DOD Section III, Paragraph B & C)

4. Noise

- 4.1 Residents and/or guests shall avoid making or permitting to be made loud or objectionable noises that may unreasonably disturb other residents. (TCO Title 27, Chapter 14, Section 1400) & (DOD Section II, Paragraph M)
- 4.2 Residents and/or guests shall avoid using loud noise-making tools and/or appliances between 10:00 pm and 7:00 am. (DOD Section II, Paragraph M)

5. Parking/Streets

- 5.1 Street parking is limited to short term parking not to exceed twenty-four (24) hours. (TCO Title 37, Chap. 5, Sec 519)
- 5.2 Vehicles parked in the street must be operable and must not be leaking fluids. (TCO Title 11-A, Chap. 5, Sec. 502, Para. B)
- 5.3 Vehicles may not be parked on grass. (DOD Section III, Paragraph A)
- 5.4 No recreational vehicles and/or equipment shall be parked or stored on any street or any lot for more than twenty-four (24) hours except within an enclosed garage. (DOD Article II, Sec. Q.)
- 5.5 For the safety of our residents playing on the streets is prohibited. (TCO Title 27, Chapter 12, Section 1200 & 1202)

6. Pets

- 6.1 Dogs must always be on a leash when not within a private enclosure. (TCO Title 2, Chap. 1, Sec. 101, Para. A. 2a)
- 6.2 Pet owners and anyone walking a pet are required to clean up after their pets. (TCO Title 2, Chap. 1 Sec.101, Para. A.12)
- 6.3 All pets must be properly vaccinated. (TCO Title 2, Chap. 1, Sec. 101, Para. A.1)

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- 6.4 Livestock including, but not limited to, chickens, chicks, pigs, sheep, roosters, and cows are not allowed. (TCO Title 2, Chap. 2, Sec 200) & (DOD: Article II, Sec N)**
- 6.5 Residents may keep and possess a combined total of five dogs and cats over the age of four (4) months. No more than three of such animals can be dogs over the age of four months. (TCO Title 2, Chap. 1, Sec. 101, Para.A.14)**
- 6.6 Dogs must not be allowed to bark and/or howl incessantly. (TCO Title 2, Chap. 1, Sec. 101, Para. A.1) & (TCO Title 27, Chap 14, Sec. 1400, Para. D)**

7. Playground

- 7.1 Trash receptacle located at the playground is for playground use only. No dumping of household trash or yard waste. (DOD Section III, Paragraph A) & (Bylaws Article VII, Section 1, Paragraph a)**
- 7.2 Playground is for residents and residents' guests use only. Play at your own risk. (DOD Section III, Paragraph A) & (Bylaws Article VII, Section 1, Paragraph a)**

8. Ponds

- 8.1 No person is allowed in or on the water. (DOD Section III, Paragraph A) & (Bylaws Article VII, Section 1, Paragraph a)**
- 8.2 Only pole/rod fishing is allowed. (DOD Section III, Paragraph A) & (Bylaws Article VII, Section 1, Paragraph a)**
- 8.3 No treble hooks are allowed. (DOD Section III, Paragraph A) & (Bylaws Article VII, Section 1, Paragraph a)**
- 8.4 All ponds are catch and release fishing only. (DOD Section III, Paragraph A) & (Bylaws Article VII, Section 1, Paragraph a)**
- 8.5 Intentionally harming pond wildlife is prohibited. (DOD Section III, Paragraph A) & (Bylaws Article VII, Section 1, Paragraph a)**
- 8.6 Storm drains are for runoff water only and drain into our ponds. No person is allowed to intentionally put anything into a storm drain. (TCO Title 11, Chap. 5, Sec. 502, Para. B) & (DOD Section III, Paragraph A) & (Bylaws Article VII, Section 1, Paragraph a)**
- 8.7 No motorized vehicles or devices are allowed on common areas except for service vehicles, maintenance vehicles, emergency vehicles, and/or wheelchairs. (DOD Section III, Paragraph A) & (Bylaws Article VII, Section 1, Paragraph a)**

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- 8.8 Children under the age of 12 must be accompanied by an adult while around ponds. (DOD Section III, Paragraph A) & (Bylaws Article VII, Section 1, Paragraph a)**

Compliance

Failure to comply with HOA rules may result in fines and/or legal action.

Owners are responsible for their guests' infractions of the rules.

If an Owner feels one or more of the Association Rules and Regulations have been violated, he/she may submit a written complaint to the HOA Management Company. The complaint must be signed and dated, and the rule or rules suspected of being violated and the date and place of the suspected violation must be identified.

As soon as is practical, the Compliance Committee will consider the complaint and make a determination as to whether any rules have been violated and if any further action is necessary to stop the violation. The HOA Board will endeavor to inform the complainant of the Board's decision.

Any rule infractions that may be a violation of the Tulsa Code of Ordinances will be reported to the City of Tulsa.