

Creekside Oaks Homes Association Rules and Regulations

NOTICE REGARDING DISCRIMINATORY RESTRICTIONS

(California Government Code 129As56.1)

In accordance with California Government Code 12956.1 the Association includes with this governing document the following information:

"If this document contains any restriction based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status."

February 26, 2024

Creekside Homes Association Rules and Regulations

The following rules have been adopted by the Creekside Oaks Board of Directors (Board) to clarify and enhance the governing documents of the association. The Board may adopt rules to interpret and implement provisions of the CCR's. See Article III, Section 3.08. They apply equally to all owners and residents, their tenants and their visitors. In the event of conflict between these rules and the Association's governing documents, the governing documents shall prevail. These rules are to be provided to each owner and resident pursuant to Section 3.08 of the Second Restated Declaration of Covenants, Conditions and Restrictions recorded on May 4, 2007 (CCR's).

Owners may be subject to fines or other penalties for violation of the Association Rules, enforceable in accordance with the CCR's.

OBTAINING INFORMATION

These Rules and Regulations, supporting documents, and other important information for Residents can be obtained from the Creekside Oaks website at www.creekside-oaks.com as well as Community Management Services, or any board member.

EMERGENCIES & PROPERTY CONCERNS

In case of emergency, or if you have property-related concerns, call Community Management Services office (day or night) at 408-559-1977 or 650-961-2630. The association manager, or, if after hours, the on-call manager, will be able to determine if the problem is homeowner or association responsibility. If the problem is not an association responsibility, the management office has a list of resources familiar with Creekside Oaks.

ARCHITECTURAL CHANGES

Architectural and landscaping additions, alterations, and replacements are subject to the provisions of Article VIII of the CC&Rs. Any changes that could in any way affect the structural integrity or exterior appearance of a Residence or Residence Lot, including, but not limited to, atriums, siding, roof, fences, windows, installation of air conditioning/heating units or direct-TV dish, electrical boxes or any other

aspect of the unit, must be submitted to the Board through the Architectural Committee (AC). Such requests shall be submitted by the completion of an Architectural Request Form, which can be obtained from the Creekside Oaks website, www.creekside-oaks.com, Community Management Inc., any Board member or AC member, along with a detailed drawing or plan. The AC will make its recommendation and the Board will decide the outcome of the application. The Board decision will be recorded in the minutes of a Board meeting and the applicant notified of the decision without delay.

Depending on the nature of the modification(s), a condition of approval may be the filing of a Covenant to Record by the owner since the Association must not be held responsible for modifications or their impact if ownership of the home changes. The form of Covenant is available from the website, Community Management Inc., Board members or AC member.

The architect responsible for the proposed project may be required to meet with the HOA Board as a condition of project approval.

Applicants are required to obtain City of Los Altos building permits when required and are recommended to use licensed contractors. Most homes at Creekside Oaks are fourplex buildings and one's construction cannot jeopardize the structural, electrical, plumbing or other integrity of the attached units.

CONSTRUCTION ACTIVITY

These Rules and Regulations shall apply to every builder, contractor, subcontractor and individual doing construction at Creekside Oaks, whether that person is an owner, renter, owner's agent or anyone else hired by an owner or resident of Creekside Oaks.

Construction activities are defined as any and all work performed at, on, or around a new home site or existing home. Construction activities include, but are not limited to, land grading and preparation, either by hand or with machinery; foundation forming and pouring; framing, electrical, plumbing, dry wall, roofing, stucco, and siding installation; exterior painting; carpet, tile or other flooring installation; door, window, and sliding door installation; and landscaping including digging, trenching and concrete removal or replacement.

Construction hours are Monday through Friday, 8:00 AM to 5:00 PM; and Saturday, 9:00 AM to 3:00 PM. No trucks are allowed on property Monday through Friday before 7:00 AM or Saturday before 8:45 AM. No construction is allowed on Sundays or state or federal holidays. All workers should have the job site cleaned up, tools and materials stored, and should be off the property by 5:30 PM unless that worker is making a service call for emergency work to be done to a home. Construction activities required for emergency work to be done to a home will be permitted on Sunday or holidays and must conform to Saturday construction hours to the extent possible.

All construction materials are restricted solely to the lot where the construction activity is occurring and may not be stored on streets, other parts of the common area, or adjacent property, without approval from the association and owners of any adjacent property where items are to be stored. All construction materials, trash and debris must be properly secured and stored to remain on the lot being serviced and shall be promptly picked up and removed from anywhere else. Trash or debris containers must be used and emptied regularly.

Radios, CD players, music players or similar noise-producing electronic devices must be kept to a low volume so as not to disturb residents of other lots.

Unless home interior bathrooms are made available to construction workers during the project, the owner shall provide a temporary toilet facility, which should be placed on the lot as inconspicuously as reasonably possible and must be screened off from general view with lattice (and the door facing away from public view.)

Any water line shutoffs that affect any neighbors must be performed by California Water Service with ample notice to affected neighbors. Shutoff periods must be minimized.

Persons involved in construction activities within Creekside Oaks must observe all applicable pet rules, restrictions and city ordinances, including picking up and removing pet waste and leashing and securing pets at all times.

Persons involved in construction activities within Creekside Oaks must observe all applicable vehicle and parking rules and restrictions including:

- 1) 10 mph speed limit,
- 2) no parking in the common area or on driveways overnight,
- 3) no parking at the fire road gate at the end of Deep Well Lane, and
- 4) no vehicle repairs or maintenance to be performed in the common area or on driveways.

All construction vehicles must enter and exit by use of the O'Keefe gate. Construction vehicles may be temporarily parked on streets only when necessary and not blocking any driveway access.

Each owner is responsible for the complete compliance with these rules and regulations by contractors and all persons hired or brought to the property for construction work on the owner's lot. The Creekside Oaks Homes Association reserves the right to enforce these rules and regulations in accordance with the CC&R's including the right to impose a monetary fine of up to \$200 per violation of these rules and regulations.

Each owner shall provide a courtesy notice to neighbors before commencing any construction activity that can be reasonably expected to impact any homes surrounding the owner's lot.

Each owner is responsible for notifying the Architectural Chairperson, or other person as designated by the Board of Directors, before initiating any construction activity inside or outside the home regardless of whether further Architectural Approval is necessary for certain interior and/or exterior modifications of the home. The purpose of this notification is to ensure compliance with these rules and regulations and to determine whether any further Architectural Approval is necessary.

COMMON AREA

No personal items such as planters, garden ornaments, benches, etc. may be placed on the common area grounds beyond the eaves of a home. Plantings may not be attached to the outside of fences. In order to avoid premature wear of fences, please adhere to the Guidelines for Wooden Fence Preservation at Creekside Oaks, which is available from the website, Community Management, Inc. or any board member.

Smoking is not permitted within any of the Common Areas of Creekside Oaks. This includes, but is not limited to, cigarettes, e-cigarettes or vaping devices, pipes, and cigars.

LANDSCAPE CHANGES

Nothing should be *materially* changed, added to, or removed from the Common Area (including plants, shrubs or trees) without Board approval. Such approval will be granted via a license agreement which allows the approved modifications and requires the licensee to maintain the licensed common area as agreed. Any requests for a license must be submitted for approval to the Board through the Landscape Committee (LC). Such requests shall be submitted by the completion of a Owner Common Area License Form which can be obtained from the website, Community Management Inc., or LC member, and also requires a detailed drawing or plan. The LC will make its recommendations and the Board will decide the outcome of the application. The Board decision will be recorded in the minutes of a Board meeting and the license, signed by the Association and the Owner, shall be retained by the Association and/or its agent. Such license is not transferable to subsequent Owners, but subsequent Owners may also apply for their own license, the approval of which shall not be unreasonably withheld.

Architectural and landscaping additions, alterations, and replacements on Residence Lots are subject to the provisions of Article VIII of the CC&Rs. Homeowners are responsible for any plants within their patios or atriums, including the cost of removing any growth, such as trees or roots that may become a problem. These requirements also extend to any Common Area licensed to an Owner.

Should a Common Area license be terminated, the licensee shall be responsible for

restoring such Common Area to its state before Owner modifications if the Association so requests.

Custom sidewalks must be approved by the Board and are an expense of the homeowner.

GATE ENTRY

Each residence should provide Community Management Inc. with a 650 area code phone number for gate access for their guests. If you do not have a 650 area code phone number, there may be charges to your account for each use of the gate call system to a non-650 number.

Guests can call your home from the call box. The code for each home is a 0 before the unit number, or two 0's in the case of single digit addresses, e.g., 002 or 053. The call will come to your phone with Creekside Oaks as the caller ID. You may answer and talk to the caller, as well as entering 6 on your phone to open the gate remotely. For large groups attending a function at Creekside Oaks, a short-term gate code may be obtained by contacting the board member responsible for gates, or any other board member.

TRAFFIC AND PARKING

The board has adopted the following rules for parking to preserve the ambiance established at Creekside Oaks, provide compliance with the CC&Rs, to ensure access to units in event of an emergency and to ensure the safety of persons driving and walking inside Creekside Oaks.

General:

The speed limit on our streets is ten (10) miles/hour.

Trucks and large vehicles must use the O'Keefe gate, for safer and easier access/egress than at the narrow El Monte gate. Please advise your tradesmen and delivery people of this requirement.

Parking is prohibited in front of the fire gate at the end of Deep Well Lane.

Large recreation vehicles, including motor homes, trailers, campers, boats and similar vehicles are prohibited from parking at Creekside Oaks.

Vehicle maintenance, repair work and car washing are prohibited at Creekside Oaks.

Parking of all vehicles on the streets is to be minimized during the day and is generally prohibited at night.

Residents hosting groups of visitors are responsible for providing entry through the gate. For large parties, residents should coordinate parking by contacting a board member.

Garage doors are to be closed when not in use. An opening of two (2) feet to relieve heat buildup in the garage is allowed.

Homeowner Parking:

Homeowners are strongly encouraged to park in their garage at all times but may utilize their driveway or cul-de-sac parking as needed during the day. Please be considerate of your neighbors when utilizing cul-de-sac parking.

All vehicles belonging to residents must be parked in garages at night. Garages must accommodate resident vehicles (up to two).

Should a need arise for a resident's vehicle to be parked outside the garage overnight, the resident shall apply for a parking permit. The permit is subject to the same rules as overnight guest rules.

Guest/Outside Worker Parking – Daytime:

If possible, guests and workers should park in the visitor parking areas (upper pool, barn and O'Keefe gate). Otherwise, guests and outside worker vehicles may be temporarily parked in the resident's driveway or nearby cul-de-sac parking area. The parking of any vehicle in this area may not obstruct the access of any owner to their Lot or to the Common Area.

Daytime workers' vehicles (both Creekside Oaks HOA and outside workers) and outside visitors may be temporarily parked on our streets when necessary. Park vehicles close to the curb on the right-hand side of the street when entering from El Monte Ave, or on the left-hand side of the street when entering from O'Keefe. Do not block hydrants, mailboxes and avoid blind corners. **DO NOT PARK CARS ACROSS THE ROADWAY FROM EACH OTHER.** Roadway access for emergency vehicles must be maintained at all times.

Guest/Outside Worker Parking – Nighttime:

Vehicles that are parked outside overnight must display a parking pass issued by Creekside Oaks. These passes are easily obtained from the member-only portal of the website at www.creekside-oaks.com or by emailing to creeksideoaksparking@gmail.com. The request should include dates requested, unit number visited, license number, and make/model/color of vehicle if known. Requests can also be made by phone to 650-492-4721.

Overnight guests' vehicles should be parked in the Visitor Parking Areas (at the barn, the upper pool, or in the spaces near the O'Keefe gates), and can remain for a period not exceeding eighteen (18) days during any 90-day period unless otherwise authorized by a Board-issued permit for longer periods.

Miscellaneous:

The Board recognizes the need to grant permits for caregivers for longer time periods. Caregivers are strongly encouraged to park in the designated overnight parking areas at all times. Caregiver vehicles may be parked in the residence driveway during the day (7am-7pm). NO overnight parking in the driveway is allowed. Caregiver vehicles on site after 7pm must be parked in the designated overnight parking areas.

Short-term visitors may park overnight in the residents' driveway or in the nearest cul-de-sac Parking Area for no more than two consecutive nights. Please note and respect that the short-term visitor parking option should not be abused. If your guests are able and willing to use the Visitor Parking Areas, then this should be considered the most desirable option.

ATRIUM GUTTER AND DRAIN MAINTENANCE

The Creekside Oaks Association is responsible for cleaning the atrium drains unmodified from the original design. It is also responsible for the sewer lines from beyond the unmodified inspection box which is located in the patio close to the master bedroom sliding door. In some cases, the inspection box has been covered with tile, brick or other material. If the box is not accessible or non-existent and is needed for cleaning the drains or sewer lines, the homeowner is responsible for the removal of materials and restoration of such coverings, or the construction of an inspection box.

Atrium gutters accessible from the roof are cleaned a minimum of once a year by the association in combination with clearing the roofs of leaves. Nevertheless, residents are responsible for keeping their gutters clear at all times to prevent flooding in their units.

PETS

Provisions of the City of Los Altos Code regarding pets, including observance of the Leash Law and cleaning up after your pets apply to all Creekside Oaks property. Guests with pets must observe the same rules.

TRASH AND RECYCLE

Trash and recycle bins are picked up every Tuesday morning. Please leave your bins at curbside on Bay Tree or Deep Well Lanes. You may leave your bins out on Monday evening or Tuesday morning. Please return them to your garage as promptly as possible following pick-up. Please contact the Infrastructure Committee board member to obtain an extra container if you have a temporary or permanent need.

SWIMMING POOLS AND SPA

All persons using the pool do so at their own risk and agree to abide by the rules for use of the facilities. The Association assumes no responsibility for any accident or injury in connection with such use or for any loss or damage to personal property. Residents (owners and tenants) are responsible for the actions of their children and guests.

Pools are for the exclusive use and pleasure of Creekside Oaks residents and their guests. The hours of use are from 7AM until 10PM daily. Both pools will be open and heated from sometime in May through October each year, depending on the weather, with the exact dates determined by the Board of Directors.

No more than (8) eight non-resident family members/guests for each household are allowed at the same time.

Guests must be accompanied by an adult resident. Children under the age of 14 must be supervised by an adult resident, an immediate family member and/or houseguest of a resident (Section 65539 of Title 22 of the California Code of Regulations).

No running, diving, rough or noisy play within the pool enclosures. In consideration of others, please keep noise level moderate.

Play equipment/pool toys available in the pool house should be returned to the same location after use.

Children who are not yet toilet-trained must wear swim diapers plus bathing suits. Pets are not permitted within the fenced pool areas. Glassware and glass bottles are not permitted in the pool areas.

Food and beverage are to be consumed in a manner that ensures it will not fall into the pool.

Please remove all trash. Trash cans and recycle bins are provided at both pools. Smoking is not permitted in the pool areas.

Furniture is not to be removed from the pool areas.

Please close umbrellas and return chairs to the tables after using.

Please maintain the maximum cleanliness and tidiness of the pool areas.

Pool enclosure gates are required by law to be locked when the area is unoccupied.

Please be sure they are closed when you leave the pool area.

Pool gates should not be propped open.

Please turn off the jet pumps when leaving the spa.

Appropriate swim attire must be worn in the pools and spa at all times.

If a resident wishes to host a group at a pool, please contact the association secretary to verify that there is not a conflict of date/time and to make arrangements. Regardless of group gatherings, the pools are always available to any residents wishing to use the pool or pool area so any gathering cannot be an exclusive event.

BOCCE BALL

Reservations can be made on the member portal section of the Creekside Oaks website, www.creekside-oaks.com.

The Court is available for use from 10:00 AM until dusk.

The lock code on the ball storage box changes when needed. Obtain code when making reservation.

A homeowner must be present at all times with their guests on the court. Flat, rubber sole shoes must be worn.

Food and drinks are allowed in the vicinity of the court, but NOT on the court itself. Please keep the noise level reasonable, as there are nearby neighbors. Bocce balls are only for use in the game.

When finished, please return chairs to original placement, close umbrellas, lock storage box and remove your trash. Please leave the court and the area in pristine condition.

Any costs of repairs due to damage to the court or equipment will be the responsibility of the resident who reserved the court. Misuse will result in loss of playing privilege.

SALE OR LEASE OF UNIT

A copy of these Rules shall be provided by the seller or lessor to the prospective buyer or lessee of any unit prior to the closing of any such sale or lease. In the case of a lease, a Creekside Oaks Lease Addendum must be signed and delivered to the Association. That addendum is available from the website, Community Management Services, Inc. or any board member.

Note that Creekside Oaks CC&Rs permit leases for no less than 30 days.

WHEREAS, Creekside Oaks Homes Association Declaration of Covenants and Restrictions, (Dated April 30, 2007) and recorded in Santa Clara County, California on May 4, 2007 as Document Number 19413798} Article III, Sections 3.08 and 3.09, and Article XIV, Section 14.06, provides guidance for establishing Association Rules and a Schedule of Fines for infractions to these Rules.

WHEREAS, Creekside Oaks Homes Association intends to enforce certain violations of published Association Rules as stated in Creekside Oaks Homes Association Rules and Regulations, by means of monetary fines and/or the loss of membership rights and privileges.

WHEREAS, it is the desire of the Board of Directors of the Creekside Oaks Homes Association to periodically revise existing Association Rules and enforce a schedule of fines and penalties for infractions to these Rules.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Creekside Oaks Homes Association does hereby adopt the revised Creekside Oaks Homes Association Rules and Regulations, effective not less than 28 days following the date on which written notice of such proposed Rules shall have been given to all members of the Creekside Oaks Homes Association.

By:

Carol Kelly, President

By:

Lisa Weindorf, Vice-President

