

Creech Mills Rules and Regulations

The below rules and regulations have been adopted by Creech Mills on July 7th, 2021. These rules and regulations are intended to supplement any guidelines outlined in the Creech Mills Subdivision Covenants. Any home or property that would have features that may conflict with the outlined rules and regulations will be grandfathered into these policies and will not face any penalties.

Architectural Review Board:

If any homeowner would need approval from the Architectural Review Board, please contact the property management company, IRJ Property Management, at info@irjpm.com. The homeowner will receive an Architectural Change Request Form to complete and submit back to info@irjpm.com. Once the Request Form has been received, the Architectural Review Board will review the content of the request and may ask for any additional clarifying information. An IRJ Property Management representative will reach back out to the homeowner for approval or denial of the request.

Home's Exterior Appearance

Additions/Changes:

All external changes to homes/property must have approval from the Architectural Review Board **before** the work begins. When in doubt, submit a form or reach out to the property management company.

Children's Toys:

Children's toys should not be stored in the front yard after 24 hours.

Clotheslines:

Visible clotheslines are not permitted in the neighborhood.

Construction/Landscape Materials, Debris, Etc:

Construction/landscape materials and debris should not be stored on any lot. Side yards are not to be used as a storage area and should be cleared within a week of project completion.

Dwelling Facades:

When repairing any/all facades, materials, including vinyl siding, brick or stone masonry, windows or door structures, or the garage doors the materials used for the repair must be of the same color/style. Approval from the Architectural Review Board is required prior to any changes.

Easements:

An easement is the right to use and/or enter onto real property of another without possessing it. If an easement is on your property, it is the homeowner's responsibility to maintain the easement.

Fencing/Partitions:

Prior to fence installation, a detailed plan must be submitted to the Architectural Review Board for approval.

Acceptable fencing options include:

a. * Option 1-

4 foot tall Black (extruded aluminum) Decorative picket fencing is required for sections of fence that run parallel to the road. Sections of fence that are on side and back property lines may be black vinyl coated chain link. Black vinyl coated chain link fence may be used in place of the Black (extruded aluminum) decorative fencing if there is a minimum 4 foot wide mulch landscape bed placed in front of the fence and landscape plants that will grow to form a hedge (to cover up the fencing) are planted no more than four feet apart in the mulch bed.

b. *Option 2-

5 or 6 foot Vinyl privacy fencing in white or a color that matches the trim color of the home.

c. *Option 3 –

6 foot wood fencing, built with unpainted, unstained, treated pine lumber. Top of wood slats must be even across top and consistent with topography. No wood fence panels are allowed.

Wire fences are prohibited. All fencing must run to the property line on the sides of the house and fencing is to start at the back corners of the house (some exceptions may apply with prior approval) . Privacy fencing is mandatory for any above ground pool structure placed in the backyard. and must be 4-6 feet tall. Double fencing or side by side fencing is not permitted. All fencing and gates must be maintained in good working order and repair as needed to maintain the structure and material. The property owner is responsible for maintaining upkeep of wood stain.

Flagpoles:

Freestanding flag poles are allowed and the only flags to be flown are the United States, NC and armed forces.

Home Maintenance:

Homes must be maintained: power washing or cleaning of the dwellings siding must be performed when mold, mildew, moss, algae or excessive dirt appears. Driveways should be power washed to remove oil and unnatural stains as needed. Items on the home requiring painting must be performed. Garage doors, shutters, windows, window screens, siding, roofs, gutter systems and doors must be in good repair.

Pools/Ponds/Fountains:

The construction of a swimming pool is permitted pending approval from the Architectural Review Board. All permanent pools are required to have a fenced enclosure around the pool. Garden ponds/permanent foundations may be permitted pending approval from the Architectural Review Board. Temporary kids/children's play pools are acceptable and do not need Architectural Review Board approval.

Roofing Materials:

Replacement of shingles must be of the same style and color of the existing shingles. Upgrading to architectural shingles from three-tab shingles is permissible. All roofing shingle replacements or changes must be approved by the Architectural Review Board. A metal roof is permissible and the color of the roof must match the color scheme of the home.

Sheds:

All storage buildings of any kind must be approved by the Architectural Review Board before construction begins and/or placed on premise. Plastic, metal, brick, resin or other non conforming materials are not permissible. Previously used or old materials are not permitted for use on the exterior of outbuildings.

*** Option 1-**

Shed structures 12 x 18 or less can be made of wood lapsiding or decorative plywood, and must be

painted the same color as shown on the home. Shed can also be wrapped in vinyl to match home.

Shingles must also match shingle color of home. All sheds must be located in backyard and follow

Johnston County's setback regulations, and be maintained in good condition at all times. One (1) shed

will be allowed per lot.

***Option 2-**

Any structure larger than 12 x 18 will be considered a detached garage and must match colors and style

of home. Structures must also follow standards mentioned above in Option 1.

Solar Panels and Solar Devices:

Professional installation is required and detailed plans are required for consideration.

Temporary structures:

Tents and canopies, erected for special occasions are permitted without Architectural Review Board approval and must be removed within 3 days of the event.

Window Unit Air Conditioners:

Window unit air conditioners are permitted in the neighborhood but not as a permanent HVAC solution.

Lawn Care:

Flower beds should be maintained and free of grass and weeds. Removal and replacement of dead plants and flowers is expected. Residents are expected to maintain their property to prevent overgrowth. Yard maintenance such as trimming of shrubs and trimming of fall grass from house foundation is also expected.

Decorations/Lights/Banners/Yard Art/ Etc:

All holiday decorations should be removed no later than 4 weeks after the holiday date, occasion, or event. Distractive, excessive, and inappropriate yard art/decor/fixtures, and permanent brilliant lights are prohibited. Election and garage sale signs may be temporarily placed on your lot and removed immediately after the election or sale. There will be two community wide yard sales allowed per year to curb constant traffic. Yard flags and/or flags attached to the home are permissible.

Flower pots/Planters/Hanging Baskets/ Vessels/Etc:

Any flower pots, planters, hanging baskets, vessels must be maintained. Dead plants must be removed.

Gardens:

Vegetable gardens must be located wholly in the backyard. Maintenance of the garden is required. Excess debris and dead plant material must be removed at the end of the growing season. Vegetable gardens that comply with these guidelines do not require architectural review.

Side Yards:

Side yards are not considered a storage area.

Trellis, Racks, and other apparatus:

Any permanent vine rack or trellis rising above 4 feet must be approved by the Architectural Review Board. Temporary low trellis or racks are acceptable for short term use in gardens without approval. No vines can be grown on the side of the dwelling.

Noise:

Each resident should be respectful of others within the neighborhood. Residents should refrain from unreasonably loud and disturbing noises which should not travel to the homes of other residents. Quiet hours should be observed from 11:00 PM to 7:00 AM in conjunction with Johnston County Noise Ordinance.

Pets:

As per the covenants, no animal, livestock, or poultry of any kind shall be raised, bred, kept or allowed to remain on any lot other than the usual common household pets with the following exceptions:

1. No more than four (4) dogs may be kept by an owner/resident and any dogs that are kept shall be housed inside the home unless prior approval has been obtained.
2. No pets shall be kept, bred, or maintained for commercial purposes.
3. Household pets must be kept and contained on the owner's property within an approved fence enclosure, to be approved in writing by the Architectural Review Board.
4. No animals shall be kept, chained, or tied to a stake of any kind.
5. No person shall keep, permit, and/or cause the keeping of any animal otherwise allowed which habitually or frequently makes such sounds, cries, or other utterances as may disturb the quiet, comfort, or repose of any person within the properties.
6. Any pet that is not on the owner's premises shall be on a leash and accompanied by a responsible person.
7. No "runs" shall be erected or permitted on the property.
8. No pot-belly pigs may be kept on any land.

Pet owners are responsible for the removal of animal waste that occurs in their yard or within the neighborhood.

Renters/Tenants:

It is the responsibility of the principal homeowner/property owner to communicate all flyer's, letters, and notices to any renter/tenant in a timely manner. All renters/tenants are expected to comply with all Creech Mills Rules and Regulation, Declarations, Restrictive covenants. The principal homeowner/property owner remains responsible for the landscaping, appearance, and upkeep of the physical lot, house, and buildings.

Speed Limit:

Speed should be limited to 20 mph.

Trash:

Trash and recycling receptacles should not be on the street on non-collection days. All receptacles should be returned back to the home within 48 hours of collection date.

Vehicles:

Vehicles should be parked in the **driveway**. Residents and visitors should avoid parking on the street unless temporarily necessary. No vehicles, RV's, boats, trailers, etc. should be parked in the yard. Vehicles should be in working condition and have current tags. Parking temporarily or permanently on the lawn is prohibited. Street parking can block access to public services such as postal service, trash collection, fire and EMS. Commercial vehicles are prohibited by homeowners, residents, or tenants.

Written Notices and Fines:

If a homeowner is in violation of any of the covenants, rules, or regulations, the homeowner will receive a written notice from the property management company.

At the first written notice, the homeowner will have 10 days to comply with the contents of the notice. If the violation is not rectified, the homeowner will receive a second notice in which they will have 7 days to comply with the notice. If the violation is not rectified after the second written notice, the homeowner will receive a third notice to comply with the contents of the notice. There will be a 5 day grace period allowed at the third notice. If not rectified after the 5 days, then the homeowner will be subject to a fine of \$100 per day until the violation is rectified.

Property Management Company:

The management company, IRJ Property Management, should be emailed or called with any questions or concerns regarding the community. The email address is info@IRJPM.com and the phone number is 919-322-4680.