

# Moss Creek Rules & Regulations

In order to maintain the appearance and harmony among residents at Moss Creek, the following rules and regulations are for your reference. Your cooperation in abiding by these will benefit everyone. For additional restrictions please review the Moss Creek Declaration and should you have any questions please contact our management office, Great Oaks Properties at (912) 638-0877.

**IF YOU ARE RENTING YOUR UNIT PLEASE MAKE SURE YOUR TENANT GETS A COPY OF THESE RULES AS OWNERS WILL BE HELD RESPONSIBLE FOR THEIR TENANT'S ACTIONS.**

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**The fine schedule for violating these rules is as follows:**

**1<sup>st</sup> Notice** - Written warning, with 10 days to correct the problem.

**2<sup>nd</sup> Notice** – If the violation you received notice about has not been corrected within the 10 day period, you are subject to a \$100 fine per day for every day the violation remains or per occurrence. In addition, if **any** other rule is violated within 12 months of the 1<sup>st</sup> notice, a \$100 fine per day or per occurrence will be assessed without any 10 day grace period notice to owner.

**3<sup>rd</sup> Notice** - If any violation of the rules occurs a 3<sup>rd</sup> time within 12 months of the 1<sup>st</sup> notice, the fine is \$200 per day or per occurrence without any 10 day grace period notice to owner.

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**VEHICLES** – All vehicles must have a valid license plate on the car, tires must be inflated, and it must be operable. Boats, trailers, campers, or other recreational vehicles may not be stored on the property at any time. Vehicles must only park in designated parking areas and must not park on the grass or any other area. **Vehicles not meeting these requirements will be towed from the property at owner's expense.** Each unit is restricted to 2 parking spaces within the condominium and only one space is assigned for each unit. You must park in your assigned space first before using one of the un-assigned spaces. If you have a unit with a driveway the driveway will count as one of your 2 spaces. **Residents who have a 3<sup>rd</sup> vehicle must receive written permission from the Association prior to parking the vehicle on the property or you will be subject to a fine as outlined above.**

Residents can wash their own personal vehicles in the parking areas but are not allowed to perform any other type of maintenance work which shall include but not be limited to oil changes, engine and body work, etc. In accordance with Section 12.02 of the Declaration, commercial vehicles are not allowed to be kept or parked on the property. The following further clarifies this rule:

1. Pickup trucks or standard vans no larger than  $\frac{3}{4}$  tons as defined by the vehicle manufacturer are allowed. Purpose-built vehicles such as limos, wreckers, delivery type trucks, and pickup trucks with tool box sides and/or storage racks are prohibited regardless on tonnage rating.
2. Trucks or vans may not have any items either sticking above or outside the confines of the truck bed or vehicle.
3. Any vehicle may have signage or graphics that advertises a particular business or industry provided that the maximum does not exceed 600 square inches.

Any exceptions must be approved by the Board of Directors in advance.

**SIGNAGE** – No flags, banners, or signs such as “For Sale” signs or “For Lease” signs may be placed outside of a unit. For Sale or For Lease signs may be placed inside a unit, however signs may not be larger than 24” x 24”.

**PETS** – Dogs shall be no larger than 24” in height at the shoulders. Dogs must be leashed and Glynn County leash laws must be adhered to. Each resident must clean up after their own pet.

**EXTERIOR CHANGES** - No exterior changes of any kind are to be made without the written approval of the Board of Directors. This shall include, but not limited to, satellite dishes, awnings, window coverings, etc.

**WINDOW TREATMENTS** - No foil or other reflective material, sheets, shall be placed on any windows and all window mini-blinds shall be off-white or white.

**NUISANCES** – Nuisances such as dogs that constantly bark, loud music, slamming doors, and driving too fast through the property, shall not be permitted. Please be considerate of your neighbors.

**DUMPSTER** – All trash shall be bagged and placed inside the dumpster. Furniture, appliances, construction debris, etc. are at no time to be placed in the dumpster or on the ground within the dumpster fence area. **The dumpsters are for household garbage only.**

**PATIOS/ENTRANCEWAYS/SCREENED PORCHES** - Only bicycles, grills, potted live plants, patio furniture, and hoses may be stored on the rear patios. The only item allowed by your front door area will be potted live plants and coiled hoses. Solar landscape lights are not allowed. Toys, lawn chairs, coolers, brooms, etc. are not to be left outside your unit and must be stored out of view. Screened porches are not to be used as storage units for boxes or any other items, except as listed above. Gas or charcoal grills may not be used inside the porches at any time.

**FLOWERS/PLANTINGS** – Residents may plant annual flowers in their flower/shrub beds, however, any shrubs, trees, etc. residents wish to plant must be approved by the landscape committee prior to the planting. Also, any existing landscaping may not be removed without approval of the landscape committee.

Adopted 2/2016