

Key Points - Creek Meadows Protective Covenants

Leasing of Units

- Leasing is defined as “regular, exclusive occupancy” by a person other than the owner for which the owner receives consideration or benefit
- Units may be rented ONLY in their ENTIRETY (no fraction or portion may be rented)
- ALL leases are required to be in writing and shall be for an initial term of NO LESS THAN 30 DAYS, except with prior written consent of the Board of Directors
- Owner is required to give notice of any lease to Board within 10 days of its execution

Single Family Occupancy

A single family shall be defined as:

- ANY number of persons that are related by blood, adoption or marriage living with NOT MORE than one (1) person who is not so related as a single household unit
- No more than two (2) persons who are not so related living together as a single household unit
- Example 1: Bob & Lisa Smith, Bob’s parents Jim and Debbie Smith, Bob’s children and tenant John Doe can constitute a single family
- Example 2: Bob Smith and John Doe can constitute a single family

Annual Dues

- Dues are currently \$500/year and are owed at the beginning of each fiscal year
- The total amount due is determined by the Board of Directors who will estimate expenses to be incurred by the Association prior to the beginning of each fiscal year. Budgets go out to all residents in November
- Expenses can include but are not limited to: the cost of all entry ways, landscaping, greenbelts, common areas, pools, ponds, events, median strip, right-of-way maintenance, and a reasonable provision for contingencies and appropriate replacement reserves, less any expected income and any surplus from the prior year’s funds

Parking

- Vehicles shall be parked only in the garage or driveway serving the Unit
 - A maximum of two (2) vehicles may be parked outside of the garage. The Board of Directors may authorize on-street parking on a temporary basis for visitors and guests
 - Stored vehicles and vehicles which are either obviously inoperable or do not have current operating licenses shall not be permitted on the property unless they are within enclosed garages. Vehicles that become inoperable while on the property must be removed within seventy-two (72) hours
-

Requests for Home Additions/Improvements

- Exclusive of normal maintenance, any new construction or removal in connection with any improvement which alters the exterior appearance and will be visible from public right of way shall be performed only with the prior written approval of the Architectural Committee
- “Improvement” means structures including but not limited to homes, storage sheds, patios, swimming pools, fences, screening walls, retaining walls, decks, landscaping, poles, signs, etc.
- Residents intending to make improvements or additions must submit a building site plan and construction specifications for the improvement to the Homeowners Association. Upon review, the Homeowners Association will return a signed approval letter to the resident