

Creekside 2 of Pleasant Lakes Condominium Association, Inc.

Association Rules and Regulations

A) General:

1. (*) Units shall be used as a residence only.
2. (*) Nothing shall be done which negatively affects insurance coverage.
3. (*) Nothing will be attached / hung / displayed on the exterior of any unit.
4. (*) No noxious or offensive activity shall be carried on in any Unit which is an annoyance or nuisance to other unit owners.
5. (*) NO altering the structural integrity of the building.
6. (*) NO clothes, sheets, blankets, etc. shall be hung outside or draped over decks, balconies, or fences.
7. (*) Trash & Recycling containers may be set outside the day of, or evening preceding scheduled trash & recycling pickup and must be removed the same day as pickup. Residents are responsible for cleaning up trash spillage from their containers.
8. (*) NO conducting of business or trade, etc. for profit or non-profit in any Unit for any reason.
9. (*) NO pools, trampolines, soccer nets, batting cages, playhouses, swing sets, sand boxes, tables, chairs, grills etc. on any Common Elements. Basketball Hoops are prohibited in the community.
10. All additions (lighting, landscaping, etc. placed within the LCE) are subject to rules and regulations adopted by the board. No modifications may be made to the exterior of the unit; LCE or Common Elements without Association approval (via the Architectural & Landscaping Modification Form)
11. (*) Unit owners who lease units are subject to terms and conditions, Association Declarations, by-laws, and rules and regulations promulgated from time to time by the board. NO lease is allowed for •less than 180 days. Owner remains responsible for actions and conduct of tenants. A SIGNED copy of the lease must be submitted to the board prior to tenant move-in.
12. (*) Unit owners are responsible for actions of their tenants. ALL FINES WILL BE CHARGED TO THE OWNERS.
13. (*) No displaying of signs on Condominium property EXCEPT those approved by the board. 'For Sale or Lease' sign, if displayed on interior side of a window, and window stickers identifying the security system in the unit are allowed. ABSOLUTELY NO OTHER SIGNS ARE ALLOWED IN THE DEVELOPMENT.
14. (*) Two "Open House" signs may be displayed, one in front of the unit & one at the main entrance from Noon until 6:00 pm on the day of the Open House.
15. Solicitations of any kind are prohibited within the Development.
16. Garage doors must be kept closed when not in use.
17. Holiday decorations are not permitted to be installed more than thirty (30) days before the holiday and must be removed no later than fifteen (15) days after the holiday. No decorations or lights will be attached to the exterior of windows, doors, roofs, or gutters. Inflatable decorations are prohibited.
18. Only proper window coverings are to be used and must be properly maintained.
19. Garage, yard, patio, tag, or estate sales are prohibited.
20. One United States flag, Alumni flag, or Holiday flag, no larger than 3' x 5' may be displayed on the front of a unit, utilizing the flag pole bracket provided. No other flags, banners, or wind socks are permitted. Worn or tattered flags are not allowed.

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21. Use of fire pits, fireplaces, charcoal grills, and turkey fryers are prohibited on any LCE or Common Element.
22. Propane cooking grills must be a minimum of 36" (3-Feet) from any combustible construction when lit and in use. They must be stored in the garage or on the LCE when not in use.
23. Noise which distracts or disturbs others, (except as is necessary for new construction, maintenance, or repairs) is considered a nuisance and shall not be permitted.
24. Nothing is to be hung from the gutters.
25. Window air conditioning units are prohibited. Portable room air conditioners are acceptable, providing: 1) the window exhaust panel is no taller than 4"; 2) the exhaust panel is not to be placed in any front windows; 3) nothing on the unit can be attached in any way to the window frame or the exterior of the unit.
26. All personal property such as bikes, toys, animal cages, and like property must be stored inside units and may not be left in Common Elements or Limited Common Elements overnight
27. Outside storage facilities are prohibited. One deck storage box may be utilized on the LCE during summer months.
28. Bicycle riding is not permitted on grassed areas.
29. For safety reasons, skate boards, in-line skates, roller skates, Razor-A-Scooters, mini-bikes, ATV's, Go-Carts, golf carts, Segway Scooters, powered skateboards, etc. are not permitted on streets or Common Areas within the community.
30. No Tents, Canopies, Awnings, etc. are permitted on common elements.
31. The operation of drones, or any aerial remote-controlled device is not permitted within the community at any time.
32. Shooting off of fireworks or shooting weapons of any kind are prohibited in the community.
33. Installation of satellite dishes / communication devices must have Board approval, prior to installation & must be in compliance with the established guidelines. NO NEW DISH INSTALLATION CAN BE INSTALLED ON THE ROOF OR SIDING OF ANY UNIT. Application Forms for satellite dish installation are available at the Continental Management Office.
34. All garden hoses must be neatly rolled & placed near water spigot when not in use. Portable hose reels are acceptable during summer months, but hose storage reels may not be attached to the unit. Hoses & portable hose reels must be stored inside during winter months.
35. Electric insect killers are prohibited.
36. NOTE: ANY MODIFICATIONS MADE TO THE EXTERIOR OF A UNIT COMMON ELEMENT OR LCE WITHOUT WRITTEN APPROVAL FROM THE BOARD WILL BE SUBJECT TO IMMEDIATE REMOVAL IF NECESSARY, THE REMOVAL MAY BE PERFORMED BY THE ASSOCIATION AT THE UNIT OWNER'S EXPENSE.

B) Pets Animals: (See Creekside Declarations: Art. IV-"Restrictions", Par. D-"Animals & Pets")

1. (*) No reptiles, amphibians, insects, spiders, or bugs of any kind. A fish tank for residential use is permitted. Up to two household pets (2 dogs, 2 cats, or 1 dog & 1 cat). PIT BULLS, ROTTWEILERS, DOBERMANS, CHOW CHOWS, AKITA, HUSKY, MASTIFFS, ALASKAN MALEMUTE, GERMAN SHEPARDS, BELGAN MALOIS, CAUCASUAN SHEPARD, GREAT DANE, GIANT SCHNAUZER, AMERICAN BULLDOGS, STANDARD POODLES, DOGO ARENTINO, PRESA CANARIOS MIXED BREEDS OF THE FOREGOING OR ANY OTHER VICIOUS TYPE DOGS ARE NOT PERMITTED. Visitation by vicious type dogs is not permitted within the Community.
2. (*) When a pet is outside the Unit, the pet owner shall have the pet under leashed control and discipline at all times; chaining or tying of pets outside the Unit is prohibited. Pet leashes must be no longer than five (5) feet.

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3. (*) PET OWNERS MUST IMMEDIATELY CLEAN UP AFTER THEIR PETS AND DISPOSE OF THE WASTE IN A HYGENIC MANNER.
4. Breeding and/or raising animals for any reason is prohibited.
5. Pet owners must not allow pets to defecate or urinate on outdoor decks / patios.
6. Dog houses are prohibited.
7. No pet shall be tied or fenced outside the condominium unit for any reason.
8. Pet owners shall be held liable for any and all damage caused by their pet(s) to the Common Area including, but not limited to, shrubs, bushes, trees, and grass
9. (*) As stated in the declarations, no pet(s) will be allowed to create a nuisance or unreasonable disturbance or to damage a common element or property of any other resident. If the board deems a pet a nuisance or in violation of the declarations and/or rules & regulations, it must be removed.

C) Vehicles / Roadways:

1. (*) Resident parking is prohibited in visitor parking areas. Visitor parking in Visitor Parking Areas is limited to 15 days, without Board approval.
2. (*) No disabled vehicles or unlicensed vehicles will be parked in any visitor parking area, LCE, or Common Elements.
3. (*) Garages must be used as a Units primary parking space. Additional family vehicles must be parked in the garage or on the Unit's driveway in front of the garage doors.
4. Vehicle repairs are NOT permitted on Association roads, parking areas, driveways, or common elements
5. Vehicles in violation of Declarations and Rules & Regulations may be towed at owners' expense. VEHICLES THAT ARE ILLEGALLY PARKED MAY BE TOWED IMMEDIATELY AT OWNERS EXPENSE. WITHOUT PRIOR NOTICE.
6. Parking on the Association roadways is prohibited
7. Parking / Driving on any lawn area is prohibited
8. Any auto alarm that is activated by false alarms or malfunctions, or is set off by thunder or vibrations is considered a nuisance, and is prohibited
9. The following vehicles are not permitted to be parked or stored outside a Unit at any time: Commercial vehicles; Recreation vehicles or Motor homes; Buses; Boats, Boat trailers, Water sports equipment; Campers or Camper trailers; Horse or house trailers; Unlicensed vehicles such as ATV's, Mini-bikes, trail bikes, golf carts, etc.
10. For moving purposes only, a utility-type trailer or pod may be temporarily parked in a unit's driveway for up to 3-days.
11. Parking on streets and non-designated common areas is prohibited.
12. For the Safety of all residents, obey speed limit signs.

IF IN DOUBT ABOUT ANY ISSUE, PLEASE CALL KARECONDO (330-688-4900) FOR CLARIFICATION.

UNIT OWNERS MAY, UPON APPROVAL OF UNIT OWNERS HOLDING NOT LESS THAN SEVENTY-FIVE (75%) OF THE VOTING POWER, ADOPT RULES AND REGULATIONS WITH RESPECT TO THE USE OF THE COMMON ELEMENTS OR RESCIND/MODIFY ANY RULE OR REGULATION ADOPTED BY THE BOARD.

Note: (*) designates items addressed in the Declaration.