

CREEKVIEW COMMONS HOMEOWNER'S ASSOCIATION
RULES AND REGULATIONS

1. No Lot shall be used for any purpose other than for single family residential use. "Family" and "single family" shall be defined as (i) an individual or (ii) two or more persons related by blood, marriage or adoption, living together as a single housekeeping unit, or (iii) not more than two (2) unrelated persons living together as a single housekeeping unit. No Unit Owner or lessee of any Unit Owner shall permit or suffer anything to be done or kept upon the Property which will increase the rate of insurance on the Property or on the contents thereof, or result in the cancellation or suspension of any such insurance, or which will obstruct or interfere with the rights of other occupants or annoy them by unreasonable noises or otherwise, and no Unit Owner will commit or permit any nuisance or commit or suffer any immoral or illegal act to be committed anywhere in or upon the Property.
2. Each and every Lot and any improvement erected thereon shall be maintained in a reasonable manner in accordance with the standard generally prevailing throughout the Planned Community. All laws, orders, rules, regulations or requirements of any governmental agency having jurisdiction over any portion of the Planned Community shall be observed and complied with, by and at the expense of all Owners.
3. No noxious or offensive activity shall be conducted upon any Lot, nor shall anything be done which may become an annoyance or nuisance to the Planned Community.
4. No garage or other structure other than the dwelling house for which the plans have been approved shall be used as a residence, temporarily or permanently, nor shall any dwelling house, foundation or basement in the process of construction be used for residential purposes.
5. A demising wall may not be relocated or altered without the written consent of the Executive Board.
6. Unit Owners are not permitted to paint, or otherwise alter the structure, form or appearance of the exterior portion of any wall, window, door, siding, foundation, garage door or other portion of the Unit which is visible from outside of any dwelling.
7. Storm Doors may be installed on the exterior basement door only. No Storm doors may be installed on the front entrance door.
8. No Unit Owner shall make or permit any privacy fence, awning or other structural change, addition, alteration or improvement in or to his dwelling without the prior written consent of the Executive Board, which shall not be unreasonably withheld, and, if such change results in rendering inaccurate the description of that Unit on the Subdivision Plan, it shall not be undertaken until the Subdivision Plan has been duly amended at the cost and expense of such Unit Owner. Requests for such consent shall be accompanied by detailed plans and specifications showing the proposed addition, alteration or improvement, and shall name the contractors and subcontractors to be employed. The Executive Board shall act upon requests within sixty (60) days after receipt thereof, and shall be deemed to have denied such request where no response is made within that period. Application to any governmental authority for necessary permits shall only be made by a Unit Owner after such Unit Owner has received prior written approval of the Executive Board for such application, and the Unit Owner shall submit a copy of such a proposed application to the Executive Board for approval; provided, further, that if the Executive Board so desires, the Executive Board shall be the applicant as agent for and at the expense of the Unit

Owner, without the Executive Board to incur any liability by reason of acting as such agent of the Unit Owner.

9. No swimming pools or sports courts shall be permitted on any Lot unless approved as to location, material and design by the Executive Board.
10. No decks, awnings, hedges, walls or fences shall be permitted on any Lot unless approved as to height, location, material and design by the Executive Board.

If the Executive Board approves an awning or other structural change, all maintenance and any subsequent repair costs to approved awning or structural change and the building it is attached to are to be solely borne by the unit owner.

11. Outside parking areas other than driveways shall not be permitted. Parking on or along the street or cul-de-sac is prohibited at all times. Visitor parking is available at the entrance of the private drive. Parking is for a maximum of twenty-four (24) hours per vehicle at any given time. If a vehicle has occupied a spot in the Visitor's Parking for the majority of a twenty-four (24) hour period, that vehicle must not occupy a space for the following twenty-four hours.
12. Except in connection with construction activities, trucks, trailers, and other large vehicles may be parked on a Lot only within garages. No junk or derelict vehicle or other vehicles on which current registration plates are not displayed shall be kept upon any portion of a Lot. Vehicle repairs and storage of vehicles are permitted on a Lot only within garages. No campers, recreational vehicles and boats may be parked in a driveway for a period of more than 2 weeks within any six (6) month period except for the purpose of cleaning, loading or unloading.
13. No playhouse, tree-house, sheds, greenhouse, gazebo, or outbuilding or structure of any type detached from a dwelling, or children's play equipment or recreational equipment shall be constructed or placed on any Lot within the Planned Community without the approval of the Executive Board as to size, design, materials and location. The Executive Board reserves the right to prohibit any of the same if, in the opinion of the Executive Board, it would constitute a nuisance to Owners of other Lots within the Planned Community.
14. No solar collector or any other device or equipment erected either on the exterior of a dwelling or detached therefrom and designed for the production of energy for heating or cooling or for any other purpose shall be permitted without approval from the Executive Board.
15. No signs of any character shall be erected, posted or displayed on any Unit or Lot, except: 1) street and identification signs installed by the Association; 2) one temporary real estate sign is permitted to be displayed in a kitchen window advertising that such Lot is on the market; 3) political signs are not to exceed the size of a typical yard sign (2 feet wide by 1.5 feet tall) or 4) low impact commercial signage as approved the Executive Board and Borough of Oakdale. Notwithstanding the foregoing, welcome or house number identification signs may be hung on the front of a Unit provided that they are no larger than 18 inches by 18 inches. Decorations including, but not limited to, sports team paraphernalia and children's decorations, may not be hung on interior windows so that they may be seen from outside the front of the Unit. Holiday specific decorations may be hung thirty (30) days prior to the date of the Holiday being observed and must be completely removed within thirty (30) days after the Holiday.
16. No Owner, guest, licensee, invitee or others shall discharge any toxic non- biodegradable substance into any storm water sewer(s) or open drain ways. Such substances shall include but

shall not be limited to: paint, oil, gasoline, any and all petroleum products, kerosene, paint thinner, anti-freeze and the like and any and all substance as defined by and as same is commonly understood by the Environmental Protection Agency or any other agency or organization having jurisdiction over same.

17. Open burning is not permitted on any Lot, except that outdoor fireplaces, grills and chimneys may be used if equipped with fire screens to prevent discharge of embers or ashes.
18. No farm animals and no animals of any type except for household pets such as dogs and cats shall be kept on the Lots. No external compound cages, kennels or hutches shall be permitted. Household pets shall be limited in number as to not cause a nuisance to the residents and guests and may not house for commercial purposes. Pets shall not be permitted on the Common Elements unless accompanied by someone who can control them or carry them and must be on a leash at all times. Pets must be attended to and leashed at all times when outside of the Unit. At no time may any pet be secured in the front, rear or side of the unit. Pets must be immediately cleaned up after and the waste properly disposed of in the owners own trash. Any damage to lawns, such as isolated dog urine, must be repaired immediately at the pet's Unit Owner's expense. Any damage to common areas by a pet will be the responsibility of the pet's Unit Owner. The Unit Owner has 10 days to make repairs, otherwise, the HOA will make the necessary repairs and bill the Unit Owner for any and all expenses related to the repair.
19. Trash / recycling cans must be retrieved the day of collection and stored indoors.

*The Oakdale Borough Garbage and Recycling Ordinance is as follows:

Oakdale Borough has implemented a bulk pick-up sticker system for large items such as stoves, refrigerators (Freon must be removed first), exercise equipment, mattresses and box springs, couches, tables, cabinets, dressers, carpeting, etc. Bulk stickers can be purchased at the Borough office and payment can be made by cash or check. Large items will not be picked up without a sticker.

Garbage and recycling will be collected together on Thursdays with the exception of a major holiday falling on those days. All trash materials must be placed out for collection by 5:00 am Thursday morning and no earlier than twenty-four (24) hours the day before pickup.

All garbage must be bagged and placed in containers weighing no more than forty (40) pounds. Garbage cans cannot be filled with loose garbage.

All recycling items shall be placed into a container. No recycling shall be put in garbage bags or it will be considered garbage and will not be picked up on recycling day.

Commercial building materials such as drywall, wood, pallets, concrete, batteries, car parts, etc. will not be collected by Oakdale Borough. Bagsters can be found at Home Depot or Lowe's for home remodeling projects and can be collected by a waste management company for a fee.

Please call Oakdale Borough for fees.

Leaves and yard waste will be collected during designated pickup times throughout the year.

*Storing Garbage or Recycling containers outside is a fineable offense per the Association's Rules and Regulations.

20. Snow removal service on the individual driveways will be rendered when a minimum of one (1) foot or more of snow has fallen in one snow event. No chemicals will be applied.
21. Satellite dishes are strictly prohibited.

Failure of the above Rules and Regulations will be enforced per the Association's Rules Enforcement Policy.