

Villages of Indian Creek Owners Association

Rules and Regulations

The following rules and regulations are designed to protect the property owners and to maintain the value and appearance of our neighborhood. Many of the rules presented are restatements of the rules contained in the Declaration of Covenants, Restrictions and Conditions (DCRC) of the Villages of Indian Creek Addition.

All correspondence for the Architectural Control Committee (ACC) concerning problems or questions should be directed to the property management company.

USE OF HOMES

A. All homes are single family dwellings only.

B. House maintenance, alterations or construction.

1. Lawns must be properly maintained. Grass should not exceed 5" and edged. Do not place any debris in the common area or utility easements.
2. When painting, it is necessary to obtain approval from the ACC if a color change is planned.
- 3 The fences belong to the property owner and must be maintained by the property owner. Stains, clear coatings and the weathered look is approved. Paint is also approved; however, the ACC must approve the color. No fence shall exceed 6 feet in height with no railings showing to the common area. Fences shall be constructed of standard pickets of white pine, white wood or cedar. Fence lines may not be moved. Damage to a neighbor's property (trees, shrubs, etc.) during fence repair or replacement must be resolved between the neighbors.
4. No permanent structures or structures above fence lines including, but not limited to gazebos, tool sheds, patio covers or out buildings are permitted without the approval of the ACC.
5. Wading pools, slip/slides, swing sets and other equipment must not be installed in front of unfenced side yards.
6. Boats, campers, camping equipment and other RV's may be stored if they are hidden by a fence. See parking regulations.
7. No basketball goals are permitted without written approval of the ACC.

C. Access easements.

1. The Villages of Indian Creek is a community of zero lot line homes and as such, a three foot section of a homeowner's property may be in the yard on one side of a neighbor's property.
2. Access easements exist when a homeowner's property is in the back yard of a neighbor's property and separated by a fence.
3. Access to a homeowner's property should be allowed by a neighbor for home maintenance purposes, i.e. painting, roof repair, etc.

D. Pets

1. Only common domesticated pets are allowed.
2. Pets are not allowed to roam free in the common area. All pets must be leashed and accompanied by the owner when in the common areas.
3. No animal shall be kept, bred or maintained for commercial purposes.
4. Owners must clean up after their pet when in the common area.
5. Please refer to the Carrollton lease law.

E. Trash and garbage collection.

1. Trash and garbage collection shall be per city instructions. No trash or garbage shall be allowed to accumulate in any area. Trash containers should not be out any earlier than one day prior to pick-up and should be removed from the curb, street or in front of the garage, and be hidden from public view the day following trash pick-up.

F. Parking regulations.

1. Parking on the streets is limited to 36 hours within any 72 hour period. If any complaints arise, a notice will be sent to the owner of the vehicle. If no response, the vehicle may be towed at owner's expense.
2. No boats, recreational vehicles, campers or trailers may be stored in the driveway. These vehicles may be parked in the driveway for loading or unloading purposes only. These vehicles may be stored behind the front line of the house if hidden by a 6' fence.
3. All vehicles must be in operational condition and have current inspection stickers. If an owner has a vehicle that is disabled, inoperable or unable to be driven on private or public roads, they are to keep that vehicle out of public view; such as, in the garage.

4. A recreational vehicle is defined as:

- * Sports Vehicle

- * Tent/camper vehicles

- * Motorized vehicle with permanent beds, restroom or kitchen facilities.

- * Any travel vehicle in excess of 21 feet.

- * Any house type trailer

5. Except for delivery, no commercial vehicles other than passenger cars or light duty pick-ups may be parked in drive ways. Light duty trucks are below 1 ton capacity.

6. Oil spills on driveways and streets should be cleaned.

USE OF COMMON AREAS

A. No open fires are permitted in the common area

B. Picnics are permitted in the common area but residents must pick up debris.

C. All visitors to the common area must be accompanied by a resident.

D. No vehicles are allowed in the common area except for service and maintenance vehicles.

E. All plants, trees and other property in the common area shall not be disturbed.

F. No dumping allowed, anywhere, for any reason.

G. Quiet hours shall be observed. (10PM to 8AM)

ADMINISTRATIVE

A. Assessment of fines or penalties for non-compliance with these rules and regulations shall be \$25.00 for every 10 calendar days.

B. The Board of Directors may change the rules and regulations. Any rule or regulation may be amended or appealed per article 9 section 2 of the DCRC.

C. It is recommended that each street be represented by a block captain. This position is voluntary. There may be more than one captain per block. Names of block captains should be submitted to the management company.