

Creekwood at River Run Rules and Regulations

Introduction:

The general rules and regulations as contained herein are issued by the board of directors as authorized by the governing documents of Creekwood at River Run. The rules and regulations are intended as a guide to the conduct and activities of all members, lessees, residents, and their guests, using the facilities to maximum pleasure without annoyance or interference from others.

Enforcement:

Any homeowner has the right to request an enforcement of any established rule. Anyone refusing to abide by these rules may be penalized accordingly by the Board of Directors.

The Property Management Company (2011 Professional Community Management "PCM"), acting on behalf of the Association, has been instructed by the Board of Directors to require the compliance of residents and guests on Creekwood at River Run properties with the provisions of the rules and regulations, By-Laws and Declaration of Covenants, Conditions, and Restrictions (CC&R's). If there is a violation, the property management company has been instructed to:

Obtain the Names and Addresses of violators and report to the Board of Directors.

Call upon local Law Enforcement Agency (SDPD) for assistance; and/or

In the case of children/minors, make every effort to contact the parent, guardian, or immediate host, prior to the involvement of law enforcement.

Privilege Revoke

WHEREAS, use and wear of common interest facilities by those who do not pay their fair share is not fair to those who do, a Motion.

- When an association member is $\geq 3x$ monthly dues in arrears (\$975 as of April 2011), a special board meeting is called to define members "not-in-good-standing" where members affected will be allowed address the board with prior notification.

- Members so affected are notified appropriately in compliance with CA law.

Tenants are also notified if applicable.

- At all times, the policy and actions under this Motion shall comply with Association governing documents and CA law. In the event any provision of this Motion is deemed to be void, invalid, or unenforceable, that provision shall be severed from the remainder of this Motion so as not to cause the invalidity or unenforceability of the remainder of this Motion. All remaining provisions of this Motion shall then continue in full force and effect. If any provision shall be deemed invalid due to its scope or breadth, such provision shall be deemed valid to the extent of the scope and breadth permitted by law

- If overdue balance is not remitted after the longer of 30 day or CA law's current waiting period requirement, the affected member's gym, pool, and common interest (non-deeded) parking privileges will be revoked. Members not-in-good-standing, their tenants, guests, assignees, etc. thus lose the use of pool, gym, and common interest parking privileges. Violations will result in fines per existing policy and in the case of vehicles, immediate towing.

- At any time, a member not in good standing can immediately restore privileges revoked under this Motion by hand delivering a check to the property manager's office during business hours by prior phone appointment. A receipt will be given and all privileges are immediately restored. US or overnight mail is accepted too, but is unsecure and at owner's risk.

Vehicle and Parking Regulations

You must have a current permit with a valid unit number to park within the community.
VEHICLES WITHOUT PERMITS WILL BE TOWED WITHOUT WARNING!!!

Updated April 2011

Guest Permits (rearview hangers) are for guest use only. Any vehicle found using a guest permit for more than 72 hours will be subject to tow. Residents must use the current sticker for parking. Window sticker should be placed on the lower part of the Driver's Side windshield for easy viewing by Security Company.

If you plan to have a vehicle in a common area space (no number, not a carport) for more than 72 hours please contact the Property Manager.

Lending, renting or leasing a visitor parking pass to a third party that does not live on the property is strictly prohibited. Visitor parking passes are intended for the sole use of homeowners, tenants and visitors, and are not to be lent, rented or leased to a third party. A 24 hour notice will be placed on the vehicle, and then towed at vehicle owner's expense.

Campers, camper shells, trailers, motor-homes, boats, commercial vehicles or trucks larger than a pick-up shall not be parked in the common areas.

Automobile repairs, oil changes and engine overhauls shall not be done in the common areas.

No car washing/auto detailing is allowed on property.

Parking is allowed in designated areas only. **VIOLATORS WILL BE TOWED AT THE OWNER'S EXPENSE!**

Owners have the right to have vehicles towed that are not authorized to be parked in their own assigned parking space.

Do not block the streets and lanes in a way that would obstruct the access of the Fire Department and emergency vehicles. Cars parked in the fire lanes will be towed at the owner's expense.

Residents are responsible for their guest's parking so that the common areas and streets are not blocked.

No vehicle shall be left in a condition that will constitute a fire hazard and must be currently registered.

No vehicle shall be parked or operated on any sidewalk or greenbelt area.

Trash Regulations

The use of plastic bags is highly recommended. Trash should be placed inside the blue dumpsters available throughout the property. Recyclables should be placed in the white dumpsters. Pick up and place inside the dumpster any refuse that falls out of the dumpster. Do not leave trash outside of your unit door. Do not overfill any dumpster. Do not place large boxes in the

Updated April 2011

dumpster. Do not place large objects such as home appliances, mattresses, televisions, or electronic equipment of any kind in the dumpsters. Break down all boxes before placing in the recycling bins.

Noise Regulations

Noise can be a problem any time of the day and night and particularly during the spring and summer months when residents keep their windows open. Please keep in mind that noise echoes through pathways, fire lanes, and driveway areas. Please be considerate of those living close to you by keeping the noise volume low. Noise should not be heard outside of your unit. Homeowners are responsible for the behavior of their tenants and guests.

Common Noise Issues: Stereos, radios, televisions, home theater systems, musical instruments, loud parties, barking dogs, loud children, car horns, car stereos, extended warming up or car and motorcycle engines. Please turn down your car stereo when entering the Creekwood property. All noises must be restricted at all times to levels that do not disturb other residents. Legal action may be taken against owners of pets which make excessive noise.

Be considerate of others and remember that your neighbors may not keep the same hours as you do. For reasons of community respect, please lower all noise volume at 10:00 PM seven days a week.

Clubhouse/Gym Facility/Pool Area

Food and drinks should be confined to the vicinity of the Clubhouse or grill areas and are not permitted in the pool or the Jacuzzi area. Glass containers and/or bottles are **STRICTLY PROHIBITED** from in and around the pool, Jacuzzi and within the Clubhouse/Gym facility. If broken glass is found in the pool area, the pool is required to be drained and cleaned at great expense to the community. Plastic and aluminum containers may be used within the Clubhouse/Gym and in the vicinity of the outdoor grills. Only unbreakable containers are permitted in and around the pool and Jacuzzi areas.

Residents and their guests using the gym facility are responsible for wiping down the gym equipment used by them.

Usage of gym equipment is on a "first come" basis.

Usage of gym equipment is limited to no more than 30 minutes unless no one is waiting to use the equipment.

Please clean up after yourself in the Clubhouse/Gym/Pool area. Trash containers are provided. Please use them.

Tennis shoes must be worn at all times in the gym facility.

Updated April 2011

Pool/Jacuzzi area Rules

Attire: Swimsuit attire must be worn by all persons using the pool/Jacuzzi. Street clothing is not permitted in the water (jeans, cut-off jeans, T-shirts, etc.)

Hairpins, hairclips or other similar objects should not be worn in the pool/Jacuzzi areas. They can clog the drains.

Entry to the pool/Jacuzzi area shall be through the gate or the Clubhouse/Gym facility. The gate/doors must be closed and locked behind residents after entry and exiting. The gates/doors must not be propped open.

NO SMOKING is allowed in the pool/Jacuzzi area.

No DJs/radios/stereos/MP3 players/other noise-making devices are allowed in the pool/Jacuzzi area. (Exception: when headphones are used for personal use)

No extension cords are allowed in the pool/Jacuzzi area. They are a tripping and an electrical shock hazard,

Bicycles, roller skates, roller blades, and skateboards are not permitted in the pool/Jacuzzi area.

Walkways on the pool deck must remain clear.

Individuals with open wounds or open sores are not allowed in the pool or Jacuzzi.

Pets are not allowed in the gated pool/Jacuzzi/gym facility at any time. Pets are not allowed to swim in the pool or Jacuzzi at any time. Violators will be subject to an immediate fine possibly including paying for professional pool cleaning/draining.

Absolutely no foreign substances (e.g. bubble bath, soap, detergent, beer, soda) may be added to the pool or Jacuzzi or the fountains around the property.

Violations to the above Pool/Jacuzzi/gym facility rules may result in a fine as determined by the Board of Directors of Creekwood at River Run.

Pool Hours: 6:00AM until 10:00 PM daily

Children must be accompanied by an adult.

Architectural Control

The Association shall provide all maintenance to the common area. In addition, the Association shall provide exterior maintenance to each unit, except for glass surfaces, window screens, and patio area, which shall be maintained by each owner in a manner acceptable to the Board of Directors.

No changes or additions to the exterior or the units (including but not limited to planting of trees, antennas, satellite dishes, exterior painting, sunshades, awnings, walls, fences, and the like, may be made unless accepted by the Board of Directors and by the owner's institutional first mortgage which may be affected. Plans and specifications for any architectural improvement must be submitted to the management company for approval by the Board of Directors. Any necessary building permits must be obtained by the unit owner. It is the responsibility of the unit Owner, once approval has been received from the Board of Directors, to ensure the appropriate inspections are made by the appropriate agency of any changes/additions to the exterior of the unit. Approval or disapproval of the plans must be made by the Board of Directors within a reasonable period of time.

Decks, patios, and balconies (including exterior 3rd floor balconies) are not to be used for such purposes of drying laundry, miscellaneous storage or excessive congregation. These areas shall be considered an aesthetic addition to the building and utilized in good taste so as to be generally attractive and non-offensive to other residents.

No window air conditioning units or balcony enclosures are permitted and not exterior clotheslines are to be installed.

No miscellaneous equipment or materials may be visible from the outside of the unit.

Patio Railings must be kept free of plant pots, towels and other items. This is specified by the Association's Liability Insurance Policy.

No charcoal grills are permitted on the property. Gas/propane grills are allowed. This is specified by the Association's Liability Insurance Policy.

Hoses may not be left in the common area.

Satellite dishes must be mounted on a stand on your deck area, not bolted to common area walls or on the roof.

Cigarettes/Cigars/Smoking

Cigarette/cigar butts are an eyesore. They reflect a poor visual image of the common area. Do not throw your cigarette butts in the common area (including but not limited to the parking lots). Instruct your guests to dispose of their cigarette butts.

Cigarette smoke travels. Please be aware of your smoking. Your smoke travels into local units so please restrict your smoking in the interior of your unit or off property. Smoking on your deck/patio affects your neighbors and should be avoided.

General Safety

The speed limit while on association property is 10 miles per hour. Watch carefully for pedestrians, especially in the summer months when children are out of school.

Do not speed in the parking areas.

Use caution when backing out of your parking space.

Be courteous of others.