

CRYSTAL CREEK HOA: RULES AND ASSOCIATED FINES

Signs No signs shall be erected or maintained on any lot, except that “for sale”, “for lease” or “for rent” signs may be placed by the owner, builder or real estate agent. Temporary placement of political signs and “Block Home” signs is permissible. In violation of this rule home owner may be fined \$20.

Architectural Change Any architectural change, exterior material or **paint colors** must be approved or use by the Crystal Creek Architectural Control Committee. Please note that all existing **paint colors** must be approved before repainting as well. In violation of this rule property owner can be fined \$500 for each incident.

Exterior Home Maintenance The exterior of the home must be maintained and not pose a hazard. This maintenance includes **exterior painting** of the home and gutter repair or replacement, as needed. Violation of this rule may lead to the homeowner being fined \$500.

Yard Care Each owner shall keep shrub, trees, grass and planting of every kind neatly trimmed, properly cultivated and free of trash, weeds and other unsightly materials. In violation of this rule homeowner may be fined \$20.

Garbage, Yard Debris & Recycle All garbage and trash shall be kept in sanitary containers and out of public view. In violation of this homeowner may be fined \$10.

Roof and Fences Roofing material shall be a composition staggered shake shingle of high density; have a 25 year guarantee; and be approved by the Architectural Control Committee. In violation of this rule homeowner may be fined \$500. Fences shall be constructed of wood, 5 feet tall with 1 foot of lattice on top and in the “Good Neighbor” style. Exterior trim, fences, doors, railing, decks, eaves, gutters and the exterior finish of garages and other accessory buildings shall be designed, built and maintained to be compatible with the exterior of the dwelling they adjoin. In violation of this rule can result in fine \$500.

Parking and Storage of Equipment Boats, trailers, truckcampers, motor homes, commercial vehicles and like equipment shall not be parked or stored on any lot or public way, except that such equipment when not owned by a resident owner shall be parked into driveway servicing a dwelling or on public streets adjacent thereto for a period not to exceed forty-eight (48) hours in any thirty(30) day period and except further that such equipment may be parked on that portion of the lot not located between the street and the front setback line which is adequately screened, specifically designed for such an additional parking pad and has been approved by the Architectural Control Committee. A violation of this rule can result in a fine of \$50.

HOA Dues A late payment fee of \$40 will be applied to dues that are not received on time.

NSF A \$25 fine will be applied for checks written to the Crystal Creek HOA which are returned for non-sufficient funds.

Business Use of Property Violation: \$50 for each day of violation plus any associated attorney fees

Short Term Rental Violation: \$300 for each day of violation plus any associated attorney fees

Note The homeowner will have the opportunity to correct the problem and/or talk to the board within a reasonable time before any fine is imposed. Additional increasing fines will be imposed if the issue is not taken care of within the time specified in the notice. Any unpaid dues or fines may result in a lien being put against your property.

Updated: July 30th, 2016