

Creekside Villa Building Covenants

General Restrictions

1. No billboards or advertising signs shall be on any lot except for one "For Sale" sign no larger than 2' x 2'.
2. All sound systems that disturbs the quiet nature of Creekside are prohibited.
3. No swimming pools are allowed other than a child's wading pool.
4. Residents will respect each other's right to peace and quiet, and privacy, by not allowing activity on their property that might disturb others and by maintaining their property in such a manner as to not distract from the aesthetic beauty of Creekside.

Construction Standards

1. No dwelling shall be erected upon any lot unless such dwelling contains at least 1500 SF of enclosed living area floor space, but no more than 2500 SF (living area floor space is exclusive of floor space in porches, pergolas, garages, etc.)
2. No two story homes allowed. Bonus rooms above the garage are allowed.
3. All buildings shall be constructed of insulated wood or metal stud frame, with some masonry on the majority of the front side.
4. No more than one dwelling shall be built on any one lot.
5. Roof pitch shall be between 7/12 and 10/12.
6. There shall be no steps to get to living space from the street side of the dwelling.
7. All pass through walk doors shall be 36" wide.
8. The master bathroom needs to be ADA accessible.
9. No bright or loud colors (vivid green, orange, purple, etc.) shall be allowed on any residence or garage.
10. No gardens are allowed in the front yard.
11. Satellite dishes cannot be fastened to the roof.

Setback Requirements

1. There shall be a 20' minimum side yard setback, and 20' minimum back side setback.
2. The front of each unit should be between 25'-30' from the front edge of the street.

Vehicle and Street Restrictions

1. No vehicles or campers shall be stored on the street, driveway, or on the lot (other than garage) longer than 72 hours.
2. No Semi trucks or other large trucks shall be operated on Creekside streets other than construction, moving, and maintenance vehicles
3. The speed limit on Creekside streets shall not exceed 15 mph.

Commercial Use Restrictions

1. No trade or business may be conducted on any lot or in front of the residential unit, except:
 - a. The existence of the business activity is not apparent or detectable by sight, sound, or smell.
 - b. The business activity does not involve persons coming into the lot or door-to-door solicitations.
 - c. The business would not threaten security of other Creekside residents
 - d. The business would not involve any employees other than family members living in the residence.

Animal Restrictions

1. No animals shall be kept upon the lot except:
 - a. Pets that do not make unreasonable amount of noise
 - b. Pet is fenced or on a proper leash
 - c. Pet is cleaned up after.
 - d. Pet does not create a health or safety hazard or unreasonably interfere with the quiet of other Creekside residents.

Wall and Fence Restrictions

1. No hedge shall be erected or maintained nearer to the front lot line than the walls of the residence.
2. Hedge must be decorative in nature, and not exceed 60" in height.
3. No fences or walls allowed other than buried fences to keep pets on property.

Detached or Temporary Structures

1. No detached or prefabricated building or structure shall be on the lot.
2. No trash shall be placed on the lot, except in covered containers. These containers shall not be outside the residence more than 48 hours.
3. No trash, rubbish, or garbage shall be allowed to accumulate anywhere on the lot.

Leases

1. No Owner shall allow their residence or lot to be occupied by persons other than short term guests and family members.
2. Guests, friends, and relatives can only stay for 30 days unless prior approval is given by the Creekside Board.