

Creekside HOA RULES

Section 2. Architectural Approval.

(a) In order to maintain property values and a general plan and scheme of development of the community, no construction, modification, alteration or other improvement of any nature whatsoever, except for interior alterations not affecting the external structure or appearance of any House or the Lot, shall be undertaken on any Lot unless and until a plan of such construction or alteration shall have been approved in writing by the ARB.

Signs

- For Sale
 - For Rent
 - Security system signs
 - Pest control notification for no more than 72 hours
 - Small Garden signs/flags
 - Active Roof, Window replacement, construction, and home repair notification during construction and no more than 72 hours following completion of the work
 - Birthday, Graduation, Retirement, Celebration may be posted no more than 72 hours prior to and following the specified event
 - No Trespassing
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- No commercial signs (business, product, or service)
 - No political signs
 - No Garage Sale/Estate sale except for 72 hours prior to the event
 - No "children playing" or similar
 - No "do not walk on the grass" or similar
 - No "curb your dog" or similar

Landscape

- Any alteration that materially changes the view from the streets, such as pathways, retaining walls, patios, fountains, and statuary requires ARB approval
- No tree 5 inches in diameter or more may be removed unless damaged, diseased, or causing harm to surrounding property as determined by a certified arborist and/or the Board of Directors. In the event a mature tree is determined to be damaged, diseased, or causing harm, it must be replaced with a tree of the same species no smaller than 5' tall.
- A tree less than 5 inches in diameter may be removed with ARB approval
- A permit may be required to remove such a tree by Jax ordinance

Garden/ Exterior structure

- Sheds, storage buildings, pergolas, and similar structures must be located behind a home or screened with a fence so as not to be visible from the street. The structure may not obstruct

or impact drainage. Any permitting required by the City or County must be obtained prior to installation.

Section 5. Upkeep and Maintenance of Lots:

Owners are required to maintain their property in a neat, clean, and attractive condition keeping it well-kept, free of clutter, and visually appealing. This includes but is not limited to:

- Regular Cleaning – Ensuring the exterior and interior are free of dirt, debris, and stains.
- Landscaping Maintenance – Keeping lawns regularly trimmed, gardens free of weeds and freshly mulched, and trees properly pruned.
- Structural Upkeep – Repairing any visible damage to walls, roofs, fences, or pathways.
- Painting – Painting when paint is faded, cracked or chalky
- Aesthetic Appeal – Preserving siding, and decorative elements in a like-new or original condition to enhance curb appeal.
- Compliance with Regulations – Meeting HOA or municipal standards for property appearance.