

CEDAR CREEK HOMEOWNERS ASSOCIATION

RULES DOCUMENT

November 15, 2007

To: Cedar Creek Homeowners

From: Cedar Creek Homeowners Association Board of Directors

Subject: Updated Rules of our Association

Attached are the updated and clarified rules of our association. The purpose of these rules is to establish a pleasant and positive “community environment” for all homeowners - rules that will maintain and enhance our living experiences while supporting the value of all properties by creating our association of homeowners as a desired location and environment for current and future owners.

These rules are aligned with the covenants and by-laws of our association and we ask for your cooperation in supporting these rules on behalf of all homeowners and residents.

Additional Updates -

- 08/15/2017 – Update “Pets” section adding rule 3 – addressing that pet complaints are to be made to the Wright County Sheriff
- 12/21/2017 - Update “General Rules” section to rule 13 – addressing seasonal lighting and displays

**CEDAR CREEK HOMEOWNERS ASSOCIATION
ADOPTED RULES AND REGULATIONS
WHICH ARE INTENDED TO PROVIDE ALL
OWNERS
WITH A PROPERLY MANAGED, UNIFORM AND
ATTRACTIVE COMMUNITY ENVIRONMENT**

General Rules:

1. Each home may only be used for the purpose of single-family residents. Temporary guests are permitted as long as they do not create unreasonable noise or annoyance to the other residents of the association.
2. Our Association is a residential community, no trade, business, profession, store-front, commercial activity, business traffic/parking or any other nonresidential use shall be conducted on any portion of the homeowner's property or on any of the associations' common area.
3. Owners may lease out their residence which must be in writing and subject to these rules, articles and by-laws of the association. A copy of the lease must be provided to the association board of directors. No lease shall be for a period of less than three (3) months. Homeowner is responsible and accepts all risks for damage done to the home or any liability claim against the property.
4. Homeowners/Residents are personally responsible and liable for any damage to the common areas caused by the homeowner/resident or guest.
5. Garbage, trash, or rubbish must be placed in appropriate trash containers for pickup. Containers may be placed and kept in front of the home after 5:00pm the day before pickup and removed and stored following pickup, inside the garage on the collection day. Each owner is expected to pick up all garbage, trash and debris on their lot on a regular basis to keep up the appearance of the neighborhood.
6. Each owner shall maintain their home in excellent condition at all times. The exterior of all homes, including roofs, windows, walls, and patio areas shall be maintained in excellent repair and in an attractive manner. All exterior painted areas shall be painted as reasonably necessary with colors that match the color scheme and are harmonious with the other homes at the expense of the homeowners. Sidewalks, Driveways and parking areas

damaged and/or eroding shall be repaired or replaced as necessary at the expense of the homeowner.

7. No clothes, blankets, laundry of any kind shall be hung out on any portion of the home/lot and clotheslines and poles are not allowed.
8. No outside signal receiving or sending antennas or devices permitted with the exception of small television satellite dishes which must be installed on the rear or side of the home.
9. Only central air conditioning units are permitted...no portable units allowed.
10. In order to provide uniformity throughout the properties, the Association will establish specifications for all post lights, mailboxes, identification signs and house numbers.
11. A "For Sale" or "For Rent" sign may be placed in front and in the rear of the home for visibility. The sign must not exceed 24" x 36" in size and limited to two per property. All other signs must have prior approval by the association board before displaying.
12. Window treatments shall consist of drapery, blinds, decorative panels or other tasteful and professional coverings. No newspaper, foil, sheets, awnings or other temporary/permanent treatments are permitted.
13. Any additional external lighting must not have a negative or annoying impact on the neighborhood.
 - a. Addendum to rule– The board exempts decorative solar lights, temporary seasonal decorations, displays, and lights (ie. Halloween, Christmas, American flags, July 4th, Flag Day, Veteran's Day, and the like) from the CCHOA CIC Rules 16.07 and 16.08. (Board decision posted - 12/21/2017)

Pets:

1. Only domestic dogs and cats are allowed in the association, no other animals, livestock, poultry or reptiles of any kind are permitted. No exterior kennels for pets are allowed and any pet must be carried or kept on a leash when outside of a home. No pet shall be kept outside on a leash unless someone is home. The pet owner is responsible that all city ordinances are in compliance including license and proper vaccination. The association may require that any pet be removed if there is unreasonable nuisance or

annoyance to other residents. No commercial breeding of pets is permitted on any property or home.

2. Any pet damage done to the landscape must be repaired by the owner of the pet. Pet waste is to be picked up by the owner immediately. If the association is required to repair any pet damage, the pet owner will be responsible for the cost.
3. If a homeowner has issues with any pets that are not the homeowner's, the homeowner is asked to call the Wright County Sheriff to file an official complaint as the board can fine the homeowner, but anything else exceeds the board's power. (Board decision posted - 08/15/2017)

Parking:

1. Each homeowner/resident is entitled to two parking spaces on the driveway surface. Only automobiles, vans, regular size pickup trucks used for private passenger vehicles may be parked at any time. All vehicles parked on homeowner property must be in running condition with current registration. No significant repair of any vehicle is allowed within the association.
2. Commercial vehicles, large trucks, recreational vehicles/campers or trailers can NOT be parked on homeowner or association property except for specific loading/unloading activity. In accordance with the City of Albertville, no overnight parking is allowed on the street. Guests should park in the designated parking areas and no vehicles are to be parked on any landscaped/grass areas. Association streets are to remain open at all times for all residents and emergency vehicles throughout the association. Fire hydrants must be accessible at all times.
3. Motorcycles are allowed and must be equipped with appropriate noise muffling equipment to prevent any unreasonable annoyance for residents.
4. No boats may be kept or stored outside any home or on association property.

General Storage/Patio areas:

1. Patios are limited to the storage of patio type furniture, storage container for patio equipment and not more than one cooking grill per home. All cooking grills and/or campfire pits must be kept at least 5 feet away from the structure. All other personal property must be stored inside the

residences' home. No other portable storage, temporary or accessory buildings are allowed on any property and no property is to be stored between homes. The association does not allow for additional screening on any patio area or the installation of hot-tubs.

Assessments:

1. A late fee charge is assessed in the amount of 5% for all assessments due that are received after the tenth (10th) day of the required month of payment.
2. Delinquencies are subject to add property lien per Minnesota law.
3. Special assessments, if necessary, must be paid by each homeowner within the guidelines set by the board of directors and the by-laws of the association.

Insurance/Risk Management:

1. Each homeowner/resident is responsible to carry homeowners insurance (or file a legal document of dedicated resources with the association board of directors) to cover the value of their respective property, including the entire structure, betterments, improvement or any damage incurred by nature or man.

Architectural Restrictions:

1. Any improvement, change, alteration or betterment to the exterior of the home from the original specifications of the home, patio, and roof or garage area must have prior approval from the Architectural Committee and the board of directors. Detailed plans will be reviewed by the Architectural Committee and submitted to the board at the next scheduled board meeting. A letter of acceptance or denial will be sent to the requesting homeowner.
2. If requested changes require the input from architects, engineers or any outside source, the cost of this resource will be born by the homeowner requesting the change.
3. The association/board shall not be liable to any owner or claim in connection with the approval or disapproval of architectural requests or changes. Any approval of any plans or specifications by the association board shall not be deemed to be a determination that such plans are

complete and do not contain defects or do not meet standards or guidelines. The homeowner is fully responsible for any outcome or liability.

Lawn/Landscape/Snow Removal

1. The association will maintain the common areas of the landscape and the immediate landscape surrounding each home which includes planted trees, shrubs and lawns. The association will contract the service to maintain these items. All landscaping shall be maintained as reasonably required, mowing, watering, trimming, fertilizing, weed management, insect and disease control. All replacements of sod, trees and shrubs will be at association expense. Annual flowers are to be maintained and replaced at the homeowner's expense.
2. The homeowners/residents are responsible to remove snow of less than 2". Homeowners/residents are responsible to remove snow from walks, patios and roofs. Should icy conditions exist, homeowners/residents are responsible to apply proper de-icer type products on driveways and sidewalks to maintain safe conditions.
3. If snowplowing is required, homeowners are to move any outside parked vehicles to allow orderly plowing of roads and driveways.
4. At no time should any vehicle block access on association roadways for any other vehicles, all roadways are owned by the association, and they are not public streets.

The rules and regulations of the association are intended to promote and provide all homeowners with a uniform, attractive, safe and managed community that enhances the real estate value of all properties. The association, through its board of directors, reserves the right to improve and change the rules and regulations of the association. The board of directors reserves the right to impose fines and penalties for violation of the governing documents of the association.

CEDAR CREEK**MAINTENANCE CHART****Association Responsibilities**

Item	Owner	Painting	Repair	Replace	Service
	Responsible				
LANDSCAPING					
Retaining Walls & Entry Sign	No		x	x	x
Rock Mulch Beds or Wood Mulch	No				x
Edging Plant Beds & Curbs	No				x
Trees Wrap & Fertilize	No		x	x	x
Shrubs Trim & Fertilize	No		x	x	x
Flower Beds & Perennials	May assist		x	x	X
Gardens Individual Home Entry	x				
LAWN/SNOW					
Lawn Care Mow & Fertilize			x	x	x
Snow Removal after 2"- 8hrs. after snow stops					x
Sand/Ice Melt Driveways					x
Sand/Ice Melt Walkways	x				x
Pet Damage to Trees/Lawn	x				
Water Lawns					x
Trash	x				x
Stoops & Entries					x (last priority)
PAINTING					
Exterior Siding	x			Association Approval	
Exterior Trim	x			Association Approval	
Exterior Doors	x			Association Approval	
Roofs					
Shingles	x			Association Approval	
Flues	x				
Vents	x				
Dryer Vents: Lint Screen	x				
Optional Roof Raking		Association to decide on call basis			

Association Responsibilities

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CEDAR CREEK

MAINTENANCE CHART

Association Responsibilities

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