

# **RULES & STANDARDS for HOMEOWNERS**

## ***of the Twin Creeks Homeowners Association***

These Rules & Standards are a summarization and clarification of material in the official Declaration of Covenants, Conditions and Restrictions and Rules that have been adopted by the Board of Directors of Twin Creeks Homeowners Association, Inc. ("Association") that govern all homeownership in the Brookstone and Fieldstone subdivisions in Pike Township, Marion County. Some of the below provisions are compiled from the "Declaration of Covenants, Conditions & Restrictions for Twin Creeks" as filed with the Marion County Recorder on January 29, 1993. Other provisions below were adopted by the Board of Directors pursuant to the rule-making powers granted to the Board under the Declaration of Covenants. The Rules and Standards in this document are not necessarily exhaustive and will be updated and clarified as necessary. These Rules & Standards are compiled to assist the homeowner with expectations of the Association's Board of Directors who enforce the Covenants and the Association's Architectural Control Committee that reviews and approves external changes to properties within Brookstone and Fieldstone. The goal of these Rules & Standards is to preserve property values and maintain the attractive appearance of our community for all of its residents.

### **Home Occupancy**

- No home shall be used for purposes other than single-family occupancy and cannot be used for temporary housing or for transient occupancy.
- No home may be leased for a period of less than 90 days. All leases shall be in writing.

### **Common Area Use and Quality of Life**

- There shall be no unauthorized use of the Common Area nor shall anything be kept, built, planted or stored on the Common Area without prior written consent of the Association.
- Any noise or activity, which disturbs the serenity of the neighborhood, is prohibited.

### **Animals and Pets**

- As per Sec. 531-102a of the City Code, animals are not allowed at large within the community and must be kept on a leash at all times when not physically on the owner's property.
- As per Sec. 531-203a of the City Code, no person shall allow their dog or cat to defecate or urinate on a public street, in the common/public area, or on someone else's private property without promptly removing any such feces to a waste container, or otherwise disposing of such material in a manner inoffensive to reasonable public sensibilities. Animal waste cannot be left undisposed on the homeowners property or dumped into the Common Area, woods, streams, or streets.
- Any pet causing or creating a nuisance or unreasonable disturbance or not properly maintained and handled by its owner, including appropriate leashing of the animal and

disposing of the animal=s waste, shall be removed from the property. Subject to these restrictions, upon three days written notice from the Board, and provided further, that upon written request of 25% of the voting power of the Association, the Board of Directors shall have the authority to, and shall order the removal of any such pet.

- No animals or livestock of any kind shall be raised, bred or kept on any lot except that household pets may be kept, provided they are not bred, kept or maintained for commercial purposes.

### **External Storage**

- No enclosed storage area or garage shall be erected which is not permanently attached to the home. No trailer, shacks, outhouses, detached storage sheds or tool sheds of any kind shall be erected or situated on any lot.
- Outside storage of any items, including but not limited to sporting equipment, toys, outdoor cooking equipment, yard and garden tools and equipment will not be allowed unless screened from view by enclosures. The design of such enclosures must be approved in advance by the Association.
- Rubbish, garbage or waste shall be kept in sanitary containers and shall not be stored in open view.
- No boats, snowmobiles, recreational vehicles, trailers, camping vehicles, buses, trucks, motorcycles, mini-bikes, mopeds, unlicensed or inoperable vehicles, or any other vehicles other than normal passenger automobiles (including station wagons, small trucks and vans) shall at any time be stored or parked on any lot outside of a garage, or on any part of the Common Area.
- There shall be no regular parking on the streets if a resident=s vehicles can be parked on the residents driveway or within the resident=s garage.
- In order to accommodate snow plow trucks on the streets, there shall be no parking on the streets when there is an accumulation of more than two inches (2") of snow.
- If it would hinder a resident=s ability to park his or her vehicles totally within the residents driveway, there shall be no storage of personal property within the resident=s garage which precludes the parking of vehicles within the garage.
- Front porches shall not be enclosed or used for storage purposes and shall at all times be maintained in a good state of appearance and cleanliness. Only items such as patio furniture, or potted or hanging plants, shall be permitted in front porches.
- No portable storage containers (i.e., APODS@) shall be allowed within the community for longer than ten (10) consecutive days.



## **Property Maintenance**

- Exterior condition of house and trim should be kept in good repair and neat appearance with all painted surfaces in non-weathered or flaking condition.
- Exterior trim color in Brookstone shall only be painted in white.
- Exterior trim color in Fieldstone must be painted to match siding color.
- Shutters must be maintained in original trim color (or alternate color approved by the Architectural Control Committee) and worn shutters with missing or misaligned slats should be repaired or replaced immediately.
- Lawns must be mowed in a timely manner and maintained with a neat and trim appearance. Grass shall be consistently cut to an appropriate height. Lots shall be maintained free of weeds.
- Trees and shrubs shall be trimmed and pruned to be neat and attractive in appearance. Dead or diseased trees or shrubs shall be removed promptly and disposed of properly.
- There shall be no parking of any vehicles on the grass of a lot.
- Exterior stains, such as automotive oil, on concrete surfaces should be cleaned and restored to original color and condition.
- Driveways and sidewalks shall remain as concrete and may only be sealed with a clear sealant.

## **Exterior Alternations and Improvements**

- All exterior changes, additions or modifications must be approved by the Architectural Control Committee in writing before such projects or changes can commence.
- Fences must be approved, built within property lines, constructed of cedar using dog-eared, shadow-box style and maintained with only natural-color stain and sealer.
- Porches shall not be structurally modified, enclosed, or altered without prior written approval. Solid sections of porch enclosures must match house siding in alignment, lap-width, reveal and color. Window and door trim must be painted to match existing house trim color.
- Roofing material of house or additions must match existing roofing material in the development.
- No above ground swimming pools are permitted.
- No solar heat panels are permitted.