

Stillhouse Creek Homeowner's Association, Inc.  
Rules and Regulations

The Board of Directors for Stillhouse Creek Homeowner's Association, Inc. have in accordance with Article V section 3(c) of the by-laws for the association established the following rules and regulations governing the subdivision.

1. Delinquent Accounts- The membership will be billed twice a year once on January 1 and then again on July 1. Bills are due upon receipt and will become delinquent after 30 days at which time a second notice will be sent along with late charges and a letter of warning stating that if dues are not paid in 30 days a lien will be filed against the property. If by March/September 1<sup>st</sup> dues are still unpaid a certified letter will be sent giving notice that a lien will be filed 15 days from date of the letter and the account turned over to attorneys for collection. All fees associated with collection or processing these liens will be added to the delinquent homeowner's account balance.
2. Overnight/longterm Parking-In accordance with sections 12.13 and 13.01 of the covenants for Stillhouse Creek overnight parking of recreational vehicles and related trailers and/or sports equipment shall be in garages or appropriately screened from view and no long term parking of any vehicle on the street will be permitted. Long term parking will be considered to be any time in excess of 24 hrs. The intent of section 13.01 is to eliminate parking on the street by all homeowner's, but realizing that from time to time the need for on- street parking may arise. If you live in Stillhouse Creek your vehicle needs to be in the garage or driveway. First violation will result in a letter of warning or compliance giving the violator 24 hrs. to remove the vehicle. Failure to comply will result in a second certified letter giving 5 days to remove vehicle or face a fine of \$100. If the vehicle is still not removed the property owner will be fined \$100 and be given 30 days to make payment of the fine. Each additional violation will result in another \$100 fine. If the fine is not paid within the 30 days a lien will be placed against the property. Again all costs associated with collecting fines and filing liens will be added to the homeowner's balance.
3. Pets-in accordance with section 12.12 of the covenants all pets will be registered, licensed and inoculated as required by law. Pets are to be kept on a leash while on any common areas including sidewalks, streets, public amenities, etc. 1<sup>st</sup> violation will result in a letter of warning and/or compliance. Any future violations could result in contacting animal control.
4. Landscape Maintenance-Each lot owner is required to maintain his/her property in a condition consistent with neighborhood standards. These include proper seeding, fertilization, watering mowing, removal of litter, etc. Failure to maintain your property will result in the following. 1<sup>st</sup> violation will result in a letter of warning/compliance and will give owner 5 days to comply. If failure to comply with 1<sup>st</sup> letter occurs a second certified letter will be sent giving another 5 days to comply or the association will have it maintained and send the bill along with a \$100 fine to

the property owner. If owner fails to pay the bill and fine within 30 days a lien will be placed against the property. Additional fines will be levied for each future violation.

5. Garage Sales-Garage sales are prohibited except on the dates established by the Board of Directors. These dates will be announced and will occur once in the spring and once in the fall. If you choose to hold a garage sale at your home on one of the two announced dates you must pre-register with the association at least 10 days prior to the sale. All garage sales must be contained within the garage and/or driveway. No items are to be placed in the yard or in the street. The garage sale hours will be from 6:00 a.m. until 12:00 p.m. All items must be removed from view after 12:00 p.m. The Association will place signs and run ads the week of the sale.
6. Window treatments-the use of foil or similar products are prohibited in Stillhouse Creek. Each violation will be sent a letter of warning giving 5 days to comply. If after 5 days the homeowner is still in violation then a certified letter will be sent with a \$100 fine.
7. General Covenant Violations-All other covenant violations not previously mentioned will have the following procedure. Property owner will be contacted in writing and notified of the specific violation and be given 15 days to remedy the issue. If after 15 days the owner is still in violation a second certified letter will be sent restating the violation along with a warning that a \$100 fine will be levied if not cured within the next 15 days. If still not remedied after the 30 days the \$100 fine will be assessed and the owner given 30 days to pay. If owner fails to pay the fine within 30 days a lien will be placed against the property. All costs associated with collecting fines or filing liens will be added to the homeowner's balance.
8. Stained Fences-The staining of fences in Stillhouse Creek has been approved but is limited to two types of semi-transparent stains (English Walnut SW 3574, Tavern Oak SW 3573) and two types of transparent stains (Heart Redwood SW 3558, Canyon Brown SW 3559). These stains may be obtained through True Colors, LLC at 601-899-2826. All exterior alterations must first be approved in writing by the Homeowner's Association.
9. Mail Receptacles-Mailboxes are standard and any alterations including covers and attachments are prohibited. Holiday decorations are ok, but limited to the times set forth in the following decorations clause.
10. Decorations-Holiday decorations are acceptable but are limited to the following time schedules. Halloween decorations are approved for the entire month October. Christmas and other corresponding holiday decorations are approved between Thanksgiving and New Year's Day.

These rules and regulations are designed to maintain the value and integrity of Stillhouse Creek subdivision and are subject to change at the discretion of the Board of Directors.