



# Rules and Regulations

11/16/2020

Please refer to the Covenants and Regulations for more detail at [www.mosescreekestates.com](http://www.mosescreekestates.com)

*Here are some definitions used  
in this document.*

1. HOA is the Moses Creek Estates Home Owners Association.
2. An owner is the person who purchased the residence and, in the eyes of the HOA, is responsible for maintenance and upkeep.
3. A resident is the person who lives at the residence.
4. Visitors do not live at the home and are not responsible for property upkeep.
5. A contractor works at the residence, whether paid or not, under direction of the owner or resident.
6. ACB is the Architectural Control Board.
7. The side of the house is the area from the mid-point of the side to the rear of the home. Basically, the area on the side of the home near the backyard (used below to define where equipment and items may be located).

## *Rules and Regulations*

1. Any color changes to the exterior of the home must be approved by the ACB. This includes trim, garage door and front doors. If you are re-painting your home approximately the same color, then no ACB application is required.
2. Any improvement, even if it does not require ACB approval, must comply with setback, coverage, and other applicable sections of the Moses Creek Covenants and County ordinances.
3. All perimeter fencing, sheds and workshops require ACB approval. Basically, any major exterior additions to porches or the house must be approved by the ACB. However, smaller projects such as adding pavers to an existing deck, extending a walkway, or screening a propane tank/ recycling container, do not require ACB approval.
4. For purposes of the ACB, concrete, brick, paver driveways and walkways are interchangeable. ACB approval is not required if you choose to replace your concrete driveway with pavers.
5. Roof shingle replacement may be done without ACB approval. ACB approval is required for replacing fiberglass/ asphalt shingles with metal/ concrete roofing material.
6. Home utility installations of irrigation wells, propane tanks, emergency generators, internet cables, satellite dishes (see section below on dishes), and water softeners do not require ACB

approval. If practicable, these must be located near the rear of the home and close to the residence. Screening of this equipment is encouraged and may be done with shrubbery or fencing. Fencing should closely match any existing fencing. ACB approval is not required.

7. Above-ground, propane storage tanks must be placed in the rear or side (see definition at beginning of document) of the residence. County regulations require all propane tanks to be 5 feet from the side property lines. Any tank over 150 gallons must be buried. Any other fuel or storage tanks must be approved by the ACB.
8. Satellite dishes are not allowed on the front of any house. Dishes on the roof must be located between the side mid-line and the rear of the house, or on the back of the house. Existing dishes (as of the date of this document) which do not comply with this restriction are grand-fathered. Placing a dish on the front portion of the roof for the convenience of the installer may result in a fine. If this location is required for reception, then an application must be made to the ACB.
9. All homes must have house numbers clearly visible from the street. Emergency services need this information especially with all of our mailboxes located on one side of the street.
10. Trash, garbage, and recycling container storage in a garage is ideal but placement on the side of the house is allowed if necessary. Screening these items from street view is encouraged as described above.

11. As of this date recycling pickup is on Mondays, yard waste collection on Tuesdays and garbage pickup on Wednesdays. Saint John's County asks that you have material available for pickup no later than 6AM on scheduled collection days. The HOA further requests containers not be placed curbside earlier than 3PM the day before pickup. Containers should be removed from the street no later than 7AM the day after actual pickup. Large pieces of yard waste may be placed curbside as they are cut, e.g., palm fronds and tree branches.
12. Household trash should be in containers to deter wild animals from opening bags. Residents may need to schedule a special pickup of large items (dishwashers, BBQ grills, refrigerators) with the County. Do not place curbside any earlier than necessary.
13. Recycling must be in designated containers due to the County's automated trucks.
14. Yard waste that will not fit into containers should be placed on the grass in the front yard adjacent to the roadway. The County may not pick up single, large piles of vegetation - - stack yard waste in several, smaller piles if necessary. After yard waste has been collected, clean up any debris (including the roadway) left behind by the County promptly (within 72 hours).
15. Front porches and entry ways should be neat and clean. These areas are not for storage of BBQ grills, yard/ recreational equipment, toys, or household goods. Chairs, tables, plants, rugs, and decorative items are appropriate.

16. Driveways and front yards are not storage areas and should be free of extraneous materials. Items may be stored on the side of the house (see definition at beginning of this document).
17. Please do not drain "overflow" pool water directly into the retention ponds. Instead drain the water down the driveway and into the street. A direct discharge into a pond will add additional unwanted chemicals (especially from salt water pools) to the water. Contact the management company or a HOA board member if you need to drain your pool completely for repair or service.
18. Please clean up after your pets when walking them in the neighborhood. Do not allow pets to relieve themselves on trash/ recycling containers awaiting pick up on the side of the road. Your neighbors will appreciate it. All dogs must be leashed when they are not on your property (except in the community dog park). This is in line with the County's leash law.
19. All new home construction or additions shall use concrete material (CBS block, tilt wall foam/ concrete or similar) or a minimum of 2 x 6 exterior, stud wall construction. The first floor, exterior walls will be finished in stucco. Homes will have a front and back porch with side entry garage.
20. Screening of an existing back porch does not require ACB approval.
21. All fines must be paid before dues are paid. Any funds sent will first be used to pay fines. The remaining funds are credited to dues.

22. All vehicles must be properly registered with a state motor vehicles department. No automobile, truck, boat, boat and trailer, trailer, house trailer, motor home, or other similar vehicle may be parked on the street overnight. Temporary parking is permitted in driveways for maintenance, up keep and cleaning. If parking is required for more than a few days, please contact the management company or a member of the Board of Directors.