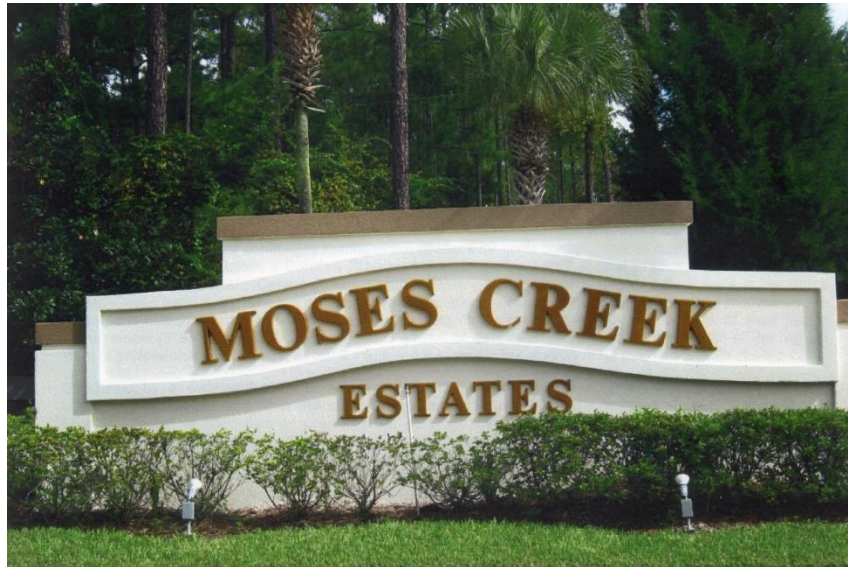


Moses Creek Estates



Rules and Regulations

Effective April 7, 2016

Amended 10/14/16

The following Rules and Regulations are designed for the primary purpose of the rights, privacy, safety, and convenience, of our owners, residents , and visitors. They are simply a codification of what is believed necessary to promote decent, courteous, and considerate relations among all the residents of Moses Creek Estates

For purposes of this document several words and terms are defined for clarification.

- Home Owners Association is defined as HOA for this document.
- An Owner is one who has purchased the residence and in the eyes of the HOA is responsible for the maintenance and upkeep of the residence.
- Resident is the person or persons who reside at the residence
- Visitors are persons visiting the residence that do not live there and are not responsible for property upkeep.
- Contractor is any person or persons working at the residence whether paid or not paid under direction of the Owner or Resident.
- The Architectural Control Board is defined as the ACB for purposes of this document.
- The Community Association Company is defined as the Management Company.
- The Governing Documents for these Rules and Regulations are the Moses Creek Estates Covenants, Moses Creek Estates Bylaws, and Moses Creek Estates Articles of Incorporation .
- Blue Container is the term used for the large blue recycling container.
- Front Line of the home is the line from the residence portion of the house not the garage portion.
- Side of the house is described as the midpoint on either side of the house to the rear of the house

Rules and Regulations

1. 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.
2. Any and all painting changes to the color scheme must be approved by the ACB.
3. All fencing, additions to patios, porches or house or screening of these areas must be approved by the ACB.
4. Screening of AC, pool or any exterior equipment may be done by use of plantings or fencing not to exceed 5 feet in height and cannot be more than 3 feet from the equipment.
5. All mailboxes must have numbers placed on both sides of the mailbox that are clearly visible from the road as per federal postal regulations.
6. No vehicle may park within 20 feet of mailboxes from 8 am to 5pm Monday through Saturday. A second violation of this item will result in immediate fine.
7. All homes must have numbers which are clearly visible from the road. Emergency equipment need this to get to you in time of need.
8. Garbage pickup is on Wednesday morning for all residences. Christmas and Thanksgiving there is no pickup. Trash cans may be brought to the curb from 3pm on Tuesday afternoon and the empty containers must be taken in by 7am on Thursday. Trash must not be placed on the roadway. All household trash must be in containers.
9. Recycling materials are picked up on Monday. The recyclables may be brought to the curb after 3pm on Sunday and the empty blue container must be brought in by 7pm on Monday evening. Per the county rules nothing will be picked up outside the blue container. The County requests all blue containers be placed on the pavement with the wheels on the pavement but against the grass line.

10. Yard waste is picked up on Tuesday and within 72 hours after pick up the street must be cleaned of any materials left behind. Yard waste is to be placed on the grass adjacent to the roadway but not on it.
11. All porches and entry ways must be kept neat and clean and free from any misc. equipment.
12. Overflow pool water must not be discharged directly into the Lakes . It must be drained to the street. A direct discharge into the lake will add chemicals to the water which is not healthy for the ecosystem.
13. When walking your animals you are required to clean up after them. In addition to possibly being fined by the community, you can also be fined by the county. Second violation of this item will result in an immediate fine by the Board.
14. All dogs and cats must be leashed when they are not on your property. There is a county leash law in addition to this regulation.
15. Driveways and front yards are not for storage areas and should be clean of excess materials. All materials should be stored on the side of the house, out of sight of the road.
16. All New Home Construction shall have a minimum of 2x6 exterior wall construction, Stucco Exterior, Front and Back Porch and Side Entry Garage. **(Amended 10/14/16)**
17. **Screening in, of an existing back porch with dark colored screening does not require ACB approval. (Amended 10/14/16)**

Regulations - From the Covenants

1. All trash, garbage and other waste shall be kept in sanitary containers and stored on the side of the house and, if possible, screened from the road. They must not be stored in front of the front line of the house.
2. No satellite receptor dish shall be placed or erected on the front of any house. If placed on roof, it must be located between the side midline and the rear of the house, or on the back side of the house.
3. No motorized vehicles including, without limitation, two and three wheel all-terrain vehicles or "dirt bikes" may be operated off of paved roadways and drives.
4. All vehicles must be properly registered with the state. No automobile, truck, boat, boat and trailer, trailer, house trailer, motor home, or other similar vehicle shall be parked on the street overnight. Temporary parking may be permitted only upon the prior written approval by the Board of Directors.
5. Cars must not be parked on grass covered areas only on concrete driveways.
6. All propane fuel tanks that are placed above ground must not be in sight of the road. Such tanks should preferably be located in the rear of the property and enclosed in a manner as not to be visible from any adjoining lot or street. According to county regulations all propane tanks must 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.