

Rules for Moss Creek Village Homeowner's Association

3/15/2015

I. Outside Appearance of Units

1. Trash and recycling containers may be placed at the curb the day prior to collection and then must be stored on the day of collection.
2. No window fans or window air conditioners are permitted.
3. No visible outdoor drying of clothes is permitted.
4. Garage doors are to be kept closed as much as possible.
5. No vehicle maintenance shall be performed outside the garage except car washing.
6. Owners may not modify the exterior of their unit without written permission from the HOA Board of Directors. This includes, but is not limited to, paint, screens, landscaping, fencing and storm doors as well as structural changes or additions.
7. Storm doors must be full view and either dark green or beige in color (as close to the trim color as possible). Entry doors will be dark green and painted by the association.
8. Owners may not place anything on the exterior of the building which will damage the vinyl or brick siding without the approval of the HOA Board of Directors. Any and all damage occurring by the owner's placement shall be charged to the homeowner.

II. Yard Care

1. The association will provide grass mowing, trimming, leaf raking, fertilization, weed control and insecticides as required.
2. Owners are encouraged to water the lawns, shrubs and trees around their units to help maintain the landscaping and grass areas.

3. Owners shall be responsible for all trees, shrubs, flowers and other plantings that they have planted whether contiguous or adjacent to their unit unless the Board specifically accepts the responsibility. Failure to maintain these plantings shall result in a separate maintenance fee charged back to the resident.
4. The association will replace trees and shrubs planted or installed by the builder or the Moss Creek Village Homeowners Association that are damaged due to age, storm damage or disease.

III. Responsibility For Exterior Lighting

1. Owners will be responsible for the cleaning, replacement and changing of light bulbs for all light fixtures attached to the exterior of their unit. Said fixtures shall be of similar style.
2. Yard or patio type lights are permitted, but the location and installation of permanently installed lights must be approved by the Board of Directors.

IV. Parking

1. Overnight parking on the street is not permitted. Please use your garage or driveway for parking.
2. Guest and owner parking is limited to the right side of the street (see attached map) to allow for emergency vehicles such as fire trucks and ambulances access to all residences.
3. Trailers, boats and RV's owned by owners may not be stored or parked at their units except when necessary for loading or unloading when embarking or returning from a vacation.
4. Construction dumpsters, trailers and other equipment may park in the owner's driveway for a period not to exceed two weeks.

V. Snow Removal and Treatment of Ice

1. The Association will provide for snow removal after the accumulation of 2 inches or more from roads, driveways and front walks. Ice will be treated with appropriate chemicals as needed.
2. All other snow removal (including premises) will be the responsibility of the owners for snow less than 2”.
3. If an owner parks a vehicle in their driveway during the contractor’s snow removal efforts, the owner will be responsible for clearing their own driveway. If the owner’s vehicle is parked in the street during the snow removal efforts, they will be responsible for clearing the immediate area of the parked vehicle.

VI. Insurance

1. The Association will arrange for insurance coverage on the units including: interior walls, ceilings, floor coverings, permanent appliances, garage and fence (as specified in the bylaws). You will be invoiced annually for this coverage on your unit. It is the responsibility of each owner to contact the Association’s insurance carrier when improvements are made to their unit. Owners are responsible for having adequate insurance coverage on their unit. You should have a separate homeowner’s policy to cover your personal property (furniture, clothing and other personal property) and personal liability.

VII. Pets

1. All pets (cats and dogs) allowed outside must be on a leash and under the supervision and control of the owner.
2. Owners are to clean up immediately after their pets.
3. Damage caused by pets is to be repaired or replaced by the pet owner.

VIII. Absence from the Residence

1. All owners are to provide for the care of their unit when absent.

2. For emergency use it is suggested that a key and/or passcode be left with a neighbor or someone else residing near your unit.

IX. No Solicitation

1. No soliciting is permitted.

X. Political Signs

1. Moss Creek Village will comply with state law (SEA 64).
2. Political signs (endorsing a candidate or cause to be determined by election) may only be placed in the mulched bed areas of the owners unit up to 30 days before and 5 days after an election.
3. Political signs are limited in size to 30" X 24" per sign.
4. Political signs are limited to two signs per unit.

XI. General

1. An annual neighborhood garage sale held at a date approved by the Homeowners Association Board of Directors is the only garage sale activity permitted. Organizing group shall submit a request to the Board of Directors, at least 45 days prior. The Board is not responsible for expenses or planning for the event. Participation is optional.
2. Standard sized real estate signs are permitted to be placed in the mulched bed areas of a unit only while the property is actively listed for sale and must be removed when the sale is closed.
3. Security signs or small window stickers are also permitted to be placed in the mulched bed areas of a unit.
4. Front lawn permanent ornamentation (i.e. statues, bird baths, etc.) needs to be approved by the Association's board of directors before installation.
5. Please respect your neighbor's quiet enjoyment of their property. Any noise that may be heard outside your unit or by your neighboring attached unit must be discontinued after 11:00PM.

Moss Creek Village Parking Map (3-15-2015)

The right side is designated as you drive into each of the cul-de-sacs.

There shall be no parking near the two fire plugs, one between 507 & 509 HSCT and, the one between 506 & 510 MCDR, as indicated, by red dots.

