

Cove Creek Homeowners Association

Rules and Regulations

Adopted March 2015

Schedule of Fines: A warning will be issued for a violation of the governing documents, including a timeframe by which to correct the violation. If the violation is not corrected within the allowed amount of time, fines will accrue as follows:

First violation:	Warning
Second violation:	\$25 fine
Third violation:	\$50 fine
Fourth and ongoing violations:	\$100 fine

Debris: All yards, porches, and patios must be kept clear of any trash or other debris. Porches and patios are not to be used for storage.

Backyards: All backyard/back patio areas are the responsibility of the unit owner and must be kept clean and orderly.

Pets: Pets must be leashed at all times when outside the unit. Pet waste must IMMEDIATELY be picked up. Pet nuisances such as unremoved waste, loose pets, noise, etc. is not permitted.

Parking: All units must park in their assigned spaces and visitor spaces are not for resident parking. No boats, trailers, RVs, recreational vehicles, etc. are permitted in the parking lot. Long term storage of vehicles is not permitted in the parking lot. Costs to fix damage to carports will be billed to the owner.

Vehicles: All vehicles on HOA property must be currently licensed and registered. Vehicles with expired tags may be towed at the owner's expense. Vehicle maintenance, mechanical work, major overhaul, etc. is not permitted on HOA property.

Driving: Cars must be driven with care throughout the complex. Do not exceed the speed limit.

Holiday Decorations: Winter holiday decorations in good taste may also be displayed from November 15th until January 15th.

Garbage Cans: All garbage is to be put in the container provided by the City of St. George for each home. The garbage cans should be kept out of sight or behind the unit. All containers may be out a maximum of 24 hours before and after pickup.

Noise: No loud music, noises, or voices are permitted from 10:00 p.m. to 7:00 a.m.

Smoking: Smoking is prohibited on all common areas. No litter is permitted on the common areas. Smoking will not be permitted in a unit if the smoke affects a neighboring unit.

Window coverings: Window coverings must be of good taste and made specifically for covering windows. No sheets, aluminum foil, newspapers, or any other similar materials may be used to cover the windows in any living unit or other structure.

Exterior Changes: All owners are responsible for the maintenance and upkeep of the exterior of their unit. Outside changes must be approved by the Board prior to the change.