

CREEKWOOD VILLAGE
COMMUNITY RULES

1. **Application of Rules**

These Community Rules apply to all Tenants in the Community and apply to all persons living with any Tenant, including children. These Community Rules also apply to guests and other people invited into the Community by Tenant. The violation of these Community Rules by any child, guest, invitee or agent of Tenant shall be considered a violation by the Tenant responsible for that person being in the Community.

2. **Maintenance Service**

All non-emergency maintenance requests must be submitted in writing to Landlord. Maintenance request must list Tenant's name, and address, and specify whether or not Tenant gives permission for Landlord's service representative to enter tenant's home in Tenant's absence. No maintenance work will be performed without a written work order. Please refer to the Warranty Booklet you received at time of settlement with respect to any maintenance that may be covered by warranty. Please be sure to complete and mail in the warranty registration cards for your appliances.

3. **Maintenance of Home**

- A. Tenant must report any problems with water meter, water connection or sewer connection to Landlord as promptly as practical.
- B. The outside light in front of each Home is to be kept in working order at all times with Landlord to replace light bulbs as necessary.
- C. Tenant is responsible for keeping the water and sewer connections from freezing from the ground level up to the Home.

4. **Maintenance of Lot**

A. Planting of flowers, bushes, shrubs and trees is encouraged. To avoid damage to underground utility lines, Tenant must receive prior approval of Landlord before starting any digging that will extend more than 12 inches deep. Vegetable gardens must be moved to the rear of the lot. No garden or landscaping shall be permitted to interfere with the drainage of stormwater off the lot.

B. No firewood shall be permitted to be stacked on any lot.

C. No outside storage of materials or equipment of any kind shall be permitted unless in a garage or shed.

D. No basketball hoops or backboards shall be permitted on any lot.

E. Open fires shall not be permitted at any time except in charcoal or gas grills.

F. No storage of any kind is permitted under the Home.

5. **Management Office**

The Management Office servicing the Creekwood Village Community is located at 925 Main Street, Pennsburg, PA 18073. Tenant should contact the office with any questions or report any problems at 1-800-679-6040

6. **Improvements to Homes**

A. Before beginning any exterior work to a Home, Tenant must submit a drawing or picture showing the design and the dimensions of the work to be done, along with a lot plan showing the placement of any structure on the lot. Landlord reserves the right to approve or disapprove any exterior improvement. Tenant shall be required to apply to Skippack Township for any required building permit. Construction may not begin until Landlord has approved the design and Skippack Township has issued a building permit.

B. Sheds constructed on a lot by Tenant shall be no bigger than 6' x 8'. The siding and roofing must match the Home, including the pitch of the roof. The design of the shed must be approved by Landlord prior to installation of the shed.

7. Use of Home

Tenant may use Tenant's home for residential purposes only. Tenants shall not conduct business from the Community unless approved by Landlord. Tenant shall not paint, mark or set up any sign advertising a business on or around any Home or lot.

8. Pets

Please inform visitors not to bring pets. Pets which generate more than four (4) written complaints per year to Landlord due to disturbance shall no longer be able to reside in the Community. Tenants must register any new pet and shall provide Landlord with proof of license and proof of rabies shot before the pet is brought into the Community.

9. Vehicles

A. The speed limit in the Community is 10 M.P.H. at all places. The speed limit and all stop signs must be obeyed at all times.

B. Bicycles shall obey all posted traffic signs and speed limits.

10. Clubhouse

A. Use of Clubhouse - Residents must have a Creekwood Village identification card to use the Clubhouse. The Clubhouse will remain locked when the Community office is closed, unless previous arrangements have been made by reservation and deposit. To reserve the Clubhouse, residents must submit a reservation form to Landlord. A refundable deposit check in the amount of \$100.00 payable to Landlord and a non-refundable fee check in the amount of \$25.00 are required one week prior to the private function. The Clubhouse must be returned to good order and condition before the deposit is returned. Creekwood Village Community activity shall take priority over private functions in scheduling the use of the Clubhouse. All reservations shall be on a first come, first serve basis.

B. General Rules for Clubhouse Use.

1. No pets are allowed in the Clubhouse.
2. Children under 18 years of age must be accompanied by an adult at all times.
3. No swimsuits are permitted.

4. Use of the Clubhouse is permitted by Creekwood Village Tenants and guests with current guest passes. Any Tenant permitting a guest to use such Tenant's identification card will forfeit all privileges.

5. Alcoholic beverages are not permitted within the Clubhouse, except when approved by the Landlord for special events.

C. Use of Swimming Pool.

1. The length of the pool season shall be dependent upon weather conditions. Generally, the pool shall be open from Memorial Day weekend to Labor Day weekend. The hours and days of operation will be established by Landlord and posted at the Clubhouse. The pool may be closed at any time during the pool season as weather conditions require.

D. General Rules for Pool Use.

1. No glass container of any kind are permitted inside the pool area.
2. All objects such as balls, innertubes, rafts and inflatable air mattresses will not be permitted.
3. All swimmers must shower before entering the pool.
4. No persons with fever, cold, running sores, bandages or diapers will be allowed the use of the pool.
5. No pets are allowed at the pool.
6. The use of bathing caps is recommended, but not required.
7. Swimmers must wear swimsuits in the pool.
8. Spouting of water and other unhygienic action is prohibited.
9. All persons are urged not to enter to pool for at least one hour after meals.
10. No diving is permitted.
11. All persons must immediately exit the pool if inclement weather approaches or other safety conditions require the pool to be vacated.

E. Guest Rules.

1. Tenants will be permitted to invite six (6) guests per week per household (four at a time guest limit). A week shall consist of Monday through Sunday.

2. Tenants are responsible for the conduct of their guests and must accompany all guests to the pool.

3. Landlord, at any time, may restrict the number of guests permitted to enter the pool or advise or eliminate any rules dealing with guests.

4. Tenants shall pay \$3.00 per guest pass. All guest passes must be purchased during regular office hours. Weekend passes must be purchased by 3:00 P.M. on a previous Friday.

11. **Trash Removal**

Trash removal is included in your "community" fee. The pick up schedule will be announced by Landlord from time to time. Trash must be placed either in bags or in cans in front of Tenant's Home no earlier than 6:00 P.M. on the day prior to trash pickup. All cans and containers should otherwise be kept in the Tenant's storage shed or garage. If a collection date falls on any holiday, trash will not be put out until the next scheduled collection day.

12. **Fees and Charges**

A. A \$10.00 fee will be charged for each certified letter written due to violation of the Lease Agreement or these Community Rules.

B. In the event Landlord finds it necessary to maintain any lawn pursuant to Paragraph 8(d) of Tenant's Lease Agreement, Landlord has a right to charge a minimum of \$25.00 per cut.

C. In the event it is necessary for Landlord to remove snow from Tenant's driveway or walkways pursuant to paragraph 8(d) of Tenant's Lease Agreement, Landlord reserves the right to charge \$25.00 per hour.

D. A \$25. fee will be charged for each inspection performed when a Tenant offers Tenant's Home for sale.

13. **Moving**

A. All packing containers and material used in moving must be removed from the Community by the Tenant.

B. Moving or delivery vans or trucks may not cross the lawns of any lots without prior permission of the Landlord.

14. General Rules

- A. Please avoid trespassing on other Tenant's lots.
- B. Please be considerate of your neighbors by keeping noise to minimum after 10:00 P.M. Loud parties shall not be permitted at any time. Tenants shall maintain televisions, radios, CD players and other similar equipment at moderate sound levels so as not to disturb adjoining Tenants.
- C. Bows and arrows, B.B. guns, rifles or other similar weapons and fireworks shall not be permitted to be used in the Community.
- D. Skate boards and roller blades shall not be permitted within the Community.
- E. All deliveries must be made to the Tenant's home. If Tenant is unable to accept a delivery, Tenant must arrange to have a neighbor accept a delivery. No deliveries will be accepted at any office maintained by Landlord.
- F. Vendors shall not be permitted to be able to solicit in the Community except by permission of Landlord. If permitted, vendors will be issued identification card. If a vendor is soliciting without an identification card, the administrative office should be contacted immediately. Authorized vendors are permitted to deliver goods and provide services between the hours of 9:00 A.M. and 6:00 P.M.
- G. Tenants shall not interfere with the work of employees or agents of Landlord in the Community. Tenants shall contact the Landlord directly with any questions or problems about work which is being done in the Community.
- H. Landlord reserves the right to determine the opening and closing hours of any open space areas, the walking trail, the Clubhouse and pool facilities.
- I. Landlord reserves the right to make additions or changes to these Rules and Regulations when necessary. Tenants will be advised of the changes in the regulations at least thirty (30) days prior to the date any such revised regulation takes effect.

**Creekwood Village
at Skippack**

**Community Rules
Addendum "A"**

Paragraph 3(B) "Maintenance of Home" shall be amended to read...

"The outside light in front of each home is to be kept in working order at all times using a standard 60 watt bulb. Light bulbs shall be replaced by the homeowner as necessary."