

The Coves at Crooked Creek **Rules and Regulations**

Community Lot/ Boat Launch

- Provided for Lot Owners only
- Use at your own risk.
- Owners shall ensure the gate is locked when the launch is not actively being used.
 - o The gate code **2010**
- Trailers shall not be parked on lot when not actively launching
 - o Trailers left unattended may be towed at owners expense
- Use parking for side-by-sides that will not block boat launch
- Ground may be soft after a heavy rain, do not use until ground is dried out

Codes

- Phase 2: keypads **4837**
 - o If needed, the **manual side** of the gate has a combination lock. That code is **2010**.
- Trash building **7325**
- Community Lot **2010**

Short Term Rentals

- Are prohibited per The Coves at Crooked Creek Covenants 8.23
- Dwellings may NOT be licensed for short term use.
- Homeowners may not offer or list their dwellings, or any part thereof, for short term licensure, including, but not limited to, listing on AirBnB, HomeAway, or VRBO
- A fine of \$250 per day will be assessed for each day the dwelling is listed or offered

Speed Limit

- Vehicles should travel at or below the posted speed limit

Architectural Review Committee (ARC)

- The Board of Directors (BOD) is the sole authority to make decisions for the HOA
- The ARC serves the BOD as an advisory committee, providing recommendations to the BOD for ARC requests made by members.
- Members must submit all requests to the ARC via ARC email found on website
- The ARC may request additional information, clarification, etc. from members
- The BOD will review the ARC's recommendations for approvals or denial of request to make and communicate a final decision to the member.

Community Cameras

- All lot owners have access to the community cameras. Please go to the website for the access information.

Trash Building Policy

Those Residents that wish to house their trash can (provided by Winston County Sanitation Dept) in the HOA Trash Building must submit a request to the Board of Directors and agree to the following policy:

Residents will resume handling the trash building as we did prior to Winston County Sanitation's recent changes. With the larger trash cans, only 7 cans will be housed inside the building. The remaining cans will be moved behind the building for easy access during times of high trash volume. **ALL** cans will be used by **ALL** participants. Residents will fill one can before moving to the next. Cans will continue to need to be moved out of the building for Monday pick up and returned inside once emptied. Residents have been sharing this responsibility as they can and we hope this good neighbor effort will continue.

ALL trash must be bagged

Winston County Sanitation will no longer take any materials/trash that is not in the can.

All participants will take turns cleaning the cans. The Board will create a rotating schedule for all participants. You can opt to pay \$100 to have them cleaned if you prefer

not to clean during your month. If you choose not to clean or pay, you'll forfeit the use of the trash building.

If you place a lock on your can, your can will be removed, and you'll forfeit the use of the trash building.

As mentioned previously, the HOA Trash Building is a courtesy, and we're fortunate to have it. We hope everyone can continue to work together as a community.

These Rules and Regulations are subject to change at any time by the Board of Directors at their discretion. Any questions regarding these Rules & Regulations may be addressed to the Board.