

Creekside Village of Los Gatos

Rules and Regulations

Rules with a date of 20Sep2011 in their identifier are those that were in effect when this list was organized and identifiers were assigned in September of 2011.

The date in the identifiers for all other rules indicate the date of adoption of the rule by the Creekside Village HOA Board of Directors.

USE OF PREMISES

CSV-Premises-20Sep2011-1: Owners will be responsible for familiarizing their tenants and guests with the Rules and Regulations of the Association and will be responsible for any damages to the common areas by such tenants/guests. Common areas are all areas outside of your unit and garage.

CSV-Premises-20Sep2011-2: When not set out for pickup per section 4.5 of the Creekside Village CC&Rs, garbage and recycling containers must be stored in locations not visible from the common areas. Residents may only dispose of trash in their own containers.

CSV-Premises-20Sep2011-3: Bicycles, skateboards and roller skates/blades may not be ridden on the walkways (except when entering or exiting a Unit) or in the landscaping, nor may they be stored in any common area (must be stored in garage or Unit only). Any personal property items left unattended in common areas are subject to removal by the Association at the Owner's expense.

CSV-Premises-20Sep2011-4: Each homeowner shall receive one key to the pool and clubhouse common areas. In the event that the issued key is lost, damaged or destroyed the homeowner will be responsible for replacement costs.

CSV-Premises-28Mar2019-1: No owner may permit or cause anything to be done or kept upon, in or about his Unit which might obstruct or interfere with the rights of other Owners or which would be noxious, harmful or unreasonably offensive to the Owners. Entrances shall be kept in a clean and neat condition (CC&Rs Section 3.3). Any personal property items left unattended in common areas are subject to removal by the Association at Owner's expense.

COMMON AREA

CSV-Common-Area-28Mar2019-1: Any personal property items left unattended in common areas are subject to removal by the Association at the Owner's expense. In addition, daily storage costs and any costs of disposal will be assessed.

PARKING

CSV-Parking-20Sep2011-1: All parking spaces in Creekside Village common areas are designated for visitor parking. Residents may not park in designated visitor parking at any time unless permission to use such parking was previously assigned by the H.O.A. Violators may be fined and/or towed at the owner's expense.

CSV-Parking-20Sep2011-2: Residents who have not received a pass for the use of guest parking for their vehicle may park within Creekside Village only in their garage or within their driveway apron so as to not encroach on the common areas.

CSV-Parking-20Sep2011-3: Vehicles without guest parking passes occupying designated visitor parking three days within a five day period may be towed at the owner's expense.

CSV-Parking-20Sep2011-4: Parking passes for guests who wish to park in excess of three days within a five day period may be requested by contacting the HOA management company in advance with the requested dates. Requests for passes with a duration longer than two weeks or multiple consecutive requests for passes from the same address require approval by the Board.

CSV-Parking-20Sep2011-5: Vehicles parked in or over, or in any way obstructing, designated fire lanes within Creekside Village may be towed without notice.

CSV-Parking-20Sep2011-6: Garage interiors shall be kept sufficiently clear so as to permit parking of the number of vehicles for which the garage was designed.

CSV-Parking-20Sep2011-7: No part of the common area shall be used for repair, construction or reconstruction of any vehicle.

CSV-Parking-20Sep2011-8 (Originally "Amended Parking Rule 2"): Residents residing within lots 1,3,4,6,7,22,57 and 59 (the "Single Car Lots") will be granted a license to park one vehicle, and not more, in a Creekside Village visitor parking space, subject to the following conditions:

CSV-Parking-20Sep2011-8.1: The registered owner of the vehicle is a resident or guest of one of the Single Car Lots.

CSV-Parking-20Sep2011-8.2: A valid, unexpired parking tag or other identification token issued by the HOA or its management company to identify vehicles meeting the requirements of CSV-Parking-20Sep2011-8.1 is displayed as directed in or on the vehicle.

CSV-Parking-20Nov2014-1: Vehicles that are persistently cited in guest parking in violation of Creekside Village Rules and Regulations, and do not respond to warnings and fines by ceasing such violation, will be treated as "tow at will" violators.

Vehicles on the "tow at will" violators list may be towed any time they are parked in Creekside Village guest parking.

Vehicles will be placed on the "tow at will" list under any of the following circumstances:

(1) Fines of \$150.00 or more, accrued due to parking of the vehicle in violation of Creekside Village rules and Regulations, are 30 days or more delinquent;

or,

(2) The maximum fine of \$250.00 has been levied more than once due to parking of the vehicle in violation of Creekside Village Rules and Regulations;

or,

(3) Two or more instances of the vehicle parking in violation of Creekside Village Rules and Regulations have occurred that would result in fines except that the responsible homeowner is unknown.

In cases (1) and (2), homeowners will be notified that the vehicle will be placed on the "tow at will" list when they receive their fine notification. As usual, it is the responsibility of landlords to inform their tenants.

In case (3), a notice will be placed on the vehicle stating that the vehicle will be placed on the "tow at will" list. A Creekside Village Homeowners Association member who is the owner, or the landlord or host of a tenant or guest owner, of the vehicle must contact the Creekside Village community management company to identify the owner of the vehicle and arrange to clear any fines by the specified deadline.

If all outstanding fines are paid in full, a Creekside Village Homeowners Association member who is the owner, or the landlord or host of a tenant or guest owner, of a vehicle on the "tow at will" list may appear before the board during regular session to make a case for removal of the vehicle from the "tow at will" list. Such requests will be reviewed on a case-by-case basis and removal of a particular vehicle will be at the discretion of the Creekside Village Homeowners Association Board of Directors. Vehicles removed from the "tow-at- will" list must still abide by all applicable Creekside Village Rules and Regulations, and may be considered "tow on any violation".

This Rule is not intended and should not be construed as an exhaustive list of conditions under which vehicles may be towed from Creekside Village. The Creekside Village Homeowners Association reserves the right to tow vehicles conferred by any other applicable Creekside Village Rules and Regulations.

MAINTENANCE, REPAIR & RECONSTRUCTION OF IMPROVEMENTS

CSV-Improvements-20Sep2011-1: No alterations or additions to the common areas may be made without Board approval.

ENFORCEMENT OF THE RULES & REGULATIONS

CSV-Rules-Enforcement-20Sep2011-1: A violation of these published Rules and Regulations and/or the Creekside Village CC&Rs or Bylaws shall result in disciplinary action as follows.

1. A letter of notification of the violation will be sent to the homeowner, with details of the nature of the violation and an invitation to appear at a hearing with the Board of Directors at an upcoming Board session not less than 14 days in advance.
2. If evidence that the violation has been corrected is provided to the HOA management company at least three business days in advance of the hearing, the Board will review the provided evidence if the homeowner fails to appear at the scheduled hearing.
3. If the homeowner does not provide such evidence and is not present at the scheduled hearing, their right to be heard is waived.
4. After the scheduled hearing the board will make a determination on the disposition of the case. Possible determinations include:
 - A. If this is the second or subsequent hearing for the homeowner for this violation, determination that the homeowner has not corrected the violation according to a Board ruling established after a previous hearing and will be fined.
 - B. Determination of a date by which the homeowner must correct the violation or be invited to appear at a subsequent scheduled hearing.
 - C. Determination of actions which must be completed by a given date pending further review by the Board.
 - D. Dismissal of the violation.
 - E. Other determinations as deemed by the Board appropriate to the specific circumstances of the case.

PROCEDURES

CSV-Procedures-28Mar2019-1: Any rules passed by the Creekside Village HOA under the authority and process defined in Section 5.6.2 of the Creekside Village CC&Rs since the last time the official Rules and Regulations document was formally adopted by the board are in effect regardless of whether they are present in the official Rules and Regulations document.