

Rules and Regulations
Town Homes at Sisters Creek HOA

NOTE: THE MARATHON POLICE DEPARTMENT DOES PATROL TSCHOA, AND WILL ISSUE CITATIONS FOR: PARKING IN FIRELANES ANIMALS IN POOL, NOISE COMPLAINTS, OFFENSIVE ACTIVITY, VANDALISM, ETC...

HURRICANE EVACUATION: Is mandatory, if issued by Monroe County to **EVACUATE.**

[Unless you are employed by a utility etc. that mandates that you do not evacuate, as your job dictates that you assist in EMERGENCY response.]

PARKING: Limit 2 vehicles per unit.

The Parking, storing or keeping of any large Commercial-type vehicle (such as dump trucks, oil or gas trucks, delivery trucks, box trucks, cement mixers, garbage trucks etc.) **ARE PROHIBITED ON THE GROUNDS.**

No recreational Vehicles, campers, derelict vehicles, boats or boat trailers may be parked on the grounds.

No more than **2** vehicles per Unit are permitted to be parked on grounds. All tenant vehicles must have a valid TSCHOA parking pass on rear window bottom right side, looking at rear of vehicle. 2 vehicles must be parked under carport, not in overflow or guest parking areas. **ABSOLUTLEY no parking in fire lanes for any reason.**

NO PARKING BETWEEN UNITS. Water and Sewer lines run between units, any damage done to the underground water and or sewer lines, units, or landscaping, will be charged to the unit Owner. **NO PARKING ON ANY GRASS OR ROCK AREAS.**

WALKWAYS:

All walkways in the common areas are restricted to pedestrian use as a walking path for the limited purpose of: light exercising, recreational strolling, and viewing surroundings. **No bicycle riding on any walkway, these are walkways only.**

No vehicles are to be parked in walkways or in the thru streets, interior thru streets are labeled as Fire Lanes, The Police and Fire Dept. will issue citations, as will TSCHOA.

Strollers for small children, wheel chairs, or other manual or electrically powered apparatuses for persons disabled by physical handicaps or other infirmities are permitted.

No chairs, lounges, mats, tables or other articles for sitting, lying, reclining or other non-walking activities are permitted on walkways.

NUISANCES:

No noxious, offensive, or unlawful activity is permitted on the grounds.

GARBAGE & REFUSE:

It is not permitted to use any portion of the grounds for dumping rubbish, this includes no trash containers, no bags of trash etc. are to be on porches, carports or common grounds. All rubbish is to be placed in dumpster on 25th street.

For all bulky debris, like appliances, furniture, mattresses etc. You must call Marathon Garbage for a scheduled pick up, the regular truck does NOT pick up anything bulky outside of the dumpster and it will not be picked up until you call it in. Do NOT prop anything against the dumpster, as they will not empty dumpster with debris stacked around it.

SEWER LIFT STATION: Only toilet paper and human waste is to be flushed down toilets, NO: baby wipes, adult wipes, rags, handi wipes, tooth picks, dental floss, tampons, etc. ABSOUTLEY NO GREASE is to be poured down drains, put it in a container and take to dumpster. Grease will also clog your units drain pipes!!!

ANIMALS AND PETS:

LIMIT OF 2 DOGS OR 2 CATS

Livestock, reptiles or poultry of any kind are prohibited on the grounds.

All pets MUST be on a leash when walking, and owners MUST be in Control of their pets at all times. Pets MAY NOT BE TIED OUT ON RUNS, ROPES, CHAINS or LEASHES at any time.

All pet owners are to clean up after their pets, and dispose of waste in dumpsters, not in containers on porches or common grounds.

No pets allowed in pool or pool area.

Service Animals must be clearly identified (jacket, collar, leash) and also abide by all other TSCHOA rules, must be documented as service animals with the Association. Must also be kept on leash at all times. May NOT go in pool water.

LAUNDRY:

No balcony, porch, or other exterior portion of a unit may be used for the purpose of drying laundry. This includes towels for beach and pool.

GATES:

Vehicles and motorcycles only, may enter and exit the main gates.

No pedestrians...

No walking through main gate or the 2 exit gates, must use walk through gates.

Serious injury can be caused by squeezing through entrance or exit gates, TSCHOA will not be liable for any injury from this act. We remind everyone that the gates are not to be played on, near around, as it is dangerous to do so.

All walk through gates are to be locked at all times, all 3 are keyed both in and out.
(Same key as Pool gate)

PLEASE RESPECT ALL RESIDENTS PRIVACY AND PROPERTY, this includes walking or riding through other RESIDENTS car ports and porch.

SISTERS CREEK HAS 24 HOUR SECURITY SURVEILLANCE

IF AT ANY TIME A RESIDENT SEES ANYONE CAUSING DAMAGE TO THE PROPERTY, OR A UNIT, ANYONE NOT FOLLOWING SET FORTH RULES AND REGULATIONS, PLEASE CONTACT YOUR UNIT OWNER THEN ALSO CONTACT A BOARD MEMBER TO REPORT INCIDENTS ASAP!

ADDITIONAL TENANT INFORMATION (RENTAL UNITS)

Any and all claims by Tenant will reach settlement through mediation.

WRITTEN APPROVAL from the HOA is required prior to any person residing in any unit. All prospective Owners and Tenants must receive approval by the HOA, PRIOR to Ownership or Lease taking effect. Must be submitted 7-10 days prior to occupancy of unit.

Any guests occupying a unit for more than 14 days, MUST complete and submit an occupancy application and criminal background check, to be approved by HOA.

SUBLEASING AND INDIVIDUAL ROOM RENTALS ARE PROHIBITED.

Rules Regarding Tenant and New Unit Owner Screening

In accordance with the governing rules, regulations and bylaws of Townhomes at Sister's Creek HOA, Inc. ("THASC"), the Board of Directors ("BOD") is charged with the duty of generally maintaining and safeguarding the financial well being and health/safety of THASC. In furtherance of that duty, the BOD hereby establishes the following criterion that must be met for the BOD to approve the transfer of any interest of a unit in THASC including but not limited to a long term rental and sale/purchase of any unit, and excluding short term/vacation rentals of any unit:

1. The minimum credit score for any proposed transferee/transferees shall be equal to or greater than 680.
2. The combined gross income for any proposed transferee or transferees shall be equal to or greater than \$73,000.00, as indicated on the transferee/transferees Federal Income Tax Returns for the previous tax year. In calculating the combined gross income, the BOD shall only consider a maximum of two persons' income for any such calculation.
3. In determining gross income for any proposed transferee or transferee, income from State or Federal Housing assistance shall not be included in any such calculation. Additionally, as part of a transferee's application to purchase or rent a unit in THASC, the unit owner and transferees shall sign an affidavit attesting that the prospective transferee is in compliance with the provisions of this paragraph.
4. In the event that any proposed transferee can not meet the minimum credit score or income requirements set forth in rules 1-3 above, if the proposed transferee/transferees can demonstrate liquid cash reserves equal to or greater than the total of 8 months of the proposed rental payments, or if the proposed transfer is a purchase/sale of a unit, an amount equal to or greater than the total of 8 months of the estimated mortgage payments on any such unit.
5. Provisions 1 – 4 above shall not apply to any transfer of a unit that is purchase/sale where the proposed transferee is paying the full purchase price for the unit in cash. Note that this provision does not eliminate or otherwise effect any of the requirements above as to any unit owner (irrespective of how the unit was purchased) proposing to rent their unit to a prospective tenant.
6. Except as specifically set forth above, all existing rules and regulations regarding screening transferees, prospective new unit owners, and prospective tenants remain in full force and effect.

The foregoing rules shall take effect 30 calendar days from the date that notice of these rules is provided to the membership of THASC. In effect 9/10/2016.

EFFECTIVE 5/1/2020
TOWNHOMES AT SISTERS CREEK HOA
RULES & FINES SCHEDULE

-HOA DUES: Payment is due PRIOR to the 1st of the month. Payments received after the 10th of the month will result in a late fee of \$50.00

-PARKING: Vehicles parked in the following areas will be subject to fines
Fire lanes, between units, common grass or rock areas
1st offense \$25.00, 2nd offense \$50.00 and each thereafter.

Residents may not park in designated Visitor Parking
1st offense \$50.00, 2nd offense \$100.00 and 3rd offense towed

-PETS: Pets must be on leash at all times outside of unit. Off leash fine \$50.00
Failure to pick up pet waste and dispose of properly \$50.00

-POOL: (see complete list of pool rules) Gate must be locked at all times. Failure to lock gate \$75.00 Smoking at pool 1st offense \$50.00, 2nd offense \$100.00

-GATES: Residents or resident's guests are prohibited from pushing through or climbing over any gates (walk-through, entrance/exit, pool, etc.)
Unit owner will be billed for any repairs needed and fined \$50.00 first offense, \$100.00 second offense, etc.

-REPAIRS/MAINTENANCE: All owners must abide by the repairs/maintenance updates provided by the HOA. Failure to complete repairs within 45 days of notification will result in \$100.00 fine. 2nd notice with additional 30 days to complete will result in \$200.00 fine, increasing with each offense. This includes any additional major repairs/modifications completed to outside of unit without notifying the HOA

-RENTALS: Proper paperwork must be submitted to the HOA Board for approval 7-10 days prior to renting units. Subletting by tenants is not permitted as per TSCHOA Covenant & By Laws. Fine of \$100.00 per day until proper paperwork is received and/or possible eviction

-ADDITIONAL FEES/FINES:

-Replacement key \$25.00

-Returned check/insufficient funds, etc. \$45.00

-Trash/debris around units on common grounds \$50.00

-Any fines issued by the City of Marathon caused by owner or tenant will be

the responsibility of the unit owner

TOWNHOMES AT SISTERS CREEK PRIVATE POOL RULES

No Lifeguard on duty. Residents and guests swim at your own risk. Owners and TSCHOA are not responsible for accidents/injuries. Call 911 in case of emergency

POOL HOURS: 8a.m. - Dusk

LIMIT 5 GUESTS PER OWNER/TENANT (additional guests require HOA approval)

LIMIT 20 PERSONS IN THE POOL AT ONE TIME Limited to Owners/ Tenants and their guests. Guests MUST be accompanied by Owner/ Tenant at all times and invited by adult over the age of 18

POOL RULES:

- 1. POOL GATE MUST BE CLOSED AND LOCKED AT ALL TIMES (as per the City of Marathon and will result in a fine from the City and the HOA.)**
- 2. CHILDREN UNDER THE AGE OF 16 MUST BE ACCOMPANIED BY AN ADULT OVER AGE 18.**
- 3. NO GLASS IN POOL AREA.**
- 4. ALCOHOL MUST BE IN CONCEALED CONTAINER.**
- 5. NO SMOKING OR USE OF DRUGS. FINES ENFORCED.**
- 6. NO ANIMALS IN POOL OR IN POOL DECK AREA. SERVICE ANIMALS MUST BE PROPERLY IDENTIFIED, ON LEASH AND 4FT FROM WATER**
- 7. NO RUNNING, DIVING OR JUMPING INTO OR AROUND POOL.**
- 8. NO PROFANITY.**
- 9. NO THROWING OBJECTS INTO POOL**
- 10. FOOD MUST BE KEPT AT TABLE AREA, 5 FT FROM POOL**
- 11. ONLY AUTHORIZED PERSONNEL ARE TO USE POOL EQUIPMENT.**

- 12. NO ELECTRICAL APPLIANCES OR BBQ GRILLS ARE ALLOWED IN POOL AREA.**
- 13. PLEASE CLEAN UP AFTER YOURSELF & GUESTS BEFORE YOU LEAVE.**
- 14. WEEKEND POOL USAGE FOR OWNERS AND TENANTS ONLY.**
- 15. ALL POOL EVENTS/PARTIES, MUST BE PRE-APPROVED 30 DAYS IN ADVANCE BY THE BOARD.**
- 16. ANY OWNER PAST DUE ON MONTHLY DUES AND/OR FEES WILL LOSE POOL PRIVILEGES. THIS WILL ALSO APPLY TO THEIR TENANTS.**
- 17. TRESSPASSERS WILL BE PROSECUTED.**