



Tanners Creek Rules and Regulations

As stated in Article 7 of the Declaration of Protective Covenants for Tanners Creek (hereinafter, “Covenants”), the Board of Directors of the Owners Association may make rules and regulations that provide for the development of TANNERS CREEK in an orderly manner with appropriate architectural, landscaping and maintenance controls to maintain the value, aesthetic appearance, and architectural harmony of TANNERS CREEK during and after development.

Following is a list of rules and regulations developed for the above purpose. While this list does not cover every requirement listed in the Covenants, it is a quick reference for the operational, maintenance, and construction guidelines required of owners and tenants within Tanners Creek. Please do not hesitate to contact the Tanners Creek Owners Association, Inc. with any questions or for further assistance.

1. No outside storage of materials, product or equipment is allowed.
2. No building mounted or outside signage (other than temporary real estate signage as described in #3) is allowed with the exception of Tanners Creek standard monument signage that has first been approved by the Tanners Creek DCC. Please see monument signage plans for details.
3. All temporary real estate signage within Tanners Creek shall meet the following standards:
 - a. A 1’x4’ “Tanners Creek” rider must be located at the top of each sign. An example of this rider can be obtained by contacting the Tanners Creek Owners Association, Inc.
 - b. Maximum sign size excluding riders shall be 4’x4’. In the case of a “V” shaped sign, two 4’x4’ signs will be allowed.
 - c. Overall sign height must not exceed 10’.
 - d. Signs and riders shall be mounted on 4” x 4” posts.
 - e. All signs must be professionally produced.
 - f. All verbiage on the signs must be limited to the sale or lease of the property (building or land) and description thereof.
 - g. The sign must be maintained in a professional manner and replaced or repaired if it becomes damaged, faded or is otherwise in need of repair in the sole determination of the Tanners Creek Design Control Committee.
4. Landscaped areas not covered with turf must be covered with pine straw or brown mulch (red and black mulch are not allowed).

5. In order to keep all trash and debris contained and concealed, dumpster gates must be kept closed at all times.
6. If there are to be ANY installations on rooftops, whether HVAC units, satellite dishes, or anything related, the equipment should be located in a way so that they can not be seen from nearby streets or adjoining property and or screened from view. The installations must first be approved by the Tanners Creek Design Control Committee (DCC) before any work can be done. If work is done prior to approval from the DCC, you are subject to relocation or removal of any such items at your expense.
7. As stated in the Covenants, any loss in plant material and / or trees must be replaced with an exact replica including, size and type.
8. In order to maintain a manicured look of developed lots, weekly grounds maintenance during growing seasons to include but not be limited to irrigation, weed control and fertilizer applications are required. The Tanners Creek DCC can assist you if needed when choosing a reputable company to service you.
9. In order to maintain a manicured look, undeveloped lots at Tanners Creek shall be bushhogged a minimum of two times per year.
10. The Tanners Creek DCC must first approve any additions or changes made to the external appearance of a building or lot. Any changes made prior to the written consent of the DCC could result in removal of these changes at owner's expense.
11. No parking on main roads. All cars must be parked within your building's designated parking area. Any street parking will be subject to parking fine from the City or County law enforcement.
12. Any storage areas within the inside of the building must be screened from outside view (blinds, etc.).
13. The building owners must maintain all exterior building lights and/or parking lot lights in good working order.
14. Window treatments/shades are not required, however, if window treatments are installed they must be installed on the interior of the window and not alter the exterior appearance of the building. If window treatments are visible from the road or parking area, they should be black, brown or earth-tone in color. Window treatments/shades must not bear any lettering, logos or signage visible from the exterior of the building. Window treatments/shades must be manufactured for that purpose and alternate materials such as bed sheets, towels, etc. cannot be used as window treatments/shades. Please contact the Tanners Creek Owners Association if you have any questions regarding this regulation.
15. Window tinting or film may be installed on windows but only if it does not alter the exterior look of the building. Please contact the Tanners Creek Owners Association if you have any questions regarding this regulation.

16. No vehicle (including, but not limited to motor homes, boats, trailers, motorcycles, minibikes, scooters, go-carts, golf carts, trucks, campers, buses, vans and automobiles) may be left upon any portion of Tanners Creek for a period longer than three (3) consecutive days if it does not have a current license tag or is in a condition such that it is incapable of being operated upon public highways.
17. If any installment of any Assessment is not paid withing thirty (30) calendar days of the due date, a late charge will be imposed. This charge shall be the greater of Two Hundred Dollars (\$200.00) or ten percent (10%) of the unpaid amount, without any further notice or warning to the delinquent owner. In addition, interest on the principal amount will be charged.

If the Assessment remains unpaid after sixty (60) calendar days from the original due date, the Owners Association reserves the right to record a lien on the delinquent owner's property. Along with the lien placed on the property, a \$250 administrative fee will be charged to the owner's account.