



Common Rules

Parking & Vehicles:

- Only street-legal vehicles with a license plate are permitted. For example, cars and motorcycles are permitted by State law. Golf carts are permitted only if they have a license plate and are street legal.
- Branded company vehicles are permitted if they are standard passenger vehicles (e.g., two-axle car, SUV, or pickup truck with a company logo or wrap). Oversized commercial vehicles, such as box trucks, food trucks, dump trucks, or tractor-trailers, are not permitted.
- All vehicles parked in the community must be in working order and drivable.
- All Recreational Vehicles, Personal Watercraft (including but not limited to Boats/Jet Skis), Trailers, or Commercial Vehicles are not permitted.
- No parking or driving on the grass is permitted at any time. Damage to sprinklers, sod, or landscaping will be invoiced to the owner or responsible party.
- Street parking is only allowed if all the guest spots are full, and only on a temporary basis. No overnight street parking is permitted.
- If parking on the street, vehicles must be staggered to allow emergency vehicle access. In other words, vehicles should not be parked parallel. Street parking must not block fire hydrants or access to any property. Vehicles in violation may be towed immediately and without warning, at the owner's expense, specifically in critical situations. Posted signage identifies the authorized towing vendor.
- Residents must use both parking spots on their property before utilizing guest parking spots. Overnight use of a guest parking spot is only permitted in the event the residents have more than 2 vehicles, and advance permission must be obtained from the Board before doing so to avoid any vehicles being erroneously towed. Long-term parking is not permitted in the guest parking spots without Board approval.
- Any vehicle found in violation of these rules will first receive a written warning. If the violation is not cured within 48 hours or if the offense is repeated, the Board may opt to have the vehicle towed at the vehicle owner's expense.



Carports:

- Carports are for registered vehicles only. Bicycles or scooters must be stored out of sight from street or golf course view and are not permitted in carports.
- Trash bins may be stored under the carport only if they are kept in an approved, fenced storage area. Board approval must be obtained before any exterior alterations are made for exterior storage. Otherwise, trash bins should be out of sight from the street.
- Garbage cans must be placed outside the evening before the date of trash collection and must be promptly returned and stored away the following day after trash collection has been completed. Trash cans may not be left on the street on non-collection days. Bulk trash must be placed out no earlier than the evening prior to the date of collection. Exceptions may be made in instances of home repair/remodel jobs and large landscaping jobs. In these circumstances, detritus may be placed out no earlier than Saturday afternoon. Residents must contact the HOA board in advance to request an exception.

Exteriors:

- The exterior of each property must be properly maintained in good condition. This includes but is not limited to roofs, personal driveways, exterior walls/windows, fencing, and landscaping.
- Violations, including but not limited to rotted wood, damaged fences/gates, sagging carports, damaged stucco, broken gutters, incorrect paint colors, incorrect roof shingles, unapproved modifications, and excessive clutter, are not permitted.
- All front, rear, and side yards must be clutter-free. Any decor must be kept to a minimum and be done in a tasteful/respectful manner. Excessive clutter or noise-producing decor will not be permitted.
- Permanent storm shutters should only be closed when a storm is imminent. Temporary storm shutters should only be installed when a storm is imminent. Permanent shutters must be reopened and temporary shutters removed within a week following the storm, no longer posing a threat to life or property.
- All outdoor decor that may become airborne in the event of strong winds must be removed or secured as soon as either a Tropical Storm or Hurricane weather alert is issued, indicating high winds are expected. Please be mindful of anticipated wind arrival times and plan accordingly.
- Sheds and storage units must be hidden from street or golf-course view and must be approved by the Board. They must also meet city, county, and state regulations.
- Indoor furniture is prohibited on patios or lanais. Only furniture designed for outdoor use is allowed.



- Hot tubs, pools, and other installations requiring City permits require board approval before installation. Permits and digging clearance (call 811) must be obtained prior to the start of any work. Above-ground pools are NOT permitted.
- Gutters, downspouts, and drip guards must be clean and uniform in appearance.
- House numbers must be uniform and visible on the front carport. They must not be obstructed by any items such as decor or gutters. No other decoration is permitted on the carport fascia.
- The Board's responsibility is limited to the planting, trimming, and care of trees and plants in the Association's common areas. Trees and plants on private property are the sole responsibility of the homeowner.
- Pest control for individual properties is the responsibility of each homeowner. The HOA will provide pest control for the common areas. Direct neighbors are encouraged to notify each other in the event of a termite issue, so any homeowner in a cluster may take appropriate action to treat their respective homes.
- Clotheslines are not permitted.
- Garage sales are not permitted.

Animal Policies

- Pets must be registered with the Board and leashed in all common areas.
- No livestock, poultry, or breeding of pets for profit is allowed.
- Owners must clean up after pets and ensure any visitors with pets follow the same requirements.
- Pets may not be temporarily tied outside. For example, attaching a pet to stake via a leash or chain is not permitted.
- Pets must be on a leash, in total control, and supervised by the owner when outside of the individual property owner's house or on the common areas of the community.



Nuisance Rules

- Per the City of Deerfield Beach code, no disruptive noise is permitted between the hours of 9:00 PM and 7:00 AM.
- Per the City of Deerfield Beach code, contractors are permitted Monday - Saturday. Contractors are allowed to work only between 7:00 AM - 9:00 PM
- Per the City of Deerfield Beach code, no contractors are permitted on Sundays or legal holidays. The exception is for emergency work (e.g., Broken Air Conditioners, unexpected Pipe bursts, etc.).
- Residents who require access from their neighbors to access their respective backyards should make every effort to advise their neighbors if/when a contractor needs to come through as a matter of common courtesy. This applies primarily to houses on the shopping center side of the street.
- Toys (such as swings, basketball hoops, or other related items) & wading pools are allowed; however, they must be stored out of sight from the street or golf course when not in use. Wading pools must be emptied and removed from lawn areas daily and are not allowed to sit overnight. Please be mindful of days when the landscapers are working so as not to inhibit their efforts.

Flags & Decorations

- One attached flagpole is allowed per house, on the carport or fence only. Flags themselves should be in the spirit of a friendly community (For example, City/State/Country Flags, College & University, Holidays). No political flags or signs are permitted.
- Holiday decorations should be installed no earlier than approximately 45 days before the start of the respective holiday and must be removed no later than approximately two weeks after the holiday has ended. A simplistic example would be Christmas lights should be installed no earlier than Thanksgiving and should be removed no later than January 15th.
- No yard signs of any type are permitted in any area of Deer Creek. The only exception is an "Open House" sign on the day of the event.

Fire Pits

- Fire pits and fireplaces are allowed only on rear patios or decks. Fires must always be attended to. No in-ground fire pits are permitted.



Administrative Rules:

Communications:

- Email is the Board's preferred method of communication. Announcements that impact the community and notices of Board/Member meetings will also be posted at the mailboxes. All residents (Owners and Renters) are expected to provide their current email addresses to the Board. This does not prevent the Board and its members of their statutory obligations in any way.

Security:

- The association maintains exterior surveillance cameras along the street for surveillance and compliance documentation. Pedestrian and vehicle traffic along the street is recorded, but is not watched in any consistent manner. Camera footage is stored for thirty (30) days. In the event of a camera outage, every effort will be made to restore the cameras as quickly as possible. If camera footage is needed for law enforcement, please contact the Board with as much detail as possible (e.g., date/time of incidents), and the Board will confirm if footage is available.

Board Conduct & Member Eligibility

- Board, ARB, and Fine Committee members must be current on HOA dues and have no outstanding violations.
- Board members will not approach homes after dark for safety when conducting Board business.
- Two board members will be present when conducting board business, visiting houses.

Resident & Owner Compliance

- Residents will be notified by email and given at least a 48-hour time frame to cure violations.
- All compliance communications will be directed to the legal owner of each property.

Insurance Requirements

- Owners must always maintain full insurance coverage for the property exterior. Interior coverage should be at the discretion of the unit owner/mortgage company, where applicable.

Property Damage

- Damaged homes must be restored to their original condition unless approved otherwise by the Board in a timely fashion.
- Common areas are for use by all homeowners. Any damage caused to common area elements will be assessed to the responsible party for repairs.



Use Restrictions

- Units are for single-family residential use only.

Transfers & Applications

- A \$35.00 fee is required for all transfer of lease applications.
- Owners must keep the contact info of renters current and ensure approval from renters that their contact information may be used for digital communications.
- A \$200.00 fee is required to process all Estoppels during the purchasing process.

Interview Process

- The HOA has a formal interview process for all Buyers and Renters. An application and a \$100 application fee are required.

Financial Policies

- HOA dues are due on the 1st of each month. A \$25.00 late fee will apply if payment is not received within the respective month. For example, if the January payment is not received by February 1st, a late fee will apply.
- Fines for HOA violations may be issued up to \$100.00/day and are capped at \$1,000 per violation. Liens can be placed once the balance for the fine(s) reaches at least \$1,000.
- Annual compliance assessments will be conducted. Fines may be levied on homeowners who do not cure compliance violations.