

The Villas at Hunter's Creek Edmond, Oklahoma

Emergency Numbers:

Edmond Electric: 405-359-4655 (to report an outage)

Utilities Customer Service: 405-359-4541

NOTE: CCR Art. 3, Sec. 5: Edmond Electric is responsible for electric service up to the meter pedestal/base located in the main roadway. Edmond Electric's responsibility stops at the meter. All electric service facilities from the meter pedestal/bases located in the main roadway to the house are the responsibility of the owner of the lot.

Our neighborhood is special for many reasons. One of those is great neighbors live here. Our CCR's and Bylaws are intended to ensure that everyone understands all of the things that contribute to being a special neighborhood and a good neighbor beyond a friendly wave or quick discussion on the street.

Complete information regarding rules and covenants can be found on our neighborhood website on the Governance tab:

<https://easyhoa.website/villasathunterscreek/documents/>

Residents must accompany their guests and always remain with their guests when using common amenities (pond, pool, clubhouse and fitness room). Do not share lock codes with non-residents. See the rules for each area for additional requirements.

No parking is permitted on any streets. Guests and residents are to use the residence driveway or a designated parking area when outside parking is needed. Side streets are designated fire lanes and must be kept clear at all times for emergency vehicles.

Unlicensed vehicles are not permitted.

The speed limit in the neighborhood is 20 miles per hour due to limited sight lines and lack of sidewalks.

There are many public and private utility easements throughout the neighborhood. Consult the Landscape Committee and the Building/Architectural committee before doing any exterior work to avoid any issues with the CCRs.

Listed below are several sections of our CCR's that have been issues in the past. **This is not a comprehensive list nor are the paragraphs presented in their entirety; refer to the CCR's and Bylaws to ensure you are fully knowledgeable of all of the requirements.**

Art. 7, Sec. 1: No gainful occupation, profession, business, trade or other non-residential activity except personal business shall be conducted on any lot.

Art. 7, Sec. 2: No residence, residential unit, lot, or any part thereof may be leased or rented. No contract, lease or agreement regarding the renting or leasing of any residence shall be executed or entered into by any homeowner.

Art. 7, Sec. 3: No activities may be done which may be or may become an annoyance or a nuisance which may in any way interfere with the quiet enjoyment by an Owner of a lot. NOTE: The city of Edmond also has a noise ordinance. Some power equipment operates at sound levels above 80 decibels which has been shown to cause damage to hearing after 2 hours of exposure.

Art. 7, Sec. 4, 25, 27: No construction or alteration after the initial construction, including screens, patios, patio covers, carports, and changing of color schemes, is permitted until the building plans and specifications have been approved in writing by the building committee.

Art. 7, Sec. 10: Trash, garbage, and other waste is not allowed to accumulate and must be kept in sanitary containers.

Art. 7, Sec. 11: Pets are not allowed to run loose. Each owner is responsible for curbing their own pets and immediately removing excrement from common areas and front and side yards of any

lot. NOTE: Do not throw pet excrement into the creek. NOTE: The city of Edmond also has a leash law that specifies that the leash be not more than 6 ft in length.

Art. 7, Sec. 13: No noisy, off-road or unlicensed motor vehicles may be maintained or operated in the neighborhood. No overnight parking of any vehicle on any street is permitted. Side streets are fire lanes. Vehicles parked on driveways must not obstruct any part of the street. Vehicles may be parked in short term over-flow parking areas (located on or along the major streets) by residents or guests for up to 3 days only. Parking in the extended over-flow (off-street) parking areas is permitted for up to 10 days with approval. See the parking rules for additional requirements.

Art. 7, Sec. 15: No signs are permitted to be visible to the public other than approved real estate signs.

Art. 7, Sec. 19, 20: No temporary structures, such as outbuildings, are permitted.

When disputes arise, neighbors should attempt to resolve neighbor-to-neighbor disputes among themselves before relying on the Board for enforcement.

It is the responsibility of each homeowner to maintain the cleanliness of their driveway, porch, walk and patio as well as trash that may be blown by the wind.

No alterations may be made to the exterior of any residence or the front (including doors and shutters), back or side yards without the written approval of the Architectural Committee. This includes painting or any modification to the building exterior.

Garbage and Recycling – **All cans** must be marked with the house number of the residence. Garbage pick-up is every Friday. Recycle pick up is every other Thursday. Cans must be placed on the main drive with the wheels against the curb and **no closer than 3 feet** away from other cans and not in front of mailboxes. As soon as possible after the trucks have passed, please return your can(s) to

the house and store out of view from the street, in the garage if possible. Do not collect recyclables in plastic bags as they get caught in the sorting machinery. Instead, use paper grocery bags. Styrofoam is not recyclable in Edmond. Only plastics labeled



is recyclable in Edmond.

Pets - Each household is limited to two dogs. Pet owners must curb their dogs and not allow their dogs to roam freely in The Villas. This is not only a City Ordinance but also #11 in our by-laws. The City Ordinance also calls for all pets to be restricted by a leash when outside the home or fenced yard. Pets are not allowed in the clubhouse or pool area. **Pet owners are also responsible for picking up after their pets.** Excessively barking dogs are considered a noise nuisance and will not be tolerated.

Basic lawn maintenance, including mowing of residences and common areas (usually on Wednesdays, from **approximately** April through October), is provided by HOA dues.

Home Security - Wireless monitoring and other services are the responsibility of each homeowner.

HOA Dues – Dues are to be paid annually by January 1. Checks may be made payable to “Villas at Hunters Creek HOA” and mailed to Villas at Hunters Creek HOA, 1000 Villas Creek Drive, Edmond, OK 73003.

At the annual HOA meeting each November, a preliminary budget for the coming year is presented by the Board. The final budget is reviewed and approved in January after the previous year expenses have been finalized. The budget includes funds for maintaining the association’s streets, gates, utilities, insurance, water wells, clubhouse, pool, pond, walls and common areas and for repainting the exterior of each house every 10 years (excluding doors and shutters).

The Villas at Hunter's Creek
Homeowner Committees:

Building/Architectural Committee Responsibilities – Bill Schuenemann, Chair

1. Supervision of new home construction and exterior modifications of existing homes for compliance with the stipulations contained in the CCR's insuring adherence to the French provincial theme of the community.
2. Supervision of individual structures such as fences, pergolas, shutters, or change to new and existing paint colors, roofing shingles, etc.

Clubhouse Responsibilities – Linda Coats

1. Clubhouse supplies such as toilet paper, paper towels, soap, detergent, and cleaning supplies
2. Cleaning supervision
3. Clubhouse exterior (paint, windows, doors, lighting, etc.)
4. Maintenance of indoor and outdoor furniture, fixtures and equipment, including emergency lighting and fire extinguishers
5. Clubhouse calendar, including reservations for private functions

Social Activities Team Responsibilities – Linda Coats

1. Organization of social functions

Pool Responsibilities-Randy Jones

1. Supervision of pool contract
2. Maintenance of pool equipment and furniture

Gate Committee Responsibilities – Pandy Pinazza and Bryan Coats

1. Supervision of gate maintenance and repair contract (**contact: Bryan Coats**)
2. Access administration, including access codes, fobs and operational timing of gate (**contact: Pandy Pinazza**)

Landscape Committee Responsibilities– Randy Jones & Pandy Pinazza, Co-Chairs

1. Supervision of the Landscape Contract
 - a. Trees and shrubs in common areas and entrances
 - b. Individual lawns and shrubs
2. Tree and shrub replacement in common areas

Maintenance Committee Responsibilities – Mike Carmichael, Chair

1. Common area sidewalks
2. Main and side streets
3. Fences and walls
4. Mailboxes
5. Street lights
6. Clubhouse heating, ventilation, and air conditioning systems
7. Individual outside paint (**contact: Larry Wagner**)
8. Water wells, pond pumps and sprinkler systems maintenance in common area and watering schedules (**contact: John Seitz**)