

OAK CREEK CONDOMINIUM ASSOCIATION

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Dear Owners:

Summer is just around the corner and we want to take this opportunity to say thank you to all owners for your continued assistance in making our property nicer each year.

With the warmer weather, there is more activity, particularly at the pool. Below are a few reminders. If your unit is leased, please share these with your tenant(s).

Pet waste and Trash: Residents must immediately pick up after their animals anywhere on the property and dispose of properly. The animal walk areas include the grassy area that borders the fence of the perimeter of the property. All trash must be placed inside a dumpster. If the dumpster is full, please find one that is not full. Trash cans at the mail area are only for discarded mail, not household trash, which creates odors and attracts animals and rodents. These violations carry an immediate fine of \$50-\$200 plus disposal/cleanup costs.*

***Unlawful per TUCA Sec. 82.102 POWERS OF UNIT OWNERS' ASSOCIATION.**

Pool Rules: All pool violations carry a minimum fine of \$50. Below are the most common pool rule violations:

- Only Oak Creek residents are allowed at the pool. Any guest must be accompanied by the resident at all times. Any unattended non-resident using the pool is subject to removal from the property by the Arlington police.
- No one under the age of 16 is allowed at the pool unattended by an adult at any time
- Do not play with pool safety equipment such as life rings, etc.
- No running or scuffling in the pool area
- No parties of more than 5 people are permitted without special permission
- No loud voices or noises
- No glass containers
- No playing on the fountain
- Keep pool gate closed. Do not prop the pool gate open. Pool hours are posted.
- Clean up after yourself

If you have any questions, please refer to your Oak Creek governing documents.

Thank you for your consideration, and we wish everyone a happy and safe summer season.

Oak Creek Board of Directors and Veracity

(d) "Before an association may charge the unit owner for property damage for which the unit owner is liable or levy a fine for violation of the declaration, bylaws, or rules, the association shall give to the unit owner a written notice that:" (1) "describes the violation or property damage and states the amount of the proposed fine or damage charge;" (2) "states that not later than the 30th day after the date of the notice, the unit owner may request a hearing before the board to contest the fine or damage charge;" (3) "allows the unit owner a reasonable time, by a specified date, to cure the violation and avoid the fine unless the unit owner was given notice and a reasonable opportunity to cure a similar violation within the preceding 12 months."