

WELCOME to COUNTRY CREEK!

Hello and welcome our new neighbor! We are excited to have you as part of the Country Creek Community. The board members will be among the first to tell you how much we enjoy this community because it is just that, a community. Our goal here is to give you some quick pieces of information to help you learn more about the neighborhood. Let us start with communication. Official Web page: Country Creek has an official web site at <http://www.countrycreekhoa.net/> where you can find all sorts of information such as the next meeting date, time, and location for the Board of Director's meeting, the Architectural Review Form for exterior changes (painting, fence, roof, etc.) and the property manager's name and contact information. Official Facebook Site: Our site, **Country Creek of Bradenton Official FB Site**, is exclusive to homeowners. To join, you will need to provide your address after you have closed on your property. There is also an unofficial community Facebook Site for you to talk, ask questions and get to know one another. Additionally, we have some other pieces of information for you beyond ways to communicate that we believe will be helpful.

Mailbox Deadline: The Board adopted a new mailbox color and style and the deadline for installation is 1/1/2022. Please refer to the web page for complete details.

Garbage: Tuesday and Friday, recycling on Friday, and yard trash on Wednesday.

Violations: Country Creek is a deed restricted community. Violations are taken seriously and homeowners are contacted following the established Covenant Enforcement Policy (see web site for details). Though we wish we would never have to deal with any of these, sadly we do at times. Please note, boats, trailers, company vehicles, and semi cabs are not permitted to be parked anywhere on the property (unless inside a garage). Additionally, you are not allowed to park vehicles on the grass. It is also expected that yards and property are maintained. Please note this is not an all-inclusive list but the most common issues we find in the neighborhood. See Governing Documents for complete rules. You too can report violations using the "Contact Us" located on the web page. A team approach is essential for the most comprehensive and successful approach to violations.

The Board of Directors: is made up of five volunteer residents who each serve a two year term, with two/three being elected annually. We have one annual meeting of the Homeowners, at the time of the Director's election. It is imperative that Homeowners participate either in person or by proxy because we need a quorum for the annual meeting and if we do not have it, we need to send out mailers again until we have a meeting with quorum. We work hard to make your dues go as far as possible by minimizing costs as much as possible. You can help minimize expenses with attendance at the annual meeting or attendance by proxy, AND by completing and returning the form allowing us to use email as the official form of communication for mandatory mailings and annual dues (which are due on July 1). In addition to the annual meeting, the board typically has meetings every other month and you are always welcome to attend. At every meeting there is time for homeowner comments. Homeowner insight is critical to help the board move this community forward. Meeting date, time, and location is posted at all entrances and on our website at <http://www.countrycreekhoa.net/>

Once again, welcome! We are excited you are here and look forward to getting to know you!

Country Creek Board of Directors: Eric, Todd, Jamie, Ray & David