

CROSS CREEK PARCEL D PHASE I HOMEOWNERS ASSOCIATION, INC.
a/k/a MISTY CREEK
Community (CCR's) Design Standards
Updated - April 5, 2010

Misty Creek is a deed-restricted community and each homeowner is required to abide by the Declaration of Covenants, Conditions and Restrictions (CCR'S) established by the developer to protect the value and desirability of the community. The following is a summary of the existing community standards for Misty Creek:

1. Each lot may be used for single-family residential purposes only. No trade, business, or profession may be conducted or advertised on any lot or on any vehicle parked at the lot and visible from the street.
2. No parking is permitted in the streets. All commercial vehicles, tractors, mobile homes, recreational vehicles, trailers, campers, boats, boat trailers, and other watercraft must be parked entirely within a garage or within the side or back yard of the lot totally screened from view.
3. Aerials and satellite dishes require Architectural Control Committee (ACC) approval. Standard placement shall be in a location out of view from the front of the home and/or street(s).
4. Each owner shall maintain their lawns, shrubs, landscaping and trees in a reasonably attractive condition. Minimum standards for maintenance include regular mowing and edging of lawn (weekly May to October and biweekly during all other months); resodding of lawn as needed; maintaining landscape beds and lawn free of weeds; trimming of trees and hedges to remove dead foliage and to prevent obstruction of sidewalks and roads. Should an owner fail to meet the minimum standards of maintenance, then the Association may have the necessary maintenance performed and assess the owner for such costs pursuant to Article V, Section 4. **Cross Creek Parcel D Phase I Homeowners Association, Inc., a/k/a Misty Creek Florida Friendly Design and Landscaping Standard in Compliance with State Law 2080 has been established as a separate standard (see Standard dated March 28, 2010).**
5. Each owner must maintain the roofs, gutters, downspouts, walkways, fences, exterior building surfaces, windows, doors, trim, and driveways... in a safe, sanitary, and reasonably attractive condition. Roofs, walkways, driveways and exterior building surfaces will be kept free of mildew. Each owner must make all necessary maintenance, repairs, and replacements to meet these standards.
6. Repainting of the exterior of a home, trim and/or doors any color other than the original color requires Architectural Control Committee (ACC) approval. The proposed color scheme must be an approved color scheme as outlined in the Misty Creek Color Specifications Sheet.
7. Fences: Fences require Architectural Control Committee (ACC) approval. Fences shall be constructed of either wood or vinyl wood toned 1" x 4" pickets with dog eared tops in a shadow box design, with 3 rails on 6' high fences and 2 rails on 4' high fences. Fence posts will be 8' on center and set 36" into the ground. Pickets will be placed on the outside of the fence with maximum spacing between pickets of 2-1/4". Height of fence will be 6' except on rear property lines of lake and conservation lots, which must be 4' high. All material is to be left "natural" (unpainted) and will be maintained in new or good condition. See Fencing Guidelines for more details.

8. Aluminum Fences: Black aluminum fences 5 feet in height are allowed, however, written Architectural Control Committee (ACC) approval also is required, before installing.
9. Mailboxes require Architectural Control Committee (ACC) approval. All mailboxes will be black in color and mounted on a wood post as installed by the original builder. Wood posts shall be maintained and kept free from mold, fungus, and other decomposing organisms. Painting, whitewashing, or any variation of, is not permitted.
10. No basketball hoops, backboards, or pole structures may be erected in any front or in view from the street of any home. Portable basketball goals must be stored out of view from the front of the home when not in use.
11. All windows visible from any street shall have white window treatments, whether consisting of curtains, blinds, shades or other coverings.
12. Pools and screen enclosures require Architectural Control Committee (ACC) approval. Aluminum framing for screen enclosures shall be white or brown, whichever best compliments the house. Above ground swimming pools are not permitted.
13. Landscape borders shall be made of a material other than wood. Wood landscaping borders, whether timbers, or rolled landscape edging is not permitted.
14. No trees shall be removed, except for diseased, dead, or unsightly trees or trees needing to be removed to promote the growth of other trees or for safety reasons. A permit must be obtained from the County prior to any removal. Removal of a tree will require that a new tree be planted.
15. No structure (i.e., shed) or exterior modification or addition (i.e., room addition, porch, garage addition, etc.) shall be commenced, erected, or maintained on any lot until the plans and specifications showing the nature, kind, shape, height, material, and location for the structure/addition have been approved in writing by the Architectural Control Committee (ACC). Any proposed change to the exterior of the home must assure harmony of external design, materials, and location in relation to surrounding buildings and must preserve the value and desirability of the properties as a residential community.
16. Any gas lines, plumbing, or wiring additions must be installed within code and shielded from view from the street.
17. Driveways or sidewalks cannot be painted, stained, or tiled without prior Architectural Control Committee (ACC) approval. Sidewalks will not be approved for painting or staining. The ACC will be establishing the permitted driveway paint/stain colors.
18. No additions and or changes in sidewalks to any property are allowed.
19. Yard Ornaments: Front yard decorative fountains, sculptures, statues, lampposts, pink flamingos must have Architectural Control Committee (ACC) approval prior to installation.