

# ARB Minutes 2023

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Meeting of the ARB committee was held on March 22, 2023 to review sections of the Cross Creek ARB guidelines dated June 18, 2022 and to update sections of guidelines where revisions are needed.

Attending members were: Rosetta Bowsky, Paula Levesque and Sharon Spencer.

Cross Creek is experiencing an increase in the number of new residents and a revision of the guidelines is expected to clarify specific sections.

The Fence section was of particular concern because many homes were built in such close proximity. It was considered that continuing the current fence regulations would not be in the spirit of the community appearance standards.

Sections discussed and updated:

- 1.3 Added word “Homeowners” questions...
- 2.1 Removed term “M&A” from the item c).
- 3.1 Changed “impedes rear waterway view” to “impedes water view”
- 3.12 Added sentence Concurrent signatures of the adjacent homeowners are required.
- 3.14 Added item “g) Non-decorative pool cage/lanai privacy screens are acceptable.
- 3.16 Removed terms “all fences” to “run parallel on shared lot line”...

Added wording to include privacy and border fences not permitted; description of screening fences, of type fence construction, for painting on both sides of screening fence; for replacements in same footprint; and for maintenance or removal of existing fences.

- 3.28 Added “if applicable” (numbers not applicable for houses without mailboxes)
- 3.30 Added “in height” and sentence Concurrence of the adjacent homeowners is suggested
- 3.32 Changed light fixture sizes from 18-20” & 8-10” to 18-24” & 7-14”
- 3.38 Added “not to exceed 30 days” to clarify temporary time
- 3.48 Added new section Sporting Equipment to address basketball and soccer fixtures not permitted to be permanently installed outside.
- 3.54 Added “except by the Association” for tree removal/replace
- 3.55 Added “length of walkways considered from dwelling front door to driveway” for clarification
- 3.59 Added sentence Side and rear bathroom windows may be white opaque.