

# ELW CROSS CREEK HOMEOWNERS' ASSOCIATION

## RULES AND REGULATIONS

Mission Statement: Cross Creek Homeowners Association's mission is to preserve and enhance our community through effective and efficient management of the association's assets, enforcement of rules and covenants that preserve property values, and support initiatives and capital improvements that benefit the greater good of the community. The board will serve the homeowners by taking a fair, ethical and objective approach in representing the interest of all homeowners.

### 1. GENERAL CONSIDERATIONS

1.1 It is the intention of the Board of Directors (BOD) to maintain a high standard of exterior architectural and lot appearance throughout the community. The following rules and regulations have been set up to protect the integrity of our investment in our community and employ environmentally sound management practices.

1.2 This document is intended to serve as standard rules and regulations for implementing the governing documents. The governing documents shall take precedence over these standards in the event of conflict. With respect to architectural and landscaping matters, all residents of Cross Creek are required to comply with:

- a) state and federal laws relating to construction, permitting and plant materials,
- b) requirements imposed by the County of Pinellas,
- c) any requirements imposed by other governmental agencies such as the Southwest Florida Water Management District, and
- d) governing documents of the Cross Creek at East Lake Woodlands community which establishes the Cross Creek at East Lake Woodlands Homeowners Association, Inc., ("Association"), all of which is incorporated herein by reference and may be revised from time to time by the Association.

NOTE: Compliance with these Rules and Regulations, and all standards and restrictions imposed by the foregoing listed documents and authorities, does not alleviate the responsibility to apply for and obtain written approval from the Architectural Review Board (ARB) for all additions of modifications to a dwelling and/or a lot.

1.3 There are easements throughout the community for drainage and for the installation and maintenance of community facilities, as shown on the recorded plats for the property or as may otherwise be established from time to time. No structure, planting, or material other than sod shall be placed in the drainage easements as it may interfere with operations or maintenance of the drainage facilities or may obstruct or retard the flow of water through drainage channels, unless expressly approved by the BOD.

1.4 Community setback restrictions for any addition, enclosure, patio, pool or deck are as follows: No structure shall be erected nearer than twenty-five (25) feet from a front lot line or fifteen (15) feet from a rear lot line of a lot. No structure may be erected nearer to a side lot line than as permitted in the Pinellas County Zoning Code.

1.5 The Homeowners Association (HOA) retains responsibility for compliance/non-compliance issues. Routine repairs and maintenance that will not alter the appearance of the dwelling or lot do not require application and ARB approval. Likewise, replacement of any mechanical equipment (heat pump, pool heater, pool pump, etc.) in the same location does not require approval.

1.6 The Homeowners Association (HOA) is responsible for service to and maintenance of a portion of lots and houses in the community as follows:

- a) Routine maintenance of lawns, landscape, and shrubs.
- b) Irrigating, trimming, fertilizing, weeding, insect and disease control for lawns and landscapes.
- c) Routine maintenance of irrigation systems including sprinkler head repair/replacement for the common areas as necessary.
- d) Exterior painting of the dwellings with concurrent cleaning of roofs. HOA is not responsible for any damage to plants, shrubs, or grass due to the roof cleaning. The homeowner must choose from the paint colors provided in the ARB Guidelines.
- e) Maintenance and repair of common grounds including pool and spa.
- f) Pruning of palm trees up to thirty (30) feet as needed.
- g) Trimming of trees up to ten (10') feet in height except for trimming trees in the front apron of homeowner lots in preparation for hurricane season.
- h) Replacing/replenishing mulch every other year.
- i) Trash removal twice a week and recycle pick up once a week.
- j) The HOA retains responsibility for maintenance of trees in the common area between the sidewalk and the street.

1.7 Homeowners are responsible for:

- a) Structural maintenance and repairs of the dwelling's exterior stucco, brick, wood and composite siding.
- b) Tree trimming above a height of ten feet (10').
- c) Replacement of dead or dying lawns, landscaping, and planting beds.
- d) Replacement, cleaning, repair and/or resurface to driveways, patios, and walkways.
- e) Cleaning of sidewalks that boarder each resident's property.
- f) Replacement, repairs and cleaning of roofs between scheduled HOA cleaning as needed.
- g) Touch up painting and removal of rust deposits from the dwelling exterior as necessary.
- h) Regular maintenance and cleaning of drainpipes connecting the dwelling downspouts to retention ponds and water ways.
- i) Cleaning of French drains as needed.
- j) Prevention and control of erosion and/or repair of any damage caused by natural erosion.
- k) Removal of trees on the homeowner's property if needed for safety where tree roots are encroaching on the foundation, sidewalk or driveway and interfering with underground plumbing.
- l) Homeowners are responsible for notifying the Board if there is an issue with a tree in the common area adjacent to their property.

2. GENERAL CONSTRUCTION GUIDELINES.

2.1 The homeowner shall keep the sidewalk in front of the property clean and clear of any debris daily during construction.

2.2 No trash, building material, landscape material or other debris shall be placed on any adjacent lot.

2.3 Construction and service work, equipment and service vehicles shall not infringe on the rights of the residents or the community in general to enjoy peaceful evenings, early morning and weekends. The following hours are acceptable construction and service work hours:

- Monday through Friday, 7:00 a.m. until 6:00 p.m.
- Saturdays and Sundays, 9:00 a.m. to 4:00 p.m.

2.4 Equipment and service vehicles shall not enter the community before the start time and shall leave the community before the end time. These time periods do not apply to emergency vehicles. No contractors or their employees may

remain on the premises after reasonable construction and service work hours. It shall be the homeowner's responsibility to ensure that their contractors and service workers comply with this rule.

2.5 Dumpsters are permitted during construction and must be removed upon completion of construction. Dumpster shall be located only in driveways and must not block sidewalks.

### 3. RULES & REGULATIONS STANDARDS.

3.1 Carports: No temporary or permanent carports shall be installed or constructed on any lot.

3.2 Fountains: No fountains are permitted that are visible from the roadway or common area.

3.3 Garages: Garages shall not be permanently enclosed or converted to usage other than parking vehicles.

3.4 Garage Doors. All garage doors shall remain closed except when entering or existing the garage or when working in or around the garage.

3.5 Garden Hoses. Garden hoses, when not in use, must be maintained in obscure manner so as not cause tripping hazard or be visible from the roadway or common area.

3.6 Irrigation: Modification of the homeowner's irrigation system, in conjunction with the landscape contractor, is permitted. The irrigation system is regulated based on the house number of the resident: addresses ending in 0-1 on Monday, 2-3 on Tuesday, 4-5 on Wednesday, 6-7 on Thursday, 8-9 on Friday. Sprinkler hours are after 7 PM and no later than 7AM. These irrigation standards adhere to the restrictions recommended by Pinellas County ordinance.

3.7 Leasing. All proposed leases and tenancies must be registered with the Association at least fifteen (15) days in advance of commencement. Registration submissions should include a copy of the written lease agreement as well as submission of a completed registration form, which said form shall be promulgated by the Association from time to time and shall be available upon request from the Association. Failure to complete the registration form and submit same in the time required shall subject the owner and lessee/tenant(s) to possible fines and enforcement action from the Association.

3.8 Mailboxes: Homeowners are responsible for cleaning and maintaining their individual mailboxes and posts. Group mailboxes are maintained by the US Postal Service.

3.9 Pets: Common domesticated household pets (dogs and cats) must be kept on a visible hand-held leash no longer than six feet (6') or in a carrier when outside the dwelling. No pets are allowed to roam or play off leash in the community. The homeowner is responsible for immediate removal of any solid waste material from their pet.

4.0 Refuse Garbage/Recycle: Refuse and garbage shall be placed in capped containers and stored in a manner inaccessible to animals. Garbage containers shall be kept in a clean, sanitary condition and stored on the inside or behind screened landscaping, so it is not visible from the streets or from the neighboring lots. Refuse and recycle containers may not be placed at the curbside before 6 PM the night prior to pick-up and are to be removed from the curbside as soon as possible, but not later than 9 PM on the day of pick-up.

- Garbage pickup days are Tuesday and Friday early mornings.
- Recycle pickup day is Wednesday early morning.

4.1 Signs: No sign of any kind shall be displayed to the public view on any lot or common grounds except those which are approved by the HOA. Security signs shall be limited to two (2) small signs. Political and hand-written signs are not permitted. Contractor installed signs are permitted during construction and must be removed immediately when the work is completed. Yard and garage sales signs or the performance of such sales are not permitted.

4.2 Vehicle Parking & Operation: Vehicles, including personal use SUV's, minivans, crossovers, and similar vehicles, may be parked on paved streets, driveways and in garages. Vehicles may not be parked on the street overnight. Overnight is defined as between 11pm and 6am. Vehicles parked on the street may be towed at owner expense.

- a) No commercial vehicles, except those present on business shall be parked in the community.
- b) No trailers, boats, trucks, recreational vehicles, mobile homes, or motorcycles may be parked in the community unless parked inside garages and concealed from public view.
- c) No vehicle shall be parked in any manner, whether in a driveway or elsewhere in the community, that obstructs sidewalks or any pedestrian walkways.
- d) No motorcycles, motorized bikes, or other vehicles containing an exterior mounted or un-muffled motor shall be operated on the roadways that cause a nuisance or noise disturbance to the residents.

4.3 The following are not allowed within Cross Creek community:

- a) Docks.
- b) Dog runs (gated fences) and dog houses.
- c) Electronic pest traps.
- d) Exterior fireplaces.
- e) Fireworks.
- f) Garage and yard sales.
- g) Gazebos.
- h) Ponds.
- i) Security bars.
- j) Storage sheds.