

**RESERVE AT CROSSING CREEK VILLAGE PHASE TWO  
ARCHITECTURAL REVIEW COMMITTEE (“ARC”)  
REVIEW GUIDELINES**

Revised 02/17/2021

The Purpose of these Architectural Review Guidelines is to allow the flexibility for individual identity while assuring the aesthetic integrity and uniform harmony for the entire community. These basic guidelines provide the framework for an Architectural Review Committee (ARC) review of an application but do not guarantee an “approval”. All ARC applications will be reviewed on an individual basis using these guidelines. **No exterior changes may occur prior to written approval from the ARC.**

The application process begins by contacting Sunvast, or extracting a copy of the **REQUEST FOR ARCHITECTURAL APPROVAL form from the community website**. The homeowner will submit this form for all proposed additions, changes or modifications, etc., along with a lot survey marked to show the location of the proposed addition, change or modification. Additional information, such as product specification sheets, floor plans, exterior elevations (all views), and site plans (showing application setbacks, dimensions from property lines to proposed structures, etc), should also be included when appropriate. In addition, submissions should include pictures of proposed items, proposed colors, and patterns, materials and all additional information necessary for the ARC to make an informed decision. **If all required information is not received with this completed application, the committee will automatically reject the application until all requested information is received. Upon completion of project the homeowner will notify SunVast for verification and documentation of the project.**

**Guidelines are as follows:**

**Air Conditioners:**

No window or wall air conditioner units shall be allowed.

**Awning:**

1. Retractable type awnings made of canvas with aluminum frame may be permitted on the rear of the home only. They must be secured to the home and capable of withstanding a storm event according to building code standards. See the definition of “storm event” later under “Hurricane and Storm Shutters”. The frame must compliment the home color, and have no more than two colors on the canvas that also compliment the home color. A swatch of fabric must be submitted for approval before installation.

2. Awnings of any type are not permitted on the front of a home or over side windows.

**Decorations:**

1. Flower pots, water fountains, bird feeders/baths, statues, benches, wall hangings, Shepherd hooks, and wind chimes are permitted. The total number of items in a yard is limited to six. Approved items must be placed more than 6 inches from the end of the sod line, cannot be placed in any lawn, and are solely at the risk of the homeowner regarding damage from any maintenance provider contracted by the HOA to provide service.

**Driveways and sidewalks:**

Driveway stains or surface coatings must be clear. Sidewalks and driveways must be kept free from weeds, grass and mold.

**Detached Structures:**

Large detached structures, such as large storage sheds, yard barns, etc. are NOT allowed.

**Exterior Color Plan:**

The Architectural Reviewer shall have final approval of all exterior color plans and each owner must submit color selection to the Architectural Reviewer prior to commencing. This applies to color of walls, trim, driveways, walkways, etc. The Architectural Reviewer shall consider the extent to which the color plan submitted is consistent with homes in the surrounding area.

**Fences:**

1. Fence material can only be PVC, black wrought iron, or aluminum. No bare, or untreated metal is allowed.
2. The maximum height of the fence cannot exceed six (6) feet.
3. Owners of lake front lots may construct fences on their lots as long as: a) the maximum height of fence along the rear of the property (adjacent to the pond or lake) does not exceed four (4) feet in height; and b) an access gate is provided to allow the owner to maintain their portion of property outside of the fence..  
c) Fences on the lakefront lots may not exceed four (4) feet in height from the rear of the property line fifteen (15) feet forward. The fence must have an open slat back.
4. Fences are not allowed to be located in front of the setback line and not allowed in the front yard.
5. The Architectural Review Committee reserves the right to approve or disapprove any fence style, as it deems appropriate.
6. A plot plan, or survey, showing lot dimensions and dimension of proposed fence is required with every fence request.
7. Temporary fences with a total length of more than 20' are not allowed. No temporary fence will be approved for more than 30 days usage.

**Flags, Flagpole or bracket for flag:**

1. An owner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and one portable, removable official flag, in a respectful manner, not larger than 4 1/2 feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag.
2. One small decorative flag, up to 12X18 inches, is permitted.
3. Flagpole brackets/holders capable of holding an inch dowel and mounted to the home on either side of the garage are permitted.
4. An owner may erect a freestanding flagpole no more than 20 feet high on any portion of the homeowner's lot, if the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement. The homeowner may further display in a respectful manner from that flagpole one official United States flag, not larger than 4 1/2 feet by 6 feet, and may additionally display one official flag of the State of Florida or the United States Army, Navy, Air Force, Marines, or Coast Guard, or a POW-MIA flag. Such additional flag must be equal in size to or smaller than the United States flag. The flagpole and display must comply with all building codes, zoning setbacks, and other applicable governmental regulations, including, but not limited to, noise and lighting ordinances and all setback and location criteria contained in the governing documents.

**Front entry screening:**

1. Front entry or front door screening may be approved on a case-by-case basis.
2. Front entry screening shall be installed on aluminum frames with a consistent color to the home, and must match the house front door trim in color.
3. No garage door screening is permitted.

**Hurricane and Storm shutters:**

1. Permanently installed brackets for hurricane shutters are to be painted to match the home.
2. For any hurricane shutter system which requires a center bar, the center bar may not be permanently installed and must be removed along with all storm shutters within two weeks after the storm event.
3. If approved, exterior shutters may only be closed/mounted during a storm event or when a storm event is imminent. A “storm event” is defined as a meteorological event in which winds in excess of 50 mph and rainfall has occurred, or is expected to occur, within 5 days. All shutters must be removed within two weeks after the storm event.

**Landscaping:**

1. Landscaping is recommended to consist of Florida friendly plants.
2. Border edging cannot consist of gravel, rock or other “loose” material.
3. Prohibited species include: any and all species prohibited by Manatee County as amended from time to time. No fruit bearing trees will be allowed in **outdoor** landscaping areas.
4. Landscape lighting must be low voltage (12-15 volts), wireless, or solar, and mounted within planting beds to allow the applicant to readily maintain the lights. All wiring must be buried to protect it from mowers and trimming/edging equipment. Seasonal lighting may not be installed on any tree, palm, or shrub in common areas.
5. Only live plants are permissible on the exterior of the home with the exception of decorative door wreathes.
6. Trellises and arbors are not permitted.
7. Homeowners must keep lawns mowed, edged, and resulting debris removed from sidewalks, curbs, street and driveway. Lawns must be properly cared for through the use of fertilizer, weed killer and watering to maintain a healthy state. Landscaping must also be kept in good shape with mulch in beds and free of weeds. Installed bed edging must be maintained.
8. The Architectural Reviewer must approve an increase or decrease of 25% or more of the original the developer installed bed or landscape size, and addition of landscape bed borders.

**Mailboxes:**

Mailbox door, lock and key maintenance shall be the responsibility of the unit’s homeowner.

**Miscellaneous:**

1. The homeowner is responsible for all maintenance and repairs of all homeowner installed improvements, i.e. awnings, landscape, screen enclosures, etc.
2. Exterior mounted generators will be reviewed on an individual basis.
3. Hose hangers and reels are permitted.
4. Outside lights on garages must not be fitted with lamps greater than 75 watts incandescent, or 800 lumens fluorescent/LED per fixture.
5. Homeowners are responsible for maintaining the home’s exterior, which may include, but is not limited to, cleaning of home’s exterior, tile roofing, driveway and walkways, and repainting the home’s exterior (color to be approved by ARC and must be compatible with existing home colors).
6. The front of the home’s exterior (building only) must remain as the architect/builder had intended. Decorative changes may be permitted upon review and approval of the ARC.

**(9.12) Outdoor Equipment:**

All garbage and trash containers, oil tanks, bottled gas tanks, swimming pool equipment, housing and sprinkler pumps and other such outdoor equipment must be walled-in or placed in sight-screened or fenced-in areas so that they shall not be readily visible from any adjacent streets or Units. Otherwise, adequate landscaping shall be installed and maintained around these facilities. The Neighborhood shall be equipped with dual water lines, one (1) of which shall be designated to utilize non-potable water. All underground irrigation systems must be connected to the non-

potable water line and all spigots on the exterior portion of a structure shall be connected to the potable water line.

**Patios:**

1. Flat concrete work, or pavers, may be approved on a case by case basis.
2. All patios must comply with setback requirements for unit.

**Play Structures:**

Structures must be in back yard. These structures may not be visible from the street in front of the dwelling.

**Pools and Spas:**

1. Pools & spas are permitted on a case by case basis. No above ground pools are permitted.
2. Portable (above ground) hot tubs are permitted, but must be placed within a screen enclosure or covered lanai.
3. A request to install a pool that includes a heat pump or other pool equipment which is located outside of a screened enclosure, may contain an additional condition that additional landscaping be placed around the heat pump or pool equipment, such as, hibiscus, viburnum or similar hedge material. All pool heaters are to vent away from the home and/or toward the lake. Pool equipment may not be located in the zero-lot line easement of a home.
4. Any swimming pool to be constructed shall be subject to the requirements of the Architectural Reviewer, which includes, but are not limited to, the following:
  - a) Composition to be of material thoroughly tested and accepted by the industry for such construction;
  - b) No screening of pool area may extend beyond a line extended and aligned with the sidewalls of the dwelling;
  - c) Pool screening may not be visible from the street in front of the dwelling;
  - d) Any lighting shall be designed so as to buffer the surrounding residences from the lighting;
  - e) Pool equipment must be buffered from view by the use of plant material; and
  - f) The pool cage structure must be bronze or a dark color and may not exceed 2 stories in height.

**Satellite Dishes:**

- a) **Size:** Satellite dishes and antennas must comply with Section 9.11 of the Declaration of Covenants.
- b) **Maintenance:** Owners shall not permit their satellite dishes, or antennas, to fall into disrepair or to become safety hazards. Owners shall be responsible for maintenance and repair. Owners shall be responsible for repainting or replacement of the exterior surface of the satellite dishes and antennas as they deteriorate.
- c) **Safety:** Satellite dishes shall be installed and secured in a manner that complies with all applicable codes, including hurricane and windstorm, safety ordinances, city and state laws and regulations and in accordance with the manufacturer's instructions. The owner prior to installation, shall provide the Association with a copy of any applicable governmental permit. All contractors responsible for installation shall be licensed and insured. Unless the above-cited codes, safety ordinances, laws and regulations require a greater separation, satellite dishes shall not be placed within two feet of electrical power lines and in no event shall satellite dishes be placed where they may come into contact with electrical power lines. The purpose of this requirement is to prevent injury or damage resulting from contact with power lines. In order to prevent electrical and fire damage, satellite dishes shall be permanently and effectively grounded.
- d) **Number:** No more than two satellite dishes of each provider may be installed by an owner.
- e) **Notice:** Any owner desiring to install a satellite dish must complete a notification form and submit to the Architectural Review Committee. If the installation conforms to all of the above rules and regulations, the installation may begin immediately upon notification. If the installation

is other than routine for any reason, or does not comply with these guidelines or the applicable FCC exemption rules, owners and the Board of Directors must establish a mutually convenient time to meet to discuss installation methods to ensure compliance with these guidelines and receive the advance approval of the Association before installation may commence. Non-owner tenants may install satellite dishes on a lot with written permission of the homeowner/landlord. A copy of this permission must be furnished with the notification statement.

**Screen Enclosures:**

1. Screen enclosures may not include kick plates. Screen must continue to deck.
2. All exterior aluminum must match the trim on the home, or be bronze. All screens must be charcoal.
3. All screen applications must be accompanied with site plan & elevations. Screen wall height must match dwelling unit height. Roof must be mansard style.

**Signs:**

Signs must not exceed 2 feet by 2 feet and are to be taken down immediately following its purpose. NO POLITICAL SIGNS are allowed or are to be visible from the street. Examples of permitted signs may include realtor, construction, and congratulatory.

**Solar Heating:**

1. With respect to the installation of a solar heater on the roof, all frame work for the panels must match the color of the roof tiles and the piping must be painted to match the surface on which it is attached; namely, the roof, the soffit or wall.
2. The ARC must approve the location of the materials used in the construction of solar collectors.

**Window treatments:**

Window tinting with solar guard SS-175, SS-165 OSW, SS-165 Llumiar N-1020 and 3 M NV-25 has been approved. In addition other tinting with maximum of 66% of solar energy rejected and minimum of 24% visible light transmittance have been approved. Highly reflective, dark or mirror-like tinting will not be approved. Tinting must be consistently applied on any one side of the home.

**This listing is not intended to be all inclusive. These Architectural Review Guidelines are intended to supplement the Declaration of Covenants, Conditions, and Restrictions. Please review all of these materials since they are utilized by ARC during their evaluations.**