

ARCHITECTURAL CONTROL MANUAL

Cross Pointe

**Promulgated by the
Architectural Control Committee
For
Cross Pointe Homeowners Association**

Adopted by the Board of Directors on November 18, 2013

ARCHITECTURAL DESIGN STANDARDS

The following list summarizes those design elements, which the Architectural Control Committee (ACC) requires, recommends and/or encourages. All exterior changes, additions alterations or modifications (including landscaping) require the prior approval of the ACC pursuant to Section 2.11 of the Amended and Restated Master Declaration of Covenants and Restrictions ("Declaration") recorded on May 13, 2013, in Official Records Book 18021, beginning at Page 573, Public Records of Pinellas County, Florida..

1. RECONSTRUCTION AND/OR ADDITIONS TO EXISTING STRUCTURES AND DWELLINGS.
 - a. Any repair, rebuilding or reconstruction due to casualty or other damage to any Unit or Common Area, or any part or parts thereof, shall be substantially conducted in accordance with the plans and specifications for such property and areas as originally constructed or with new plans and specifications approved by the Architectural Control Committee. Subject to the Building Restrictions in Section 2.10 of the Declaration, all Structures or Dwellings shall be located and positioned on Lots as approved by the Architectural Control Committee. No Structure or Dwelling shall be erected, altered, placed or permitted to remain on any Lot other than one (1) detached, single-family dwelling.
 - b. Foundations: Subject to the Building Restrictions in Section 2.10 of the Declaration, no foundation for a building or structure shall be placed, nor shall construction commence in any manner or respect, until all permits have been obtained from necessary regulatory authorities and all plans and specifications have been submitted and approved by the ACC. The Applicant shall locate such foundations to minimize the removal of existing trees and to place any improvements on the property in conformance with the Design Standards as set forth herein.
 - c. The Living Area: The living area of each principal residence shall be in conformance with the following:
 - i. General: Subject to the One Story Minimum Square Footage requirement of Section 2.06 of the Declaration and the Multi-Story Minimum Square Footage requirements of Section 2.07 of the Declaration, each Architectural Design (exterior) shall be considered on individual basis with specific emphasis on impact and harmony with surrounding residences and styles.
 - ii. Building and Structure Setbacks: Building and structure setbacks shall conform to the following:
 1. The front, rear, and side yard setback requirements are as stated in Section 2.10 of the Declaration.
 2. No detached garage structures are permitted. Carports, sheds and other out buildings are not allowed.

3. No structure or Dwelling shall be erected nearer than ten (10) feet from a rear Lot line, provided that a swimming pool or its enclosure may be constructed to within five (5) feet of the rear lot line. A swimming pool may not be located in the front yard of any Lot, nor past the building on a side street lot line.
- iii. Minimum Air Conditioned Area: New dwellings will be equivalent to the design and square footage of the preexisting structure and remain one story if such preexisted.
- iv. The addition of a screened room to the dwelling is not permitted.

2. EXTERIOR DESIGN.

- a. General: The ACC does not seek to unduly restrict individual taste or preference. Rather, the aim is to emphasize architectural designs that exude warmth and artistic taste and to enhance a harmonious blend between the man-made and natural environment of Cross Pointe.
- b. Color: The ACC shall have final approval of all exterior colors. Each applicant shall submit to the ACC as part of the application, a color plan and color samples showing proposed changes in color of roof, exterior walls, trim, and doors, including garage doors. The ACC shall consider the extent to which the colors conform to the natural earth tone scheme of Cross Pointe. Exterior colors that in the opinion of the ACC are not harmonious or are inconsistent with the overall look of Cross Pointe, shall not be permitted. A pallet of suggested colors for roofs and exterior walls are available for review by the homeowner(s).
- c. Materials: With sensitivity toward design for the residence, the following materials may be used:
 - i. Masonry: Stone, brick, or split rock.
 - ii. Wood: The use of exterior wood siding is not recommended. Limited use of wood siding must be approved by the ACC.
 - iii. Stucco:
 1. All decorative stucco banding must be a minimum of 6" in width, must enhance the architectural intent, must be consistent with the structure's design, and must be approved by the ACC.
 2. Wood covered by "secured" masonry lath is to be 5/8" plywood sheeting or better. No "plywood-like wood" material shall be used under stucco surfaces, unless such processed materials are superior in quality to 5/8" plywood.
- d. Fireplaces and Chimneys: Fireplaces and/or chimney additions shall be in accordance with existing building codes. A non-wood burning fireplace must have the propane tank.

sufficiently screened from the street and adjacent property. If a chimney is necessary, the chimney must be made of material complimentary to the exterior of the house.

- e. Roofs: Roofs are a critical architectural element in the design of any building or structure. With this in mind, the ACC will exercise its substantial latitude and discretion when reviewing all roof elements. Recommended design considerations include the following:
- i. New and replacement roofs shall have a similar pitch to the preexisting roof and shall meet all required building codes. The roof design shall be consistent with the main residence and give the appearance of unity of structure.
 - ii. Large roof overhangs, which create visual interest and solar control through strong and varied shadow lines, are encouraged. With the exception of structural necessity, no roof overhang shall be less than 12 inches.
 - iii. All roof vents, plumbing stacks, flashing and chimney caps shall be painted to conform to approved roof colors. Where possible, all roof vents and plumbing stacks shall be placed so as to minimize their view from the street.
 - iv. Roof materials shall be either cement or ceramic tile of a type currently found in Cross Pointe. No cedar shakes, bare metal, copper or asphalt shingles are permitted. Other materials that clearly resemble existing roofing materials in Cross Ponte will be reviewed for possible approval by the ACC. Gravel roofs are not permitted.
 - v. Roof colors shall be an integral part of the exterior color scheme of the building or structure. Painting of roofs shall not be permitted. The owner is responsible for the maintenance and cleaning of the roof. If the roof becomes substantially soiled due to the elements, the homeowner will be notified in writing that cleaning is required. Enforcement procedures will commence if the homeowner does not rectify the situation.
 - vi. Solar water heating panels should be hidden from street view. The ACC shall review the placement of all solar panels.
 - vii. All finished Fascia shall be a 2"x8" minimum and shall be continuous and consistent. Materials such as cedar and redwood are encouraged. Fascia shall be maintained in order to retain the integrity and the appearance of the dwelling.
 - viii. Soffits must be composed of durable materials that will not readily deteriorate due to exposure to the elements. Soffits must have sufficient surface area to meet attic ventilation requirements.
 - ix. All roof sheeting shall be 15/32' CDX plywood or better. No pressed particle, or processed "plywood-like" sheet materials are allowed unless such materials are proven to be of superior quality.

- f. Windows and Doors:

- i. Window sizes shall be kept in proportion to other design elements.
- ii. The main entrance shall be designed to create a strong entry statement, and architecturally, be in harmony with the dwelling.
- iii. Metals, such as window frames, screen enclosures, etc., shall be factory finished in durable anodized aluminum with vinyl clad or baked-on enamel. No unpainted mill finish aluminum shall be allowed.
- iv. Double wood doors with leaded glass and/or wood frame windows are encouraged.
- v. All windows shall be recessed a minimum of two (2) inches from the finished face of the exterior wall. All windows shall have window sills constructed of material consistent with that of the original structure.
- vi. All exterior ingress/egress doors shall be a minimum of thirty (30) inches in width.
- vii. Storm and/or screen doors that are visible from the street are not permitted.
- g. Hurricane Shutters: The style, color and details of any hurricane shutters or other emergency protection materials which owners may wish to install must be approved by the ACC in writing prior to installation. Further, any such shutters or other materials may be installed or put into place not more than 10 days prior to the predicted arrival of a tropical storm or hurricane, and all such shutters or other materials must be removed or retracted (for roll-down shutters) within five days after the hurricane or tropical storm watch or warning has been withdrawn) unless the Board approves an extension in writing based upon damage to the property or other circumstances.

3. GARAGES, DRIVEWAYS, WALKWAYS, AND SIDEWALKS

- a. General: All residences shall have a minimum two-car garage with automatic garage door opener(s). Garage door colors must match the exterior colors of the dwelling (refer to Section 2b). Side entry garages are acceptable. Front entry garages may be permitted on any lot. Circular driveways are only permitted with ACC approval. Garage doors, when not in use, must remain closed for aesthetic and security reasons.
- b. Minimum Driveway Width: All driveways at the entrance of the garage must be at least 16-feet wide.
- c. Pavement Requirements: All residences shall have a paved driveway of stable and permanent construction. All concrete driveways and walkways shall have a light broom finish. To prevent surface cracking, concrete driveways must have contraction and expansion joints that are both functional and aesthetically pleasing.
- d. Pavement Types: In addition to broom finished concrete, the following pavement types are permitted:

- i. Stamped Concrete
 - ii. High Tech Decorative Concrete
 - iii. Brick Pavers
- e. Driveway Aprons and Curb Transition: Driveway apron(s) shall be constructed with the same materials, color and pattern as the driveway.
- f. Sidewalks: All sidewalks must be five (5) feet from back of curb, four (4) feet in width and shall be continuous between lot lines. Sidewalk coverage will be consistent with length of street exposure. No vehicles, basketball stands, or anything else may obstruct the sidewalks at any time.

4. EXTERIOR LIGHTING

- a. All lighting, except landscape lighting, shall be wall mounted. The style, color, and type of lighting fixtures shall be compatible with the residential building design and the established character of Cross Pointe. The lighting should be installed so as to minimize spillover and glare to adjacent properties and the street.
- b. All electrical wiring for exterior lighting shall be placed underground. All non-decorative supports, transformers, junction boxes, remote ballasts, etc. shall be located in low travel areas and screened from public view.
- c. Up lighting and/or down lighting is permitted for landscaped areas and walkways providing that such lighting minimizes excess glare and spillover to adjacent properties.
- d. Holiday Lighting, Decorations and Ornaments: Holiday lighting shall be installed so that spillover and glare to adjacent properties and the street are minimized. All holiday lighting, decorations and ornaments are to be removed within 30 days of the end of the holiday.

5. MAILBOXES, SIGNS, ANTENNAS AND FLAGPOLES

- a. Mailboxes and address signs. All mailboxes must meet U.S. postal guidelines and must be uniform as to mailbox size, design, color, material, and post with other mailboxes in Cross Pointe. Attached is the approved mailbox and post design, color, and material (See Schedule 5(a)). Address number signs should be visible from the street. Address numbers shall be a minimum of four (4) inches, but no more than six (6) inches high.
- b. Aerials. No exterior radio or television mast, tower, pole, wire, aerial, antenna, dish or appurtenances thereto, nor any other exterior electronic or electric equipment, structures, devices or wires of any kind, except as to those items which are specifically required to be permitted under federal or state law, or other items approved in writing by the Board shall be installed or maintained on the exterior of any structure located on a building plot or on any other portion of any building plot not occupied by a building or other structure unless and until the location, size, and design thereof shall have been approved by the Association. In the event that any antennas or satellite dishes are authorized as to any property, they shall be installed in a manner that is as inconspicuous as reasonably

possible, while still permitting good reception quality. The owner shall complete a registration form prior to installing any antenna, satellite dish or other similar item, in order to confirm that this is permitted and to attempt to resolve any issue as to the location of the equipment. The Association may also require the owner to sign a hold harmless agreement in regard to any consequences arising out of the installation of any item provided for in this paragraph, and the Board may adopt additional rules and procedures in connection with the items addressed in this paragraph. Standard size satellite dishes, approximately 18" in diameter, are permitted and should be mounted with strict regard for visual impact to others.

- c. Flagpoles. Flagpoles or flag mounts shall be permitted. Any freestanding flagpoles must be approved by the ACC. Location for mounts preferably should be above the garage doors or on the house. Flagpoles must be permanent residential size flagpoles. A maximum of 2 flagpoles per house are permitted. Flags are not to exceed the standard size flag of 2 ½' x 5'.
- d. Signs. Except as otherwise permitted herein, no sign of any character shall be displayed or placed upon any building plot. "For Sale" signs in conformance with the approved "For Sale" sign for Cross Pointe as same may be adopted by the Board from time to time shall be permitted, which signs may refer only to the particular building plot on which displayed, shall not extend more than five (5) feet above the normal surface of the ground, must be placed at least six (6) feet back from the sidewalk, shall be fastened only to a stake in the ground, and shall be limited to one sign to a building plot to be displayed in the front of the lot, unless the lot abuts the East Lake Woodlands Country Club Golf Course or Woodlands Blvd. in which case, two signs may be displayed on the lot, one in the front and one in the back. When a residence on a building plot is "open for inspection", and when and only so long as the particular residence is attended by a representative of the owner of the residence, then and only then, a sign advertising such, which sign shall not exceed five square feet in size, and which shall meet all of the other requirements of the Declaration or such other limitations and specifications as may be adopted by the Board from time to time, may be displayed or placed. Notwithstanding the other limitations set forth above, the Board may adopt rules permitting political signs to be placed on each lot for a specified period of time prior to any elections or votes on governmental issues which are being held. The Board may also impose size limitations and may limit homes to one sign per lot. The Association may enter upon any building plot and summarily remove and destroy any signs which do not meet the provisions of this section or any limitations or specifications as may be adopted by the Board from time to time. Nothing herein shall prohibit an owner from having a sign indicating that the home is secured through the use of a security system, such as an ADT sign.

6. SWIMMING POOLS, SCREEN ENCLOSURES AND ACCESORY STRUCTURES.

- a. Above ground swimming pools shall not be permitted.
- b. In-ground swimming pools and spas. In-ground swimming pools and spas shall be permitted on the back side of the residence.
- c. Pool and spa equipment. All pool and spa equipment shall be visually screened as set forth herein so that they are not visible to the public from any street.

- d. Outbuildings. Structures, including, but not limited to, tool sheds and doghouses shall not be permitted.
- e. Playground equipment. All plans for permanent playground, swing sets and play structure equipment must be submitted to ACC for review and approval. All equipment shall be placed on the property with strict regard for visual impact to others. All plans for permanent playground equipment exceeding 8 feet in height will not be approved. Metal playground equipment is not permitted.
- f. Tennis courts will not be approved.
- g. Clotheslines. Permanently affixed clotheslines will not be approved.
- h. Air conditioners, Propane Gas Tanks, Heat Pumps and Water Softeners. All air conditioners, propane gas tanks, heat pumps, water softeners and other similar utilization devices must be placed on the side or rear of the house and visually screened from the street by an approved hedge. No portable and/or window air conditioning units shall be permitted.
- i. Trash Containers. Trash containers must be kept in the garage until the morning of scheduled trash pickups.
- j. Pool Enclosures. Pool enclosures shall be factory finished in durable anodized aluminum with vinyl clad or baked-on enamel. No unpainted mill finish aluminum shall be allowed. Any new or major changes to existing structure shall be submitted to the ACC for approval.
- k. Patios and Decks.
 - i. Patios and decks all require prior approval by the ACC. Patios and decks must be located in the side or rear yard. Patios located on the street side of the lot may be approved by the ACC if they are constructed flush with finish grade, located immediately adjacent to the principal residence, and represent a logical extension or component of the architectural design. Conversely, no decking shall be permitted in any front yard.
 - ii. All decks shall be constructed in compliance with regulatory codes and built with materials similar to those used in the principal residence. All wood posts, beams, joists and other structural elements of decks should be pressure treated to deter insect and rot infestation. All wood finish decking shall be No. 1 grade or better redwood, cedar or fir and permitted to weather naturally, be painted or stained with colors to match the principal residence as approved by the ACC. No decks shall exceed (on average) a vertical finish height of 24-inches above existing grade. The overall average height of any deck from finish grade to the average height of any deck railing shall not exceed 5' 6". All decks shall be screened from public view by an approved fence or hedge.

- iii. Retractable awnings and any trelliswork used on patios and decks shall require the approval of the ACC prior to installation. Such elements, if allowed, shall be designed as an integral extension of the architecture of the principal residence and shall be finished and constructed of quality materials. No unfinished metal or fiberglass products shall be used.
- l. Awnings and Shutters. Window awnings and decorative shutters require the approval of the ACC. Colors must coordinate with the exterior colors of the residence (refer to Section 2b).
- m. Outdoor Kitchens, Grills and Barbeque Equipment. Outdoor kitchens, grills and barbeque equipment shall be constructed and/or installed within the pool deck and lanai area. Any construction of outdoor kitchen additions, grills and/or barbeques outside the pool deck and lanai area must be submitted to the ACC for approval.

7. FENCES

- a. The location, type, material type and design of all proposed fences shall be submitted for approval to the ACC prior to installation. Application for approval must include a drawing of the fence and description to be shown on the building/lot plan. **Chain link fences will not be approved.**
 - b. The owner shall maintain all fencing and landscape buffers in a good condition.
 - c. Fence specifications, general:
 - i. 6 feet maximum overall height.
 - ii. Any fence design requiring posts must have posts facing inward toward the homeowners lot.
 - iii. All wood surfaces to be painted with water base stain, color so approved by the ACC
 - iv. All posts to be pressure treated.
 - v. Landscaping may be required, and if required, is to face the abutting lots. If a landscape buffer is required, the fence shall be set back a sufficient distance (not less than 18 inches) to accommodate the landscape buffer.
 - d. Invisible Electric Fence for Pets: Invisible electric fences are permitted. The homeowner must submit the request to the ACC with a drawing defining location within the lot boundary.
8. WALLS: Walls, as permitted under section 2.08 of the Declaration and as part of the structure of a dwelling, shall be permitted, but are subject to prior approval by the Architectural Control Committee.
- ## 9. LANDSCAPE AND IRRIGATION DESIGN STANDARDS
- a. Landscape major design considerations: Subject to the requirements of section 2.23 and 2.34 of the Declaration which address in part trees, landscaping, shall follow the delineated general provisions below.

- i. Planting designs, which utilize a limited number of complementary species in a blended naturalistic/formal layout of layered plant masses, is greatly encouraged.
 - ii. The planting design should also establish a clear hierarchy of spatial zones: i.e. main entrance, walkways, foundation area, floral beds, open lawn area, streetscape/right-of-way plantings, etc.
 - iii. Plant materials should be selected and grouped to reflect ultimate growth, maintenance requirements, texture and structural contrast and seasonal color.
 - iv. Plants shall be grouped together in drifts or masses whenever possible rather than being spaced equally around the property. All plant material used for hedges and visual buffers shall be planted to create an 80% opaque screen at 30-inches of height within 12 months of planting.
 - v. Hedges and shrubs must be maintained and trimmed to a maximum height of 4 feet along the front of the lot, 8 feet along the side lot line(s) and 10 feet along the rear lot line. Exceptions for height restrictions must be submitted to the ACC for approval. Hedges and shrubs need to be trimmed so that there is at least a 1-foot space between these plantings and the sidewalk to enable access for pedestrian traffic.
 - vi. Any application for Xeriscape design must be submitted to the ACC in accordance with Southwest Florida Water Management District Standards.
 - vii. Drainage improvements. Any change in existing drainage or drainage systems is subject to review and approval by the ACC. French drains and other forms of drainage must be approved. Impact on erosion and conservation areas must be addressed in the application for approval process.
- b. Grass Sod Coverage Requirements: All property, easements, and rights-of-way in Cross Pointe not covered with pavement, buildings, shrub beds, and/or groundcover/annual beds shall be completely covered with appropriate sod.
- c. Mulch Requirements:
- i. The ACC suggests that all new trees and individual specimen shrubs shall possess a minimum 3-inch deep layer of shredded Bark Mulch completely surrounding the trunk to a minimum radius of 1 foot to create a functional watering ring. Landscape cloth usage is recommended under the mulch.
 - ii. The ACC recommends that all shrub, ground cover and annual beds possess a minimum 3-inch deep layer of shredded Bark Mulch.
 - iii. No bare ground shall be permitted. Other types of mulch including, but not limited to, pine bark, pine straw, bark nuggets or chips, white rock, pebbles, washed stone, and other inorganic materials, shall be permitted.

d. Low Retaining/Planter Walls:

- i. May be used subject to approval by the ACC. Such walls shall not exceed 3-feet in height and shall be used in very limited situations where tree preservation, architecture enhancement or major grade transitions are the primary objective.
- ii. Retaining/planter walls shall be constructed of stone, brick, poured in place concrete, treated wood or concrete block with a smooth stucco finish. No exposed concrete block shall be used. All walls shall be a minimum of six-inches (6") thick, possess adequate structural stability, and be located no closer than 5-feet to any underground utility, property or easement line.

e. Statues, Sculptures, Birdbaths and Fountains

- i. Small statues, sculptures and birdbaths less than five feet in height or width are permitted so long as they are tasteful and complement the dwelling and setting. As an addition to the landscape, the aforementioned require the approval of the ACC.
- ii. Permanent fountains require submission for approval by the ACC

10. LANDSCAPE IRRIGATION REQUIREMENTS

- a. Minimum Coverage: All lots and associated utility or landscape easements and road rights-of-way shall be irrigated with an automatic underground landscape sprinkler system providing 100% coverage to all landscaped areas.
- b. Water Source: All property owners will adhere to and comply with the watering guidelines set by East Lake Woodlands or Pinellas County.
- c. Controls: All underground landscape sprinkler systems shall possess an electro-mechanical or computer controller and electric control valves to automatically control the irrigation system.
- d. Other Equipment: All underground landscape sprinkler systems shall possess a backflow preventer meter and gate valve located in an underground valve control box and shall be hidden from public view.

11. LANDSCAPE MAINTAINANCE REQUIREMENTS

- a. General: All landscaped areas located on individual properties, including any easements, shall be maintained by the property owner. Maintenance shall begin immediately after the plant materials are installed.
- b. Individual Properties: All landscaped areas shall be kept well maintained, properly cultivated, and free of trash and other unsightly materials. Maintenance shall include, but not be limited to, the following:

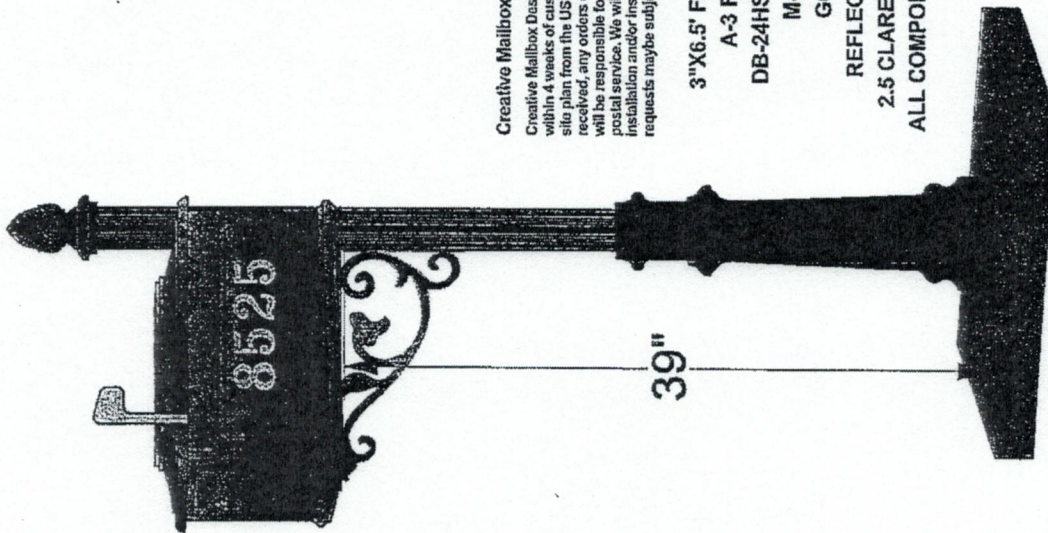
- i. Plants shall be kept in a healthy, growing condition on a continuous basis by watering, spraying, weeding, fertilizing and any other necessary operations of maintenance.
- ii. Plant saucers and beds shall be kept free of weeds, grass and other undesired vegetation.
- iii. Grass sod shall be kept free of insect pests, fungus, excessive clipping and weeds, and shall be kept mowed to a uniform height of 3-inches.
- iv. Dead or dying plants shall be removed and replaced within 30 days of each occurrence.
- v. All plantings shall be irrigated to maintain healthy growing conditions. Irrigation systems shall be kept in proper working conditions. Adjustment, repair and cleaning to be done on a regular basis.
- vi. If minimum maintenance standards are not achieved by the property owner, the ACC shall issue a letter requesting immediate compliance. If the maintenance deficiency is not remedied, the ACC shall commence enforcement procedures.

12. STORMS AND / OR PROTECTION FROM NATURAL DISASTERS: The homeowner(s) is encouraged and permitted by the ACC to protect the dwelling from the threat of impending weather conditions including, but not limited to, hurricanes, tropical storms, and/or cyclones. The ACC recognizes two categories of protection for the exterior openings of the home: A) shutters that have been installed and permanently attached to the dwelling's exterior and B) removable panels.

a. Permanent Shutters:

- i. The ACC recommends the following shutters: Accordion, Bahama and Roll-down. The homeowner must submit to the ACC plans that detail the color and materials to be used in constructions of the shutters. The homeowner is required to choose colors, as established by the ACC that complement and blend with the exterior of the dwelling.
- ii. Section 2.38 of the Declaration states that hurricane shutters may not be deployed for more than 10 days prior to the predicted arrival of a storm and must be removed within 5 days after the hurricane or tropical storm watch or warning has been withdrawn, unless the Board approves an extension in writing based upon damages to property or other circumstances.
- iii. No shutters may be deployed for more than two weeks after the departure of a storm system except under the following circumstances:
 - 1. An approaching severe weather system requires that the shutters remain closed; and/or
 - 2. Devastation to the home or surrounding area, Cross Pointe prevents the homeowner from returning to and occupying the dwelling.

- iv. Notwithstanding anything to the contrary, the ACC desires to prevent the deployment of any shutter system for a period of more than 2 weeks since this could result in criminal activity as the home would appear to be unoccupied.
 - b. Removable Panels: The ACC does not encourage removable panels due to their construction and/or color. Notwithstanding, the ACC prefers the use of transparent over non-transparent storm panels.
 - i. Removable transparent storm panels may be put in place when severe weather, as determined by the United States Weather Bureau, threatens. The ACC requires that clear panels be used to cover all exterior openings that face the street, or streets, in the case of corner lots. All panels must be removed within two weeks following the passage of a storm system, unless another storm system, as determined by the U. S. Weather Bureau approaches; and/or the devastation to the home or the immediate surrounding area, Cross Pointe, is so great that the homeowner is prevented from returning to and occupying the dwelling.
 - ii. Non-Transparent Storm Panels: The ACC does not encourage the use of wood, fabric, or steel removable panels, since the aforementioned neither blends nor complement the home's exterior. All non-transparent panels must be removed within two weeks following the passing of the storm system. The only exceptions being those set forth in section b. i.
 - c. The ACC reserves the right to modify the above, as technology and building codes frequently change in the State of Florida.
13. GUTTERS AND DOWNSPOUTS. The colors of gutters and downspouts must match the exterior color of the dwelling, and must be painted whenever the exterior is repainted. Care must be taken to place downspouts so as to minimize erosion and drainage concerns.
14. PORTABLE ON-DEMAND STORAGE. Portable on demand storage units may be kept on a lot up to five (5) days, but only when residents are actively involved in moving items to and from outside storage facilities or in connection with moving in or out of residence. Written approval from the ACC is required should the homeowner wish to exceed the five (5) days.
15. COVENANT CONFLICTS. The Architectural Design Standards stated above are intended to supplement the Restrictions delineated in Article II of the Declaration. While the Architectural Design Standards may be more restrictive than the Declaration Article II Restriction, in the event of a conflict between the Declaration Article II Restrictions and the Architectural Design Standards, the Declaration Article II Restrictions shall control.



Creative Mailbox Designs, LLC Service Agreement

Creative Mailbox Designs, LLC commits to install this product within 4 weeks of customer approval and receipt of an approved site plan from the US Postal Service. If approved site plan is not received, any orders called in will be processed, however, customer will be responsible for any relocation charge mandated by the U.S. postal service. We will accommodate requests for earlier product installation and/or installation of temporary mailboxes but these requests may be subject to a minimum trip charge of \$50.

- 3"X6.5" FLUTED ALUMINUM POST
- A-3 FINIAL & SB-33 BASE
- DB-24HS W/DB-38 VINE SCROLL
- M-3 CAST MAILBOX
- GOLD CAST FLAG
- REFLECTIVE GOLD NUMBERS
- 2.5 CLARENDON CONDENSED FONT
- ALL COMPONENTS PC MINERAL BLACK

A MAILBOX
SCALE: 1:1

 12841 Country Hills, Suite 11, 20118 Phone 916-436-2300 www.creativemailbox.com This drawing and all specifications are the property of Creative Mailbox Designs, LLC. No part of this drawing may be reproduced or used in any way without the written permission of Creative Mailbox Designs, LLC.		I have reviewed and checked all of the information and specifications and agree to accept responsibility for the same. Approved: _____ Date: _____		This layout is approved as is <input type="checkbox"/> This layout is approved with changes as noted <input type="checkbox"/> New proof needed		JN: _____ M: _____ DATE: _____ DESCRIPTION: _____		CROSS PONTE @ ELW		DRAWN BY: DAH DATE: 8-17-11		AIA: KM REVISION DATE: —		PIA: _____ QUOTE / SALES ORDER #: 109043 SHEET NO. 1	
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