

Standards for Cypress Island

Revision 2017

First a reminder that **All** changes an owner wishes to make to the outside of their house or townhome must be submitted to the Architecture Review Committee and approved in writing before being started. Applications are on our web site or in the clubhouse. This includes, but not limited to: changing color of house or deck, adding or changing a door or window, adding or removing a planting bed, removing a tree, painting or staining a driveway, and any construction project, such as adding a roof, deck, patio or walkway. When in doubt, contact the association and ask if your project requires permission. These standards have been adopted by the HOA Board to help keep our community beautiful and give guidance to our Management Agent to clarify when a homeowner should be contacted.

Pet Care

Owners or guests shall clean up feces waste from pets throughout all common areas and areas adjacent to town homes. Violators shall be subject to fines of \$50.00 per accuracies.

Shrubbery:

1. Shrubbery must be maintained which may require multiple trimmings to maintain its shape.
2. Shrubbery must not cover more than half the height of any window of your home. Shrubbery can be taller if it does not block a window, porch railing, or access to the house or garage, but shrubbery should not exceed the eaves of your roof. Shrubbery on your property should not be allowed to grow in such a manner as to block another owner from getting around on their property.
3. Dead or dying shrubbery must be removed. It is recommended that replacement shrubbery be planted to maintain the ecology. Replacement is left up to the owner or the appropriate owner's association. Vines must be kept out of shrubbery, off of trees and roofs.

Planting Beds:

1. Planting beds need to be weeded often. If the weeds/grass covers more than 50% of the bed, the owner will be notified.

2. BIODEGRADABLE mulch is recommended for planting beds. Natural pine straw or shredded mulch is approved to be used in your planting beds. All beds in your visible yard may have either pine straw, shredded mulch or a mixture of these two types of mulch. If shredded mulch is used, it must be the same color throughout your yard. Suggested colors are red, brown, natural, cedar, black. However, no rock, rubber or large bark mulch is approved, unless it was grandfathered in. If you consider using any other type of mulch not listed above, then you must obtain approval from the Architecture Review Committee.

Other than the standard V-groove edging or edging done by our mowing company, the edging you would like to use must be approved by the Architecture Review Committee.

Yards:

The homeowners should aspire to have their respective grass look as well manicured and healthy as the subdivision golf course. The HOA will increase our care of Common areas to meet this standard. (IT IS THE GOAL OF THE HOA TO INCREASE THE APPEARANCE OF GRASS IN ALL IT'S COMMON AREAS TO LOOK AS WELL MANICURED AND HEALTHY AS THE CYPRESS ISLAND GOLF COURSE.)

1. Weeds, bare spots, brown or dead areas must not exceed 50% of the visible lawn.
2. If any healthy tree is removed from any property within our community, it is suggested a new tree be planted to replace it. Single home owners must obtain permission to have a tree removed by Architecture Review Committee.
3. Mailboxes are to be black and the standard size. If they are faded or broken, then they need to be repaired or replaced. All mailboxes must be black once these standards have been adopted.
4. Mailbox covers may be used for a limited period of 30 days during a holiday period. They must be taken off 7 days after the holiday has passed.
5. Mailbox flags may be placed below the mailbox post **on a horizontal hanger** or in a bed. They need to be removed or replaced if they become worn. Their placement should not interfere with mowers.

Home:

1. The exterior of any home and Town House must be maintained in an attractive manner. (IT IS ENCOURAGED TO KEEP ONE'S GARAGE DOOR CLOSED WHEN NOT IN USE). No significant blistering, fading, or peeling of exterior paint or stained surface is permitted. Any exterior building component which is missing, broken, or otherwise in a state of disrepair must be repaired or replaced.

2. Driveways, sidewalks, and front doors must not be blocked by the placement of objects or barriers. Items may not be stored on common property unless permission has been obtained.
3. No refuse piles shall be permitted to remain on any lot visible under normal situations. (Refer to debris pick up procedures)
4. If a homeowner wishes to install a Satellite Dish, they must notify the HOA's Management Agent. Satellite dishes, such as Direct TV or Dish, may be installed at the roof line or on a pole in a flower bed adjacent to the back or back side of the house. However, if the signal requires a different placement, then screening may be required. Homeowners have 30 days to submit an application to the Architecture Review Committee for the screen once notification has been given by the association that a screen is required.
5. Owners should not park or allow guests/renters to park on grass within our community. Any vehicle should not be parked that may hamper or impede traffic. Any vehicle should not be parked within our community, if it cannot fit in a driveway or parking space. (Refer to parking rules)
6. Gutters should be cleaned out as needed. If debris is seen to cover over 50% of the gutters, the owner will be notified.
7. All trash containers must be screened if being kept outside the garage. Screening structure must be approved by the Architecture Review Committee.
8. Any gas/propane tank must also be screened by a structure or by shrubbery. By whatever means it is screened, it should not be visible from the street or your neighbor's property. If a structure is needed to screen the tank or a bed has to be enlarged for shrubbery to screen it, permission must be obtained from the Architecture Review Committee.

Notification Process:

Once these standards have been in effect for thirty (30) days, and a standard violation has been reported and confirmed, our Management Agent will send a violation letter. The owner will be given thirty (30) days to correct the standard violation or submit a plan to correct the issue. Failure by the owner to correct the violation will result in fine procedures being applied.

The Cypress Island HOA Board has been given authority to adopt these type of standards by the Declaration of Covenants Book 2252, Article V, Section 2, 7, & 8 on pages 0540, 0542 & 0543, and from the By-Laws Article III, Section 2 Part E on page 0551 and schedule A #4, 7, & 13 on page 0561.

If passed by the HOA Board at the February 13, 2017 meeting, they will be posted on our web site and sent out by our management agent. They will take effect on April 1, 2017. Blue Atlantic Management Agent will start enforcement of these standards May 1, 2017.