

ARCHITECTURAL CONTROL
GUIDELINES

FOR

Cypress Village

ARCHITECTURAL CONTROL GUIDELINES

FOR

CYPRESS VILLAGE

MINIMUM ACCEPTABLE STANDARDS FOR OUTBUILDINGS FOR CYPRESS VILLAGE

An outbuilding is defined as any attached or detached addition to the lot used for storage, greenhouse, bathhouse, etc. The minimum acceptable construction standards for outbuildings are as follows:

LOCATION

1. Outbuildings are not allowed on non-fenced lots.
2. Outbuildings are not allowed on lots with wrought iron fencing.
3. Outbuildings must be located in rear yard.
4. Outbuildings affixed to the ground must not encroach on any easement or building line.
5. Outbuildings must be a minimum of five (5) feet from rear and side property lines.
6. Outbuildings must not be visible from any street.
7. Outbuildings must be a minimum of sixteen (16) feet from the property line adjacent to public areas, common open space, etc.

SIZE

1. Maximum height shall be eight (8) feet above natural ground.

MATERIALS

1. Colors shall match the color of the house. The Architectural Review Committee may approve Prefabricated storage buildings provided the color blends with the house.
2. Materials used should match those of the house in both size and color.
3. Roof shall be peaked. Roof shall be composition shingles and closely match color of shingles on existing home.
4. Colors shall be muted, i.e., gray, brown, tan, off white.

**MINIMUM ACCEPTABLE STANDARDS
FOR
SOLAR SCREENS
FOR
CYPRESS VILLAGE**

The minimum acceptable construction standards for placement of solar panels are as follows:

1. All solar panels shall be recessed mounted (flush) into the roof structure with no visible piping.
2. The color of solar panels shall be black to match the roof.
3. Solar panel shall be commercially manufactured.
4. Solar panels shall be well maintained.
5. Solar panels shall not be visible from the front elevation of the house.
6. All solar panels must be approved by the Architectural Review Committee before installing.

MINIMUM ACCEPTABLE STANDARDS
FOR
STORM DOORS
FOR
CYPRESS VILLAGE

The minimum acceptable construction standards for installation of storm doors are as follows:

1. Storm doors must be clear glass only. No divided light door.
2. Trim color of storm door must match existing color of house, or bronze anodized aluminum.

MINIMUM ACCEPTABLE STANDARDS
FOR
CONSTRUCTION
FOR
CYPRESS VILLAGE

Painting:

Paint should be maintained so that the house shows uniform colors and coverage. Areas peeling or heavily faded or mildewed must be repainted and/or cleaned and the house restored to a uniform appearance. Proper application is required, and if spray equipment is used, care must be taken to avoid over-spray. Only flat, matte, or semi-gloss finishes are allowed – no enamel or high gloss finish paints are acceptable (except on entry way doors). Painting must take place over a reasonable length of time, taking into account weather, not to exceed thirty (30) days.

Building maintenance:

In all instances, repairs/replacement of any part of a building must be with materials, which restore the repaired/replaced item to its original appearance. Any other cases must be approved by the Declarant prior to construction.

Soffits, trim and siding:

All exterior wood or other material used must be maintained in a properly fastened, non-rotted state. It must be fastened to the building side so that it is tight and shows no separation from the building along the entire piece. Pieces, which show evidence of rotting or breakage, must be replaced. Fastenings should be hot dipped galvanized.

Doors:

Entry doors that show rot or delamination must be repaired or replaced. Steel/solid wood is the preferred material. Garage doors must be operational and rot-free. Garage doors may be repaired on a section-by-section basis, but all the sections must match in style and color. Upon replacement, the garage doors must be painted the same color as the garage trim. Absolutely no garage conversions are allowed.

Gutters:

Shall be maintained tightly affixed to the building without sag or kinks. They shall be the same color as the house to which they are affixed.

Shingles:

To be maintained so as to present a uniform appearance so far as is possible. Repairs must be made with material, which matches its EXISTING color/texture, not its original. If this is not possible and the repair would cover more than 10% of the roof area, replacement of the entire roof is required.

Fences:

Wooden fences shall not have broken, loose, or rotted slats. Posts and stringers must be maintained so that the fence remains at right angles to the immediate surrounding ground. WOODEN FENCES may not be painted or stained. Wrought iron (metal) fences shall be kept painted and properly welded or bolted together. Fences must remain at right angles to the immediate surrounding ground surface as well. Breezeway and courtyard fence gates may be painted, provided color is approved by the ARC Committee PRIOR to painting or staining.

Driveways:

Shall be maintained so that their surfaces, even if cracked are flat. Edges that crack and are removed must be repaired to the original edge line. Drives, which have more than (6) square feet of extensive oil/iron staining must be cleaned.

Storage:

NOTHING will be stored that can be viewed from a public street. Items such as folding chairs, toys, boxes, potting soil, construction material, barbeque pits, trailers, boats, cars that are not driven on a regular basis, trash cans, bags or bins, debris or any other item must be stored out of sight from public streets when not in active use.

**MINIMUM ACCEPTABLE STANDARDS
FOR
ACCENT PAINT COLORS
FOR
CYPRESS VILLAGE**

The minimum acceptable guideline standards for use of accent paint color on the exterior of the house are as follows:

- 1. All colors must be approved by the Architectural Review Committee, item by item, on a case-by-case basis, and only if they meet those guidelines.**
2. In addition to the predominant color of the house, a maximum of two trim and one accent color can be allowed. (natural wood stained doors are exempt and not considered).
3. Items considered to be trim: metal trim, gutters, faciz boards, doors and door/window trims.
4. Items that can receive accent colors: shutters, front/back doors, and cupolas.
5. All trim and accent colors: are to be in harmony with the primary color of the house in hue and muted or dull in value. No vibrant colors are allowed. Architectural Review Committee will determine what is considered vibrant.
6. All colors must be subtle and in harmony with brick color of house.
7. Garage and its overhead doors are to be painted the same color as the house's predominant/primary color.
8. Colored stains are not allowed. Naturally stained front doors are fine.
9. Colors previously called shutter colors are not included as accent colors.

MINIMUM ACCEPTABLE CONSTRUCTION STANDARDS
FOR
DRIVEWAY EXTENSIONS/SIDEWALKS
FOR
CYPRESS VILLAGE

An application must be submitted for any driveway removal, addition or modification. Driveway's entry walks and sidewalks on each Lot may be constructed of concrete or any other finish approved by the ARC. If masonry material is approved, it must be compatible, not only with the home, but also with any other walkways or terraces on the lot.

Placement of sidewalks may vary in the distance from the curb in order to save trees; however, any variance is subject to approval of the ARC. All other placement, width, materials and finishes must be approved by the ARC.

Width of the driveway between the front building line and the street shall not exceed twelve (12) feet. Exceptions will be made for corner lots with side-out garages. The minimum driveway width allowed is ten (10) feet except where applicable, city codes required otherwise.

The driveway turnout shall be constructed in such a manner as to provide an attractive transitional radius from the curb and gutter into the driveway entrance and shall prevent escape of drainage water from the street onto any Lots.

Asphalt driveways and sidewalks are specifically prohibited.

Any concrete spilled, poured or washed on a street must be immediately removed leaving the street clean and unstained.

Driveways must be maintained.

Painting a topcoat on driveways and sidewalks is not permitted.

No driveways or sidewalks shall be constructed so as to cross side building lines and join one or more houses. This provision is intended to prohibit the appearance of a continuous driveway or fence across the side property lines of a Lot.

MINIMUM ACCEPTABLE STANDARDS
FOR
HOLIDAY DECORATIONS AND DECORATIVE BANNERS
FOR
CYPRESS VILLAGE

Minimum acceptable standards for holiday decorations and decorative banners to be displayed in the subdivision are as follows:

1. Banners and holiday decorations to be displayed only on the following holidays such as:

Easter
Halloween
Thanksgiving
Christmas

2. Time frame: **two (2) weeks before holiday – one (1) week after holiday** (Christmas decorations, including lights, may be displayed after Thanksgiving and removed by February 1st of the following year)
3. Decorations and banner must be well maintained at all times.
4. Size of banner shall be limited to 4' x 8'.
5. Flagstaff must be mounted to the house; size of pole shall be limited to sixty (60) inches in length, or four(4) inches in diameter; no standalone flagpoles allowed in yard. Banner must not be mounted inside windows, or on walls or doors of the exterior of house.

MINIMUM ACCEPTABLE STANDARDS
FOR
SIGNS
FOR
CYPRESS VILLAGE

The minimum acceptable construction standards for installation of signs are as follows:

1. No other sign of any kind shall be erected within the Properties without the written consent of the Board of Directors, except entry and directional signs installed by a Declarant.
2. If permission is granted to any Person to erect a sign within the Properties, the Board reserves the right to restrict the size, color, lettering and placement of such sign. The Board of Directors and the Declarant shall have the right to erect signs, as they, in their discretion, deem appropriate.
3. Notwithstanding the above, no signs, banners or similar items advertising or providing directional information with respect to activities being conducted outside the Properties shall be permitted to be displayed or posted within the Properties.
4. The association, acting through the Board, shall be authorized to enter upon any Unit and remove any sign, advertisement; billboard or other structure displayed in violation hereof, and in doing so shall not be subject to any liability for trespass or other tort in connection with or arising from such entry and/or removal.

Examples of sign

- School signs
- Church signs
- Political signs
- Support for Bush and troops

Yard of the Month

1. Must be approved by the Architectural Review Committee as to size, height, color, design and location.

For Sale/Lease Sign

1. Only one sign permitted on lot
2. Must not exceed two (2) feet by three (3) feet in size and does not stand higher than five (5) feet from ground.
3. Must never be located in the street right-of-way.
4. Must be well maintained.
5. Must be in good taste, i.e., no bright or fluorescent colors allowed on sign.
6. Sign holders must be constructed of metal or wood. Metal must be painted black and cannot exceed 3.5' in height. A wood holder may not exceed a post of 4" x 4" wide and 3.5; in height. The cross bar may not exceed 2' in width. It may be painted to match the colors of the Real Estate Company. If it is a "For Sale By Owner" sign, the wood must be natural or painted to match the trim on the house. Sign cannot be affixed to a stake or to a fence.

Warning Signs

The following type of warning sign is authorized – all other warning signs are prohibited.

"Beware of Dog:

1. Only one sign permitted on lot, per side of house and must be affixed to fence facing front yard. (maximum 2 signs allowed per lot)
2. Lettering shall not exceed two (2) inches in height; sign shall not exceed 144 square inches.
3. Must be well maintained.
4. Must be in good taste, i.e., no bright or fluorescent colors allowed on sign.

Security Signs

The minimum acceptable construction standards for the placement of security signs are as follows:

1. Signs must be well maintained.
2. One sign allowed per lot in front yard.
3. Sign must be in good taste, i.e., no bright or fluorescent colors allowed on signs.
4. Sign must be located in the landscaping, in a discreet location, as near to the house as possible; location approved by the Architectural Control Committee.
5. Total sign, including pole, must not exceed eighteen (19) inches in height.
6. Total size of sign alone must not exceed fifty (50) square inches.

**MINIMUM ACCEPTABLE STANDARDS
FOR
STATUARY AND DECORATIVE APPURTENANCES
FOR
CYPRESS VILLAGE**

The minimum acceptable construction standards for the placement of statuary or decorative appurtenances On the front lawn or visible side lawn of property are as follows:

1. Statuary and decorative appurtenances must be constructed of precast concrete, marble, painted cast aluminum, terra cotta, or other durable material. Plastic, fiberglass, and other non-durable materials are not acceptable.
2. Statuary and decorative appurtenances shall be an integral part of the landscaping. It shall be located inside the lot and no closer than fifteen (15) feet from the front property line and ten (10) feet from the side lot line.
3. Statuary and decorative appurtenances shall be well-maintained and be in harmony with the exterior design of the house.
4. The color of statuary and decorative appurtenances shall be in harmony with the existing home.
5. Statuary and decorative appurtenances shall be of an appropriate design and size and shall be approved by the Architectural Review Committee.

**MINIMUM ACCEPTABLE CONSTRUCTION STANDARDS
FOR
FENCES, FENCE EXTENSIONS, WALLS AND HEDGES
FOR
CYPRESS VILLAGE**

With the exceptions cited below, any fence, wall or hedgerow intended for the purposes of privacy and/or security shall be no greater than six feet, six inches (6'6") in height and shall be no nearer to the front property line of the Lot which it serves than the building line which is closest to that property line, subject to the following exceptions:

All proposed fences must be approved by the ARC.

Any painting, staining, or varnishing of fence must be approved by the ARC. Any wall, fence or hedge erected on a lot shall pass ownership with title to the Lot and it shall be Owner's responsibility to maintain said wall, fence, or hedge thereafter.

If wood fences are constructed so that reinforcing is visible on one side and not the other, then for all corner Lots, or Lots which are adjacent to designated reserve areas, the side with reinforcing visible shall face the interior of the Lot and the side without reinforcing visible shall face the perimeter of the Lot. All other wood fences shall be "good neighbor: fences (i.e., alternate every 6-8' the visible reinforcing.

Both neighbors sharing the side lot line and fence, wall or hedge except in the case of a corner Lot should submit fence, wall or hedge extension requests.

If both neighbors do not concur as to a proposed fence, wall or hedge extension, the ARC will examine the effect the extension will have on both properties. If one party will suffer detrimentally from the extension (i.e.; an existing sight line will be blocked), the ARC will reject the application.

All corner fences and fences which face a restricted reserve must be installed picket side out and capped.

Replacement or repairs of fences, walls or hedges must be made with similar materials and construction details as used in original fence, wall or hedge. The ARC must approve replacement with any other material.

No chain link fence type construction will be permitted on any Lot.

Fences must be maintained in good condition.

No fence shall be constructed so as to cross side building lines and join one or more houses. This provision is intended to prohibit the appearance of continuous fencing across the front of a Lot.

On a lot that has frontage on a water body, metal/wrought iron fencing must be used along all rear yards and partially on side property lines (last sixteen feet (16' from rear property line). Metal/wrought iron fences in rear and partial side yards of water front lots must be at least four feet (4') in height and must be made of the same material for the same neighborhood section.

Metal/wrought iron fencing is designed to allow views through a lot from adjoining properties. These fences should be as unobtrusive as possible, blending into the neighborhood landscape and thus providing a uniform open and consistent appearance along the green belts or water bodies.

The maximum height for metal/wrought iron fencing in other applications is six feet (6').

At the point where the metal/wrought iron or solid fencing on side yards of waterfront lots is to meet the fencing, the metal/wrought iron fence shall maintain its height and simply come up to the taller fence at that point. This metal/wrought iron fence, as mentioned previously, is required at the rear sixteen feet (16') of the side property line and all the rear property lines of the waterfront lots.

Where pedestrian gates are proposed, they must be constructed of a durable material, which is compatible to its respective fence type. Where a metal fence is proposed, care should be taken to insure that the gate does not provide views into any unsightly areas. Such areas must be screened from public view.

The appearance of single family dwellings must be maintained. The removal of fences or any improvement or alteration that lends itself to a communal or compound appearance will not be permitted.

MINIMUM ACCEPTABLE STANDARDS
FOR
PLAYGROUND EQUIPMENT
FOR
CYPRESS VILLAGE

The minimum acceptable construction standards for playground equipment are as follows.

1. Playground equipment must be well maintained.
2. **Location:**
 - a. Playground equipment shall not be located in the front yard of any lot or visible side yard of any lot.
 - b. Any playground equipment over seven (7) feet in height shall be located no closer than eight (8) feet from the rear or side property lines.
3. **Height:**
 - a. The maximum allowable height for playground equipment is twelve (12) feet.
 - b. Standing platforms shall not exceed four (4) feet above natural ground.
4. Any canvas exposed to public view shall be any one of the following colors: brown, beige, burgundy, dark green, blue or rainbow tri-color only. No dayglow or fluorescent colors are allowed.
5. Materials must be metal, treated wood, cedar, redwood, or treated wood painted to be in harmony with the existing home. Creosoted wood is not acceptable.
6. Under no circumstances shall playground equipment be approved with elevated platforms or other structures which may infringe upon the privacy of neighboring property owners. This requirement may be temporarily waived by obtaining written permission from any affected neighboring property owners. The determination of who is an affected property owner shall be made by the committee.
7. Tree swings shall not be visible from the front or side yard.

MINIMUM ACCEPTABLE ATANDARDS
FOR
SWING SETS
FOR
CYPRESS VILLAGE

The minimum acceptable construction standards for swing sets are as follows:

1. Swing sets shall be well maintained.
2. Swing sets shall not be located in the front yard or visible side yard of any lot.
3. The maximum allowable height for swing sets is eight (8) feet.
4. Frame must be metal or treated wood, Creosoted wood or untreated, painted wood is not acceptable.
5. Swing sets permanently affixed to the ground must not be located in the ground utility easement.

**MINIMUM ACCEPTABLE STANDARDS
FOR
PARK BENCHES, PORCH SWINGS,
OUTDOOR OR LAWN FURNITURE
FOR
CYPRESS VILLAGE**

The minimum acceptable operating standards for the placement of park benches, porch swings and outdoor or lawn furniture is as follows:

PARK BENCHES

1. Must be well maintained.
2. Must be in harmony with the exterior design and color of the house and with the subdivision, and must be approved by the Architectural Review Committee.
3. Black, brown, forest green, white and bronze are acceptable colors as well a color nearest to the darkest color of the exterior of the home, brick variation included.

PORCH SWINGS

1. Must be well maintained.
2. Must be in harmony with the exterior design and color of the house.

OUTDOOR FURNITURE

1. Must be well maintained.
2. Must be in harmony with the exterior design and color of the house.
3. Must not be located in the front yard of any lot, and must not be located in the visible side yard on any corner lot.

MINIMUM ACCEPTABLE CONSTRUCTION STANDARDS
FOR
SWIMMING POOLS AND SPAS
FOR
CYPRESS VILLAGE

1. No pool or spa of any type may encroach into any utility easement unless the utility companies involved have granted their written consent to such encroachment. Decking encroachment also requires a consent agreement. Consents must be received prior to approval.
2. Ideally, any pool or spa should be located at least five (5') feet from a side and rear lot line to maintain proper drainage on the Lot. However, a minimum of three (3') feet will be allowed in certain instances. The pool must meet all building line and easement restrictions on the recorded plat. All pools may only be constructed in the backyard.
3. All private swimming pools and spas shall be completely enclosed by a solid wood or wrought iron type fence enclosure, being not less than four (4') feet, nor more than eight (8') feet in height and having pickets spaced not more than four (4") inches apart. All openings to any such enclosure shall be closed with a self-closing and self-locking gate of the same construction and material as the fence. As a safety precaution, no external surface of the enclosure shall provide a handhold or foothold.
4. Above ground pools are not permitted. However, above ground spas, Jacuzzis or hot tubs are allowed provided they are screened from public view by landscaping or a privacy fence; otherwise, must be part of a deck system or skirted.
5. Pools must be drained into the sewage drain system. They are not to be connected to, or drain into, the community's storm drain system. Minimum white Schedule 40 PVC pipe is to be used for pool drain.
6. All new pools are required to be inspected for proper water connections and drains.
7. All pools must be concealed from view of the front street and side street, if applicable, either by wood fence or dense shrubbery along wrought iron type fence.

The minimum acceptable construction standards for the placement of above ground pools are:

1. Under no circumstance shall above ground pools be allowed.
NO EXCEPTIONS WILL BE MADE.

The foregoing Architectural Control Guidelines for Cypress Village were ratified by the Board of Directors of Cypress Village Property Owners Association, Inc., then constituting the Architectural Control Committee of Cypress Village Property Owners Association, Inc., and were thus confirmed as the Architectural Control Guidelines for Cypress Village in effect as of this date.

Dated: 2/10/2011

Carolyn Lake, Secretary

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WAZARIA COUNTY

JOYCE HUDMAN

COUNTY CLERK

03/29/2011

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