

Crosswinds Townhome Association, Inc.

Crosswinds Townhome Association A Homeowner's Guide to Exterior Maintenance & Architectural Changes

Homeowners Association Responsibilities:

- Repair, maintain and replace improvements on the Common Area.
- Maintain the grounds of each lot (excluding areas noted under Homeowner responsibilities) to include; mow, seed, fertilize all grassed areas, mulch, remove dead or diseased trees or shrubs if planted by the Developer (Declarant) or HOA.
- Repair and replace roofing materials and shingles of each home.
- Repair and replace vinyl siding due to the deterioration over time.
- Approve or deny requests by homeowners for changes to the exterior of their lot.

Crosswinds Homeowner Responsibilities:

- Repair, maintain and replace driveway and any sidewalk leading to the home.
- Repair, maintain and replace air conditioning/heating equipment, all utility lines, fixtures and/or their connections.
- Repair & maintain the area located within the enclosed privacy fence.
- Repair & maintain the privacy fence
- Repair & maintain vinyl siding (to include fascia, soffit, and the exterior of gutters) other than replacement of the siding due to deterioration over time.
- Repair, replace, & maintain shutters and doors. (Ask Association for color palette.)
- Request in writing approval for any changes to the exterior of your lot. Changes cannot be made prior to receiving written approval from the Crosswinds Homeowners Association.
- Full building insurance coverage is required by each homeowner. Although the HOA maintains the exterior due to deterioration over time; the HOA does not own or insure your building.

(For full details of the responsibilities — please refer to the Declaration of Covenants, Conditions and Restrictions for Crosswinds HOA)

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Crosswinds Townhome Association Architectural Guidelines

The Architectural Control Committee (ACC) has been formed to review all changes to the exterior of your lot. The ACC will review the application for change and recommend approval or denial of the change to the Board of Directors. Upon final approval or denial by the Board of Directors, a letter will be mailed to the homeowner advising them of the decision.

Why are Architectural Guidelines Important?

Homeowner Associations are created for two reasons; to protect itself and its common area and to preserve the property values of the homes within it.

Restrictive Covenants and Architectural guidelines ensure that your home, your neighbor's homes and your community will remain in the condition that it was intended.

We are all individuals and as such have our own likes and dislikes. Your neighbor may love the color pink and decide they would like a pink house and privacy fence! This would have a serious effect on the value of your home and your ability to sell it. Architectural guidelines are not designed to be overly restrictive but instead protect what is likely your biggest asset — *your home*.

Please find below a summary of the restrictions within your community, designed to protect your home. For full details of each item listed, and other rules and regulations at Crosswinds, please refer to the Declaration of Covenants, Conditions and Restrictions:

General Notes

NO OWNER HAS ANY RIGHT TO ALTER COMMON PROPERTY.

No structural modification or alteration to any unit in Crosswinds shall be performed without first obtaining the written consent of the Association.

The Association has total authority to withhold consent on any modification if a majority of the Board deems (at their discretion) that such modification would in any way adversely affect the home or adjacent homes.

No owner or tenant shall cause any object to be fixed to the common property (including the planting of any plant material) or in any manner change the appearance of the common property.

Fences

It is the homeowner's responsibility to maintain and repair the privacy fence. Any change to the fence must be first approved in writing by the ACC

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Storm Doors

A written request must be submitted to the Association detailing the color and style of the door. Installation of the storm door may not commence until you have received written approval from the ACC. Only full view storm doors will be approved.

Planters

Planters on front porches are permitted provided that they are unobtrusive in size, shape and color. Plantings in such containers should be appropriate and must be maintained by the owner. Any dead materials must be promptly removed. No artificial plants may be used.

Planting in Existing Beds

Homeowners are encouraged to further beautify existing beds with annuals. Please note that the Association will not maintain or replace flowers planted by a homeowner. All other additional plantings, ie shrubs & trees, by homeowners must be first approved in writing.

Note: Shrubs replaced by the Association will only be replaced in the Fall which is the optimal planting time. An evaluation of the shrubs and trees are performed early Fall to obtain a consensus of replacements.

Creation of New Planting Beds

A written request must be submitted to the Association detailing the style, location and content of the bed. Work may not be commenced until you have received written approval from the ACC.

Pine Needles

The Association is responsible for the laying of fresh pine needles at least once per annum. Pine needles may not be removed or replaced with an alternative style of mulch without prior written approval from the ACC.

Plantings within the Privacy Fence

Plants or structures need not be prior approved within the area enclosed by a privacy fence. The Board has the right to require removal of any plant or structure within the privacy fence that it deems to be offensive or that detracts from the overall appearance of the community.

Statues, Flags & Garden Ornaments

Such items may not be placed so as to interfere with the landscaping of the lot by the Association.

Decorative Lights

Lights may not be placed so as to interfere with the landscaping of the lot by the Association.

Seasonal Decorations

Seasonal holiday decorations shall be removed within 20 days after the holiday and should not be put up more than 30 days before the holiday.

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The Board has the right to require removal of any decoration that it deems to be offensive or that detracts from the overall appearance of the community.

Signs

Signs advertising a home for sale or rent shall be limited to one per home and shall not be placed on any Common Area. Small security service signs are permitted provided the sign is displayed in a window or a plant bed.

Satellite Dishes

Dishes should be mounted on a pole inside the patio area wherever possible. If the dish must be placed on the exterior of the building, or common area, written request must be submitted to the Association prior to installation. Also, if the dish needs to be placed on common area due to reception, written proof from the dish company must be obtained and shown to the Association.

Homeowners will be responsible for any damage to the roof/exterior of the building as a result of installation or maintenance of the dish. If the Association is performing maintenance on the surface the dish is fixed to, the dish must be removed and replaced by the homeowner to allow the maintenance work to be completed.

Approved by ARC 10/09/08

Approved by BOD 11/13/08

Approved by BOD 8/18/14

Approved by BOD 3/19/18

Approved by BOD 2/23/22