

Cypress Creek Homeowners Association  
Architectural Control Committee Rules

(PLEASE NOTE: This document has been updated to include the current Alliance Association Management representative and the City of Cedar Park Building Inspection Department Web Site. The substantive rules/guidelines have not been altered from the original. The original document is available for inspection at Alliance Association Management and was recorded at the Williamson County, July 17, 2002, document number 2002054072.)

The Architectural Control Committee is a volunteer committee, made up of Cypress Creek homeowners. Its mission:

**Carrying out a uniformed, objective plan for reviewing homeowner improvements and development within Cypress Creek while working with homeowners, insuring compliance with CC&R requirements and preserving and enhancing the values and amenities of the neighborhood.**

As defined in **Article 1.01** of the Covenants, Conditions and Restrictions, the architectural Control Committee has been created to review and approve plans for construction of improvements to property. Additionally, the Architectural Control Committee shall adopt rules, which may be amended from time to time, as stated in **Article 1.02**.

With this said, the Architectural Control Committee has created the following rules (guidelines) to support homeowners interested in making improvements to their individual property. Please see **Article 1.13** for a complete definition of ‘**improvements**’. Additionally, please review **Article II (2.01 - 2.25)** of the Covenants, Conditions and Guidelines for additional, detailed information. When making a request, please:

1. Mail or fax a completed request form, including a description and drawing (does not need to be to scale) of the improvement. Information should include construction dimensions, materials, colors, etc., as well as a drawing (plat) of your lot with setback (easement) lines and the intended placement of the improvement on your property. Submit the improvement request to:

Christine Gamache  
Alliance Association Management  
600 Round Rock Blvd., Ste. 601  
Round Rock, TX 78681  
FAX: 512 310-2355

2. The Architectural Control Committee will have 30 days, from the date of management company receipt, to review and respond to a request. Every effort will be made to respond as soon as possible.
3. The Architectural Control Committee may request additional information, should the original submission need clarification.
4. Alliance Association Management will communicate the decision of the

Architectural Control Committee in writing. Should a homeowner wish to appeal a decision, an appeals process has been established and is available through the BOD.

5. Approval of the Architectural Control Committee means the proposed improvement meets the standards of the Cypress Creek Homeowners Association. This approval **does not** exempt any homeowner from obtaining the appropriate approvals and permits from the City of Cedar Park. Information about City permits can be found on the City Departments page of the City of Cedar Park Web Page at <http://www.ci.cedar-park.tx.us/index.asp>. Additionally, a homeowner may contact the City of Cedar Park Building Inspection Department at 258-2530 or email questions to [permits@ci.cedar-park.tx.us](mailto:permits@ci.cedar-park.tx.us).

It is the intent of the Architectural Control Committee to review requests and support the individual creativity of each resident of our neighborhood. Ultimately, we are working to maintain and develop a neighborhood in which the value and desirability of our community, as a whole, grows.

Thank you for your partnership in making Cypress Creek a great place to live!

### **FENCES**

- All Common and Community fencing shall be 6 feet in height. Exceptions to this require both Architectural Control Committee (ACC) and CCHOA Board of Directors approval.
- Any additional fence shall be constructed with material consistent with community standards (cedar / wood). Exceptions may be granted (i.e. dog run, pool security, etc.) with Committee approval on a case-by-case basis.
- Fences may be stained with natural wood colors and sealers. Requests for interior painting will be considered on a case-by-case basis.
- Removal of Community fencing requires verbal approval from the management company. Homeowners are liable for any damage and repair to Community fencing, regardless of the cause of the damage.

### **SHEDS and STORAGE BUILDINGS**

- Sheds and Storage Units must be constructed of high quality materials, consistent with community building standards. Materials and color must match; as closely as possible, the building materials and color of the home.
- Use of building materials, other than those used in-home construction (wood, brick, shingle roof), will be considered on a case-by-case basis.
- Building size should be consistent and in harmony with lot size and configuration. It is strongly encouraged that no structure be constructed less than 3 feet from any common or community fence.

### **PATIO COVERS, GAZEBOES and ARBORS**

- Structure of this type shall be compatible with the design character, building material and exterior finish of the home. Exceptions to this rule may be granted

- on a case-by-case basis.
- In the case of roofed structures, either attached to or situated away from the home, roofing materials must match, as closely as possible, the existing roof of the home. Likewise, trim colors must be of a similar or complimentary hue to the existing trim color of the home or stained and sealed in natural wood tones.
- In the case of open-air structures, either attached to or situated away from the home, structures must be painted in a similar or complimentary hue to the existing trim color of the home or stained and sealed in natural wood tones.

### **ANTENNAE and SATELLITE DISHES**

- Antennae and dishes shall be located, as inconspicuously as possible, toward the rear of the home and below the roofline at its peak.
- Every reasonable effort should be made to shield the unit from view.
- The unit color should blend, as closely as possible, with the exterior trim of the home or be of traditional industry colors (gray or black).

### **SWINGS, HAMMOCKS and PLAYSAPES**

- Swing sets, hammocks and playscapes, whether permanent or temporary; shall be located behind the privacy fence, in the rear yard;
- Permanent structures should be constructed of high quality materials, as consistent with industry standards, and be painted in a similar or complimentary hue to the existing trim color of the home or stained and sealed in natural wood tones.

### **BASKETBALL GOALS**

- Temporary:
- All temporary basketball goals are to be portable (movable). When not in use, goals are to either be stored away, out of sight or located along the drive, not closer to the sidewalk than half the distance between the house and the sidewalk.
- Permanent:
- The ACC will consider requests for permanent, in ground basketball goals. The goal should be located along the drive, not closer to the sidewalk than half the distance between the house and the sidewalk. Additionally, details about materials and colors (pole and backboards) and a sketch of the proposal are needed. Basketball goals shall not be attached to the house.

Both temporary and permanent basketball goals are to be kept in good repair, free from peeling paint, worn netting or damaged backboards.

### **LANDSCAPE**

- Any major landscape changes should not interfere with the natural established drainage patterns over any property.
- Visible landscape changes (front yard) should be consistent and in harmony with the

neighborhood. This does not apply to changes in the rear yard, behind the privacy fence.

### **SIGN and SEASONAL DECORATIONS**

- Signs of any type are not allowed in any common area of Cypress Creek.
- All permanent signs must be in compliance with City of Cedar Park guidelines and, those exceeding one square foot in size, require Architectural Control Committee approval.
- Temporary signs and seasonal decorations are subject to the following guidelines:
  1. Temporary signs shall not exceed four square feet in area.
  2. All temporary signs shall be removed within twenty-four hours after their use has been discontinued or ninety days after first post. Real estate signs are to be removed within twenty-four hours after close.
  3. Real estate signs must advertise only the sale of the property upon which it is located.
  4. No more than two temporary signs are allowed on a property at any given time.
  5. Seasonal decorations shall be erected before and removed after the season within a reasonable amount of time. No decorations are allowed to remain from season to season.

### **STORM DOORS (Front)**

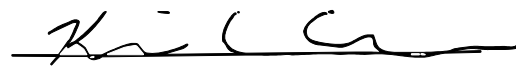
- Front storm doors, of 100% full view glass, high quality materials and hardware, painted in a similar or complimentary hue to the existing trim color of the home, do not require Architectural Committee approval.
- Any requests for front storm doors, other than described above, must have Architectural Control Committee approval.

### **GENERAL CONSTRUCTION**

All other structures to be constructed on your property are subject to ACC review. Swimming pools, walkways, room additions, or other construction or modification that substantially alters the existing structure of your home should be submitted to the ACC for approval.

At a meeting duly held on June 25, 2002 the Cypress Creek Homeowner's Association Board of Directors made a motion to accept the Architectural Control Committee Rules developed by the Architectural Committee and to record them with Williamson County. The motion was seconded and unanimously approved by the CCHOA Board of Directors.

IN WITNESS WHEREOF, I have hereunto set my hand as Secretary of said Corporation,  
this 1st day of July 2002.

  
Secretary