

The Crossings at Cypress Trace Condominium

Homeowner Guidelines

Adopted 2021

It is very important for residents to be courteous of their neighbors when living in a condominium. The following **must** be followed:

Back Patio, Front Foyer/Porch Area, and Driveways: Back patios are intended for the enjoyment of outside living, NO household furniture is allowed (couches, chairs, card table type chairs or card tables). ONLY PATIO TYPE FURNITURE IS ALLOWED. No items are to be stored on your patio, (bikes, buckets, mops, towels, shoes, etc.) Please maintain these areas how they are intended to be used. NO portable pools are allowed except for small no higher than 15” high, hard plastic “kiddie pool”. ALL Kiddie pools must be on the back patio when in use and must always be attended by an adult when water is in the pool. After use, all kiddie pools are to be stored inside garage or unit, not on the patio or side of buildings.

Front Foyer/Porch Area are to be kept free from bikes, fishing poles, shoes, etc. No miscellaneous items can be left outside. Driveways are for parking authorized vehicles only. No miscellaneous items are to be left on the driveway.

BBQ Grills: Per Fire Marshal Ordinance – NO BBQ grills within 10’ from any building structure or balcony can be stored or used. An electric grill no more than 200 sq.” is allowed.

Commercial Vehicles, RV’s, Boats, Trailers, etc.: Absolutely NO boats, boat trailers, recreational vehicles, trailers and campers can be parked, placed or stored within the subdivision. Commercial vehicles must have prior approval from the Board of Directors to park in the community. The Association shall have the right to authorize the towing away of any vehicles in violation of the foregoing with the costs to be borne by the owner or violator.

Decorations and Miscellaneous Items: Any area outside of your living unit (except for your patio and entry which are limited common elements) is association property, not private property. No items are to be stored in front of units or on the side of buildings.

Dryer Vents: Dryer vents should be cleaned annually for your clothes dryer to operate efficiently. This is the responsibility of the Homeowner.

Flags: One (1) small flag can be displayed in a landscaped bed. Flags that are approved are: Flags which invite, Winter, Spring, Summer or Fall, official Holiday’s, American Flag, or any US Military flag. **(NO flags to support any private organization will be allowed (Example but not limited to – KKK, BLM) NO political flags allowed, NO flags with foul language or gestures are allowed.**

Holiday Decorations: Holiday decorations can be displayed. Please keep all decorations off the grass due to the lawncare service. NO decorations can be placed on the buildings that require holes in the stucco. If you put holes in the stucco, you will be responsible to repair the hole and paint it or you will be charged for the repair.

Home Security Signs: One (1) home security sign is allowed in a landscaped bed.

Garage doors: Must be kept closed when not in use.

Hanging Baskets: Two (2) Single Shepard hooks or 1 double Shepard hook can be displayed to hanging baskets is allowed in front of your unit, in a landscaped bed on association property. No hanging baskets can be hung from trees.

Lawn or Grass Areas: The lawns and grass areas located around all the buildings, in front of your building are The Crossings at Cypress Trace common areas and are maintained by the Association. Please do not abuse or permit heavy foot traffic or litter within these areas. If the lawn is damaged or ruined, the repair or replacement cost is the burden of the entire Association, and unfair to your neighbors. Do not store any items in these areas.

Leases: Leases must be no less than 7 months, 1 lease allowed in a 12-month period. No subleasing allowed without prior written permission from the Association.

Owners: Owners that lease their units are responsible for the actions of their tenants. The owner must provide their tenant with the needed information to stay within the Governing Documents and Rules and Regulations.

Pets: Animals must be on a leash when outside of a dwelling unit. No pet shall be tied or left outside of a unit. Pet owners shall immediately pick up and remove any solid waste deposited by his/her pet. Only two (2) domesticated pets are permitted per Dwelling. Read the "Use Restrictions" in your Declaration of Condominium for specifics on breeds. No birds or exotic pets (snakes and reptiles) are allowed.

Parking: The Master Association has the authority in their Documents to enforce street parking. Please refer to The Crossings at Cypress Trace Master Association Documents.

Satellite Dishes: Installations are only permitted on the patio. No installs are allowed on the building or roof.

Stucco: No holes can be put in the stucco to hang items. If you have put a hole in the stucco you must repair the hole and paint the area; When there are holes in the stucco it is compromised, serious issues will develop in the structure of the wall.

Tenants: It is the responsibility of the Homeowner or Rental Company of the unit you are renting to provide you and your family with a full set of documents providing the Rules and Regulations of The Crossings at Cypress Trace Condominium Association. If you have not received these documents, please take a moment to contact the responsible party.

Trash: Please do not litter, if you have any trash that blows into the common area, please clean it up.

Trash/recycling cans: ALL trash cans and recyclers must be kept out of view. If you have a pillar on your front porch you may place the cans behind the pillar, if you do not have a pillar, they must be kept in the garage. Garbage and recycling cannot be taken out earlier than the evening before and must be put back the day after it is picked up.

Unsupervised Children: Your children and the action of your children are your responsibility and not the responsibility of the Association or Management Company. If your child or children should damage Association property, you will be financially responsible for all damages.

Window Treatments: All blinds, shutters, or shades must be white or off-white. If drapes are installed, the backing must be white or off-white facing the street side. Blinds, shades, shutters, and drapes must be kept in a neat order from the outside view. If your blinds, shutters, or shades are damaged, please repair or replace.

The Crossings at Cypress Trace Association Documents:

It is imperative that all homeowners read their governing documents. The guidelines are in place to protect the integrity of the community and to protect property values. The fastest way to bring down property values is to not adhere to the covenants and restrictions. If a property is well maintained, the values will continue to appreciate.

If you should have any additional questions, please contact Sue Wilson, Community Association Manager via email suewilson@watsonrealtycorp.com or 904-436-1447.