

**The Community Standards and
Architectural Review Procedure**

for the

**CRESSWIND DELAND
HOMEOWNERS ASSOCIATION, INC.**

(AS MAY BE AMENDED BY THE BOARD OF DIRECTORS)

July 31, 2025

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COMMUNITY STANDARDS AND ARCHITECTURAL PROCEDURE

INTRODUCTION

The intent of the contents of these Community Standards, which encompass Design and Landscape Guidelines (the "Guidelines"), and the Architectural Modification Procedure (also known as an "ARC Review"), are to provide a structure for maintaining an aesthetically pleasing Community. Adhering to these Community Standards is beneficial for all involved in that they are meant to protect the investment of the homeowners; as well as portray a quality community of well-planned homes constructed with long lasting materials, maintaining high construction standards, as intended by the Developer of Cresswind DeLand.

Per the recorded Declaration, these Guidelines are binding on all parties having interest in any portion of Cresswind DeLand ("CWD"), and each Owner is required to comply with the requirements as set forth. Any failure to comply with these requirements will be subject to remedies provided for in the Declaration.

The Guidelines are designed to provide an overall framework that will allow CWD to develop and progress in an orderly, cohesive, and attractive manner. The ARC Review establishes a process for judicious review of proposed changes within CWD.

These Community Standards have been adopted by the Board of Directors of the Cresswind DeLand Homeowners Association pursuant to Paragraphs 12 and 19 of the Community Declaration for Cresswind DeLand (the "Declaration"). The Board of Directors will enforce these Community Standards and may amend and/or modify them from time to time, by a simple majority vote.

Per paragraph 19 of the Declaration, the Architectural Review Committee ("ARC") shall be a permanent committee of the Association and shall administer the Architectural Modification Procedure at Cresswind DeLand. The ARC may also commonly be referred to as the "Reviewer". The ARC shall consist of at least 3 members, who shall initially be named by the Declarant, and who shall hold office at the pleasure of the Declarant. Until the Community Completion Date, the Declarant shall have the right to change the number of members on the ARC, and to appoint, move, or replace members. From and after the Community Completion Date, the Board at that time shall have the same rights the Declarant had with respect to the appointment of the membership of the ARC.

To the extent that any government ordinance, building code or regulation requires a more restrictive standard than that found in these Guidelines, the government standards shall prevail. To the extent

that any government ordinance, building code or regulation is less restrictive than these Guidelines and the standards contained in the Declaration, these Guidelines and the Declaration shall prevail. Nothing contained in these Guidelines shall obligate any agency, governmental or otherwise, to approve plans submitted, nor shall the approval of the Reviewer be construed as meeting either the requirements of Volusia County or any other governmental agency.

Paragraph 19.19 of the Declaration contains an Exculpation to the Declarant, which is KH Cresswind DeLand LLC, as well as the directors or officers of the Association, members of the ARC, and any person acting on behalf of the Declarant, of liability or responsibility for the approval of plans and the specifications contained in any request by an Owner. Prior to submitting plans or information for review, you should read and understand this disclaimer. It is also recommended that you review your builder's warranties prior to submitting any request for alterations since certain additions, alterations and renovations to a home or lot may void any existing warranties.

COMMUNITY STANDARDS THE DESIGN GUIDELINES

These Guidelines serve as supplemental to what is contained in the Community Declaration for Cresswind DeLand, and Applicants are encouraged to review both the Declaration and these Design and Landscape Guidelines prior to submitting a modification request. The Community Declaration will supersede these included Guidelines when conflicts arise.

1. Additions/Setbacks

Additions proposed for any home must be compatible with the architectural style, colors, detailing, and materials of the original home. The height of any addition shall not be higher than the original ridge-line, and the proposed eave-line must be at the same height of the existing eave-line. No alterations or improvements shall be made which provide a roof pitch that varies from the roof originally constructed. Additions shall be built within the building setback lines established for CWD (see chart below), which may change from time to time with approval by the governing municipality.

- Front 22' (15' for side-load garage)
- Side 5'
- Rear - House 10' to property line
- Rear - Patio 3' to property line
- Rear - Pool (Waters Edge) 5' to property line

Additional requirements and a Construction Deposit are detailed in the ARC Request form for this type of improvement.

Stormwater from a new addition roof must be discharged no closer than three feet (3') of any property line. Down spouts installed as a part of the addition shall not materially increase the drainage of stormwater onto adjacent property. No addition shall be permitted if it is determined to have a material adverse impact upon neighboring properties and/or the Community. All additions shall meet the minimum wind load requirements of the applicable building codes (latest edition) concerning wind resistance and other applicable requirements. An engineer's statement of wind load capacity may be required.

2. Air Conditioners

No air conditioners shall be mounted through a window, door, hung on a wall or mounted on a roof. Replacements of air conditioner components shall be installed in the original component's location unless approved by the Reviewer. All exterior air condensers/equipment shall be landscaped with hedges and not visible to a street.

3. Antennae and Satellites

No visible antennae, radio masts, towers, poles, aerials, satellite dishes, or other similar equipment shall be placed on any Home or Lot, without the prior written approval of the ARC, but any antennae not covered by the FCC rules will not be allowed or approved. For approval, any such improvement will be required to be screened so as not to be visible from the street, adjacent homes or the common areas. No owner shall request or operate any equipment or device which will interfere with the radio or television reception of others.

4. Barbecues/Smokers/Grills/Fire pits

Barbecue grills and smokers may be located on the rear lanai. If not screened from view of the neighboring property by a wall, they must remain covered when not in use.

Built-in barbecue grills shall be located within the rear lanai area or outdoor living area a minimum of 5 'from any property line and designed as an integral part of the home.

Outdoor wood-burning is prohibited except in a fire pit kept on a hardened surface. The fire pit must have a wire screen mesh, be freestanding and kept in good working condition.

5. Canopies

Installation of a canopy (fabric gazebo) that is intended to be a permanent fixture requires approval of the Reviewer. The Modification Request must include a picture of the canopy/gazebo that is being requested and also a description detailing dimensions, color and location of installation drawn on lot site plan. Approvals will be considered based upon the following criteria:

Canopies must be installed only on an uncovered lanai in the rear yard of a home and anchored in concrete. All safety installation instructions of the product must be followed.

It is the responsibility of the owner to remove canopies during significant weather.

Dimensions may not exceed 10'X10'X10 '(at peak height).

Canopy must be a solid neutral color. No bright colors or obvious stripes and patterns will be approved. The canopy color must complement the colors and/or construction of the exterior of the home.

The canopy must be maintained. If notified that maintenance is needed (i.e. mildewed, stained, etc.), the Owner must comply in no less than fourteen days of receipt of the notice. If torn or aged, the canopy must be removed. A new Request will be required to install a replacement canopy. No other type of tent or canopy cover will be approved. Umbrellas larger than a pool umbrella must have approval of the Reviewer, and abide by canopy maintenance standards.

6. Clotheslines

Outside clotheslines or other outside facilities for drying or airing clothes shall not be visible from the front of the home and shall be removed when not in use.

7. Dog Houses/Kennels/Dog Runs/Invisible Fences

Doghouses, kennels, dog runs, and invisible fences are not permitted.

8. Drainage Swales

No drainage easement, swale, pond, or any related drainage, stormwater management, or Surface Water Management System structures, facilities, or infrastructure may be obstructed, filled in, or altered without the written approval of the Association and all applicable Governmental Authorities. If any Owner fills in or alters any drainage easement, swale, pond, or any related drainage, stormwater management or Surface Water Management System structures, facilities, or

infrastructure, then the Association shall have the right to enter onto such Lot and repair, replace, and restore such drainage easement, swale, pond, or any related drainage, stormwater management, or surface Water Management System structures, facilities, or infrastructure as necessary, all without liability or responsibility, criminal or civil, for trespass or any other action.

Additionally, the Owner of such lot shall be responsible for any and all costs and expenses (including but not limited to, Attorneys' Fees and Costs) incurred by the Association in the repair, replacement, and restoration of such drainage easement, swale, pond, or any related drainage, stormwater management, or Surface Water Management System structures, facilities, or infrastructure, which costs and expenses shall become and be levied and recouped by the Association as a Special Assessment.

9. Driveway and Sidewalk Extensions

Additional concrete/paver walking area(s) adjacent to the driveway, which extends the overall total driveway width, will not be allowed. Painting or staining of concrete/paved surfaces is prohibited. Parking is limited to the garage and driveway of the home.

Additional sidewalks in any location requires approval of the Reviewer and must be four (4) feet or less in width, a minimum three feet (3') from the property line. Sidewalk addition must not obstruct drainage or cause ponding of water between the sidewalk and foundation of the home.

10. Lot Conditions and Modifications

All improvements/modifications to your lot or home shall not modify, obstruct, or impede the flow of the drainage or divert it away from your Lot or otherwise alter the flow of that drainage in any manner that will have any effect on neighboring lots or common areas and must be restored to original drainage design. Please refer to the governing documents of Cresswind DeLand for all drainage restrictions. Modification of drainage on any lot can impact the drainage as designed and approved by the Water Management Districts which are the governing entities regulating the compliance to the approved drainage plan in our community. To ensure the elevation and grade is restored to the original site elevations as recorded on the final survey at time of Certificate of Occupancy (CO) a new survey is required to be performed after the modification is completed showing the finish grades of the lot. Modifications to the lot have potential to impact the existing grade and a new survey of the lot is required for, but not limited to, the following improvements: Any ancillary structures, room additions, patios, pools, screen cage, fences, downspout drains, expanded or raised landscape beds, landscape bed edgers, retaining wall or curb, irrigation modification, additional walkways.

11. Encroachment and Plantings on Common Grounds

No extension of the landscaping of a home site will be permitted on Association common grounds, including pond banks, tree protection areas, etc. Residents shall not put trees, bushes, plantings, bird baths or feeders, lawn ornaments, planters, flowerpots, picnic tables, furniture, fences, walks, hedge enclosures and other types of groupings on common grounds.

12. Exterior Painting

No Owner may change the exterior color of a building or other structure on the Lot without the written approval of the Reviewer. All exterior paint colors must be painted as reasonably necessary to achieve and maintain a first-class appearance. Owners must select from approved Cresswind DeLand exterior color schemes, and consider monotony restrictions when making a paint selection, as addressed in the governing documents.

13. Fences, Hedges and Walls.

Under no circumstances shall wood, chain-link, or vinyl fences be permitted on any Lot and/or Tract. Fences, walls, or hedges shall not be erected or installed without prior approval of the Reviewer. All fence enclosures must have at least one 48" wide un-locked gate provided for access by the Association's landscape maintenance contractor.

All fences shall be black aluminum and 4' in height, unless otherwise required for a pool. The style is to be #300: 3-rail, flat, with 4" picket or "Puppy" picket spacing. Reference example styles in pictures:





Fences shall not be installed flush to the ground so that drainage could be blocked in anyway.

It is the responsibility of the homeowner to reconfigure the Irrigation systems to provide complete coverage outside and inside of the fenced area.

Fences must be kept clean and in good repair.

Fencing shall be constructed no closer to the street, which the house faces, than 10 'forward from the rear-facing corners of the house. (Not including the lanai)

Fences for corner lots require close coordination with the Reviewer due to the unique layout and concerns for vehicle visibility/safety and compliance with existing easements and municipality building code setback requirements. Fences on Corner lots, or lots that back up to a road, may not extend closer than 10 'back from the side or rear property line and must have a solid hedge planted on outside of fence to buffer fence from street.

All fencing shall be installed with a mulch strip which flanks the fence line 6" on each side.

Except where easements or swales exist, fences will be installed no more than six (6) inches inside the property line. Alleyways between fences and dog runs will not be permitted.

Any and all required governmental approvals/permits for fence construction are the responsibility of the homeowners and must be obtained prior to construction. It is the responsibility of the owner to comply with all municipality and/or Association requirements, whichever is most stringent.

It is recommended that fences not be installed in drainage easements. However, if the Reviewer grants permission for a fence to be installed in a drainage easement it is the responsibility of the homeowner to correct any changes in drainage on the homeowner's homesite or adjoining home sites at the homeowner's expense. Should the Association or municipality be required to use

drainage easement for access to a pond or lake, or correct a drainage situation either above or underground, the homeowner is responsible for all costs associated with the removal and replacement of the fence installed in said easement.

Fences may not be installed within any wetland conservation setback lines on any homesites within the Community.

Signatures from neighbors on all sides of the property where fence will be installed must be provided with the Request. The purpose of the signatures is to notify the owners that workers will be installing a fence and may inadvertently trespass onto their property or have materials on their property. Any damage that may arise to another owner's property during the installation process is the responsibility of the owner who is contracting for the fence installation.

14. Flags

In accordance with Florida Statutes 720.304 and as referenced in the Declaration, any homeowner may display at any time one portable, removable 4 ½ feet by 6 feet United States flag, or "official" flag, in a respectful manner (in an outward fashion from the home), on a flagpole that is attached to the home and does not exceed 5 feet in length. The list of "official" flags includes the State of Florida, the United States Army, Navy, Air Force, Marine Corps, Space Force Coast Guard, a POW-MIA Flag, or a "first responder flag". The flagpole may be mounted to the home directly to the left or right of the home's garage doors.

Notwithstanding the foregoing, one decorative flag, no larger than 24" X 36" and respectful in content, attached to the home in the above locations and displayed for the purpose of a holiday, shall be permitted without Reviewer approval.

15. Front Entryway/Storm Doors

Screen enclosures, storm doors or screen doors are not allowed for front entrances or garage door openings.

16. Front Roof Changes

No changes will be permitted on any roof, which is visible from the front of the home unless prior approval is received by the Reviewer. An extension for the purpose of creating a shelter for a boat, recreational vehicle, automobile or other items is strictly forbidden.

17. Garages

No garage shall be enclosed or converted into a living area that would eliminate required car storage. No screening is allowed temporarily or permanently on garage door openings. Garage doors shall remain closed when the garage is not in use. Replacement of garage doors shall meet current municipal codes at the time of replacement.

18. Garbage Cans

All garbage cans shall be stored out of sight in the resident's garage. It is suggested that garbage cans be placed outside for pick up same day to discourage disturbance from animals. Trash may not be accumulated or stored on the exterior of the home and open burning of garbage and other refuse is not permitted.

19. Garden Hoses

Garden hoses not in use shall either be on a hose wrap attached to the house, within a mobile station, or disconnected from the hose bib and neatly coiled on the ground behind shrubs, and out of sight from the street.

20. Gas Tanks (Propane and/or Natural)

Cresswind DeLand is serviced with natural gas and all services lines (except for meter) shall be installed underground. No tanks are allowed except small tanks mounted on gas grill for use in the rear lanai only (or as required for needs during times of declared emergency).

21. Gutters and Downspouts

All gutters with downspouts must disburse water in the direction of the fall line of the swale. Depending on site conditions, downspouts may be required to be deposited into an underground catchment system with bubbler. Underground catchment systems, that may be required, will be the responsibility of the homeowner for installation and future maintenance. Water flow must be per the site drainage plan on the Final Survey of the home. Concrete splash blocks will be required at all above ground downspout terminations, and shall be positioned with lip of block away from the house in order to reduce runoff velocity.

22. Holiday Decorations

Holiday displays in the front entryway and on the front door, along with traditional holiday lighting do not require approval from the Reviewer. Holiday lights and decorations shall not create a nuisance to the adjacent residents or the Community. Consistent with the above on flags, one decorative flag, no larger than 24" X 36" and respectful in content, attached to the home in the specified locations and displayed for the purpose of a holiday, shall be permitted without Reviewer approval.

Holiday lights to celebrate Christmas, or similar holiday, may be installed commencing on the week of Thanksgiving, and shall be removed not later than January 15th of the following year. Holders for holiday lights that are installed on a home must be removed at the time that the lights are removed.

No colored bulbs are permitted at any time for coach lights or exterior fixtures.

Other Holiday displays (i.e. Halloween, Valentine's Day) other than those defined above may be installed no earlier than two (2) weeks prior to the holiday and must be removed within seven (7) days after the holiday.

23. House Numbers

To aid emergency personnel, delivery people and to conform to County ordinances, each house shall have a readily visible number permanently attached to the front of the home. The numbers shall be clearly visible from the street. The approved style is 5" high, floating, black house numbers.

24. Lanais/Screen Enclosures

All uncovered lanai extensions shall be of concrete pavers, or stone pavers in colors that complement the color scheme of the residence. All extensions shall include a 12" mulch strip along the perimeter. The homeowner is responsible for all irrigation modifications as needed for approved lanai extensions. The size of the lanai shall be determined by the available space per lot and meet all required setbacks of the governing municipality. Construction of lanais that conflict with the drainage pattern for the lot will not be allowed.

Guidelines for full screen enclosure of an existing lanai shall be governed by the requirements for Additions, contained above.

A request for a Screen Enclosure of a rear covered lanai must contain:

- Framing shall be aluminum and bronze in color.

- Screening shall be charcoal and 20' x 20' mesh or less in size. No privacy screening is permitted, except below chair rail.
- No decorative railing, grilles or bars will be permitted on screens and doors.
- No knee walls.
- A 16" aluminum kickplate that matches the framework will be permitted on rear screen enclosures.
- A screen enclosure of a rear lanai may NOT be used as a storage area and shall be kept in an orderly manner.

25. Landscape Borders

Decorative borders around landscaping beds require the prior approval of the Reviewer.

Examples of approved styles of landscape borders are shown below. Color shall complement the exterior paint scheme of the home:



26. Landscaping of Lots

The builder of Cresswind DeLand will be installing on each lot, a package of plantings generally equivalent in quantity, size, and value across each product line, which will be maintained by the Association. Individual plantings of annuals and other plantings which are seasonal in nature, will be permitted as long as they are planted within existing beds, and do not exceed twelve inches (12") in height but will require approval by the Reviewer.

Any modification to an existing landscaping bed or additional landscape beds that an owner desires to further change or supplement what was originally installed will require approval by the Reviewer. If a modification is to be allowed, it would need to be replaced at the Owner's cost and must be compliant with all community landscape guidelines. All landscape material must be Florida friendly,

compliant with Cresswind DeLand Planned Development guidelines, and included on the list of approved plants from the City of DeLand.

All shrub beds shall be top-dressed cocoa-brown shredded wood mulch. Any use of stone, rock, gravel, crushed brick, or similar materials will not be allowed. Lots shall be sodded with Floratam St. Augustine sod. The use of landscape boulders as a design element may be requested to be added at Owner's expense but shall be limited to no more than three (3) and no larger than a 3' X 3' area for each boulder.

27. Landscape Lighting

Except for seasonal winter holiday decorative lights, all exterior lights must be approved. All flood, landscape, and outdoor lighting (e.g. fixtures used to illuminate landscaping, sidewalks, and parking areas) shall be dark sky compliant and provide a soft illumination of features. Landscape lighting shall not be designed and installed in such a way that they are directed toward the home and not be intrusive (aka "light trespass") to the streets, other Lots and/or Homes, Common Areas, or surrounding neighborhoods; or provide harsh lighting conditions, "hot spots," or cause a varied light spectrum. Fixture manufacturers and bulb types will be subject to the Reviewer's written approval. No colored lighting is permitted, except seasonal holiday decorative lights which are temporary. Fixtures must be painted green or black, and appropriately screened with landscaping.

Decorative post mount light fixtures shall be permitted in the rear of the home only and shall not be visible from the street in front or side of the home. Height of post may not exceed six feet above the natural grade of the lot. Light must not be directed at any neighboring property and/or "light trespass" as stated above.

Decorative path lighting also requires the approval of the Reviewer and may not exceed 30 inches (30") in height from the top of the light fixture to ground level. Decorative path lighting must be located within landscape beds. A picture of the proposed decorative lighting should be included with the Request. Junction boxes and other lighting hardware shall be placed below grade or screened by landscape material to minimize daytime visibility. See below for examples of approved styles:



Seasonal lighting is permitted for illumination during a holiday season. Rope lighting is only permitted for holiday use. Extension cords shall never be located over public sidewalks.

28. Lawn Furniture/Decorative Accessories/Statutes/Feeders

Lawn furniture shall be located in the rear of the home and not visible from the street in front or side of the home. Swings and patio style furniture will not be approved for placement in the front yard. Wicker, wood or wrought iron tables and chairs may be used in the front porch/entryway. Plastic stackable furniture is not permitted.

Decorative accessories that are visible from the street or a common area shall not exceed 36" in any dimension, and may not exceed three in number. The color must blend with the color and architectural features of the home. Decorative accessories include items such as Decorative/garden flags (including holiday, sports, etc.), fountains, patriotic display items (yellow ribbons, decals, etc.), personal items other than furniture, plants on hooks, plaques, potted plants, statues, and sundials.

No ornaments or decorative accessories shall be hung from trees. Decorative accessories shall not be placed down driveway perimeters, on street catch basins or on utility boxes.

Flowerpots or decorative pots may be placed in the front yard landscape beds and/or entryway but cannot exceed four in number. Pots must always be maintained in good condition and must be continually planted with live foliage. Partially buried pots will not be allowed in the front yard. Pots located in the front yards of the home must be made of clay, masonry, or other traditional garden material. Plastic containers are not permitted in the front yard of the home. Artificial plants may not be placed in landscape beds but may be located on a front porch/entryway or lanai. Artificial plants must be removed when faded or damaged. The Reviewer reserves the right to limit or restrict the use of artificial plants placed on a front porch/entryway.

Statues, decorative accessories, and other types of lawn ornaments are permitted in the rear of the home and not visible from the street. The combined number of statues and decorative accessories will be limited to three. The statues will not be greater than four feet (4') in height above the natural grade of the lot, must be placed in landscape beds and must blend in color with the home. Statues should be made of clay, masonry, or metal – plastic will not be permitted. The Reviewer reserves the right to require screening of statutes and decorative accessories whether they are located in the front yard or rear yard of homes.

Birdhouses, bird feeders and birdbaths will be permitted in the back yard only and limited to no more than three in total. Birdhouses may not exceed the roof eave in height and may not be attached to the house. House and support structure must be kept in good repair. Birdbaths may not exceed four feet in height above the natural grade of the lot. A picture or drawing of the birdbath must accompany the request.

For safety reasons, each Homeowner who intends to be absent from his/her/its Home during the hurricane season (May 1st through November 30th of each year) shall prepare his/her/its Home prior to departure by: removing all furniture, potted plants, and other movable objects from the yard and patio; and designating a responsible person, satisfactory to the Association, to care for the Home should it suffer hurricane damage. Unless otherwise approved by the Reviewer, temporary or permanent exterior shutters may only be closed during a Storm Event. A "Storm Event" is defined as when a hurricane or tropical storm watch has been issued for the County by the appropriate Government Authority.

29. Mailboxes

There will be community mailboxes installed at the amenity center complex for each resident in the Cresswind DeLand Community. A temporary location will be available until the amenity center is complete.

30. Outbuildings

No temporary or permanent utility or storage shed, storage building, tents, trailers, shacks, or other temporary accessory buildings or structures shall be erected or permitted to be installed on any lot.

31. Play Equipment and Accessory Structures

No exterior recreation and play equipment, swing sets, jungle gyms, soccer goals, tennis courts, volleyball courts, batting cages, bicycle racks or stands, tree houses, sandboxes, trampolines, or basketball goals will be allowed.

32. Signs

Signs, including but not limited to, for sale, for lease, circulars, billboards, and/or posters, shall not be displayed on any Lot, home, or vehicle, except as required by Applicable Law. An example is for permit purposes, contractors may place a sign box on the property during construction of the approved modification, but no advertisement sign of the contractor may be installed.

“No Soliciting” or security/alarm notifications shall be limited to plaques or stickers not to exceed six by eight inches (6” x 8”) in size may be placed to the side of the front door frame or in a window near the front door or within the landscaped bed nearest to the front door of the home.

Two signs advertising a political candidate or party may be posted in the front yard of a home 7 (seven) days prior to an election day and must be removed on the day following the election. Signs may not be larger than twenty-four inches (24”) in height or width.

33. Skylights

Skylights must be integrated as a part of the roof design and shall only be put on a side or rear facing roof. Color of framing should blend with the roof shingle color.

34. Solar Panels/Collectors

Subject to Applicable Law, the following restrictions shall apply to the installation of solar panels/collectors used for electricity generation, as well as solar pool heating. No solar energy collector panels or attendant hardware or other energy conservation equipment shall be constructed or installed unless it is harmonious with the attached structure, as determined and approved in writing by the Reviewer (which approval shall not be unreasonably withheld or denied). No solar panel affixed to a Home’s roof shall project more than one foot (1’) above the surface of the roof. All such equipment, other than the actual solar panels, shall be consistent with the color scheme of the portion of the Home to which such equipment is installed and/or the surrounding Improvements if not attached to a Home. (Note: Roof mounted solar collectors and equipment may void that portion of the roof warranty where the panels are installed.)

35. Storm/Hurricane Shutters

Permanently installed roll-up style hurricane shutters must be approved by the Reviewer and must match the color of the body of the home or trim, as necessary.

Temporary shutters include corrugated steel, fabric panels, and Lexan panels. Any permanent attachment brackets that are required for the use of temporary shutters are to match the color of that part of the home to which it is attached.

Unless otherwise approved by the Reviewer, temporary or permanent exterior shutters may only be closed during a Storm Event, including forty-eight (48) hours prior to the expected arrival of the storm. A “Storm Event” is defined as when a hurricane or tropical storm warning or watch has been issued for the County by the appropriate Government Authority. Said temporary or permanent

exterior shutters must be removed no later than seventy-two (72) hours after the warning or watch is lifted. In the event of an actual storm event causing substantial damage to the home, panels may remain in place for a period not to exceed six (6) days.

For safety reasons, each Owner who intends to be absent during the hurricane season (May 1st through November 30th of each year) shall prepare their Home prior to departure by moving all outdoor furniture, potted plants, and other movable objects inside from the yard and lanai, and designating a responsible person or entity, to prepare the Home in the event of a Storm Event.

36. Swimming Pools and Spas

Any swimming pool to be constructed upon any homesite shall be subject to review by the Reviewer, and must comply with all rules and regulations (statutes, Declaration, building codes, etc.), including the following:

- No lighting of a pool or other recreation area shall be installed without the approval of the Reviewer, and if allowed shall be designed for recreation character so as to buffer the surrounding Homes from the lighting.
- All Requests for the installation of a swimming pool must be accompanied with a certified lot survey showing the proposed pool in relation to property lines with distances indicated. The pool must comply with all applicable setback requirements and avoid any alteration of the existing drainage plan. Once obtained, a copy of the building permit must be submitted to the Reviewer.
- Pool filter equipment must be placed in consideration of neighboring properties and the noise level to neighboring properties must be considered in locating equipment. Pool equipment shall be screened with shrubs to avoid being viewed from the street. All screening must have the prior written approval of the Reviewer and avoid disruption of drainage swales.
- Pool heating equipment must comply with all applicable building, zoning and fire codes.
- When screening the pool filter and heating equipment with landscaping, plants shall be a minimum of thirty-six inches in height and provide seventy-five percent (75%) density at the time of installation. Plants shall be allowed to grow to the height of the pool equipment, then properly trimmed and maintained at that height. Any dead plants shall be replaced immediately with a plant of the same type and similar height.
- Only in-ground pools will be approved; above ground pools are prohibited.

- Spas and Jacuzzis must have the prior written approval of the Reviewer and should be of the in-ground type with the exception of above ground types not exceeding three feet (3') in height above the existing grade level. They shall be located in the rear yard, or lanai, with appropriate screening or enclosure to be screened from street view and the view of any neighboring property.
- The pool is required to be either fenced or enclosed by a screen enclosure. Screen enclosures require the prior approval of the Reviewer. Plans of the proposed screen enclosure or fence must be included with the Request and a written description showing design, color, height, etc. is also required.
- A landscape bed with shrubs must be planned for the perimeter of the fenced pool deck or pool cage, and therefore the lot's Irrigation system must be modified to ensure 100% coverage of beds and sod.
- Disposal of pool water may only be performed by dechlorinating the water to less than 0.1 mg/L prior to discharging the water into any street or waterway.
- Under no circumstances may chlorinated water be discharged onto lawns, other lots, common properties, and streets or into storm drains or retention ponds. Damage, including erosion, to common areas due to backwashing will be repaired by the association and all expenses incurred by the association will be billed to the Owner.

Additional requirements and a Construction Deposit are detailed in the ARC Form for this type of improvement.

37. Water Softeners

Water softeners must be appropriately screened from street view using materials or methods consistent with the guidelines outlined in this document. Homeowners are responsible for ensuring compliance with any additional regulations set forth by their local municipality.

Discharge from water softeners must be directed to the exterior of the home and into a properly installed drywell and per municipality requirements. Discharge into the sanitary sewer system is strictly prohibited.

38. Window Treatments, Awnings and Shutters

Within thirty (30) days of the conveyance of title of a home to an Owner, such Owner shall install window treatments, which may consist of drapery, blinds, decorative panels or other tasteful window

covering. Any window treatments facing the front street of the home should be white, off- white or other light-toned neutral solid color (i.e. interior shutters in a wood tone). Non-patterned neutral colored material or other temporary window covering (not to include newspaper) may be used for periods not exceeding one (1) week after an owner or tenant first moves into a home or when permanent window treatments are being cleaned or repaired.

While Owners may request to install energy conservation films on windows, no reflective tinting or mirror finishes (to include aluminum foil) will be permitted. Energy conservation film applied to the interior of the windows shall be gray in color with no more than 21% solar reflectance and no less than 30% light transmittance. The degree of darkness allowed for non-reflective tinting shall remain with the Reviewer on a case-by-case basis. A brochure or manufacturer's description must accompany all tinting requests. The Request must include a sample of the material to be used but will not be returned.

Awnings will be considered on a case-by-case basis. Awnings will be allowed only on the rear of a home and may not be roof mounted. Design, color and materials must be compatible with the home and neighboring properties. A sample of the color and material should accompany the request. Awnings with stripes, patterns, advertising or logos will not be allowed. Shutters must appear as an integral part of the building elevation and must be made of materials that complement the home and neighboring properties. Color must coordinate with that of the home.

ARCHITECTURAL MODIFICATION REVIEW PROCEDURE

1. General

- A homeowner wishing to make an exterior change or modification to their home and/or lot or its landscaping shall apply for and must receive written approval for such change or modification prior to beginning the improvements.
- The Form is made by completing the Architectural Modification Request Form (the "Request") and is to be sent to the Community Association's Management Company (the "Manager"). One Request should be submitted for each alteration that is being planned. Multiple aspects of changes or improvements should not be included on the same Request.
- An Architectural Modification Request Form is not considered complete until it is accompanied by all of the Supporting Documents and Materials (as described below).
- The Management Company will review the Request and Supporting Documents for completeness, and either forward on to the Reviewer, or communicate back what information

may be missing, if any. In the case of an incomplete Request, the Owner will have 15 days to comply. Failure to comply within the 15 days will result in the need for a new Request to be submitted.

2. Supporting Documents and Materials

- An Architectural Modification Request will not be considered until it is accompanied by the required plans, and/or specifications showing the nature, kind, shape, height, materials, and color to be used and the location of the proposed alteration.
- Most Requests require the submission of a copy (not the original) of the owner's lot survey that was prepared by a surveyor, with the location of the proposed modification marked. No proposed improvements may encroach on any neighboring property or common area.
- Requests for modifications to the exterior dwelling surfaces including painting, installation of pavers or tiles will not require a lot survey, but must include a sample or representation of the proposed material such as paver, tile or paint chip.
- Requests for room additions, extensions, swimming pools, screened enclosures and other elements that alter a homesites grade, will require a Construction Deposit to be posted with the Association.
- A Request for landscaping modifications or additions requires a copy of the lot survey depicting the location where plants are to be installed, a sketch of the proposed landscape areas and a list of plants to be installed, with the size of material or container indicated. Distances from the property lines shall be included on the diagram depicting the approximate location of all existing trees and their types, along with the trees to be removed and the reason for their removal.

3. THE REVIEW PROCESS

The Architectural Modification Review Process is a 4-step procedure: Initial Review, Submission of Plans, Construction Commencement, and Inspection. Thorough and timely submission of information, as well as, adherence to the guidelines set forth in the process will prevent delays and minimize frustration of all parties involved. Questions concerning interpretation of any matter set forth in the guidelines should be directed to the Management Company.

Step1: Initial Review

The ARC will review the Request and the Supporting Documents and render a decision within 30 days of acknowledgment by the Manager that the Request was deemed complete, and send one of the following responses:

Approved –The Owner may proceed with the work to be performed, subject to installation per the existing Design Guidelines.

Approved with Conditions –The Owner may proceed with the work to be performed, as modified by the Reviewer on the Form (the “Conditions”). Owner must comply with any and all notations made by the Reviewer, and subject to the existing Design Guidelines.

Disapproved – the Request is denied, and no work may commence. In some cases, the project may be denied because additional information is required in order to make an informed decision.

Any Request not either approved or disapproved within 30-days from date of receipt of a complete Request by the Manager should not be deemed approved.

Step 2: Submission of Plans to the Building Department

Following an approval at Step1, the Owner may then, if necessary, submit their plans to the governing municipality Building Department, or the required agencies, that have jurisdiction for the required permits that may be needed for the modification request. Changes required by the said agencies must be submitted by the Owner to the Manager, for re-review by the ARC.

Step 3: Construction Commencement

Upon completion of Step 2, a copy of the building permit must be submitted to the Manager, who will review whether any modifications required by the Permit differ from the approved Request. It is at this time that if a Construction Deposit is required, that it should be sent to the Manager.

The Owner shall be held responsible for the acts of his Contractor, its subcontractors, and any other persons or parties involved in construction or alteration of the Lot. The responsibilities include but are not limited to the following:

- Owners shall require that all hired contractors utilize the designated construction entrance to the community (if available), rather than using the main entrance of Cresswind DeLand.

- When contractors will be required to enter or cross-over property not owned by the Owner, the Owner shall obtain permission of the neighboring lot owner or the Association.
- In instances where common area owned by the Association must be crossed, the Reviewer may require that the contractor provide the Association with an insurance certificate listing the Association as a named insured prior to commencing work. The Board can establish minimum limits for required insurance that will include coverage for General Liability and Worker's Compensation.
- Ensuring that the construction site, Community properties and roadways are kept clean and free of all debris and waste materials, and that stockpiles of unused materials are kept in a neat and orderly fashion.
- Prohibiting the consumption of alcoholic beverages, illegal drugs or other intoxicants that could hamper the safety or well-being of other personnel on the site.
- Upon completion of the project, owner is responsible for restoring any common property or neighboring property that may have been damaged during the construction of the project to its original state or better.
- Cleanup of the project site is to be completed within 7 days of completion of the project. If a longer period of time is needed to accomplish this, owner should contact the Manager for a variance.

Step 4: Final Inspection

The Reviewer shall have the right to enter upon and inspect any property, after giving a minimum of 24 hours 'notice to the homeowner, before, during, or after the completion of work for which approval has been granted. Upon completion of the improvement the homeowner shall give notice to the Reviewer. If any outstanding damage to streets, curbs, drainage inlets, sidewalks, street signs, walls, Community signage, landscaping, irrigation, etc., found by the Reviewer remains outstanding, and the damage needs to be repaired by the Association such costs will be charged to the owner with the Construction Deposit used to the extent possible. All work must be completed within one (1) year of commencement unless otherwise specified in the notice of approval or unless the Reviewer grants an extension in writing prior to the expiration of the Request deadline (which it shall not be obligated to do).

4. Express Approval

The Manager will have the authority to approve certain types of Requests as delegated by the Reviewer. However, the following still require a completed Request with the proper supporting documents from the Owner:

- Re-paint house exteriors and trims in the identical color previously installed by the original builder.
- Replace existing screening with identical screening materials previously installed by the original builder.
- Replace existing exterior doors with identical exterior doors previously installed by the original builder.
- Replace existing roof with identical roof material to that previously installed by the original builder.
- Installation of annuals and other plant materials within the original plant beds installed by the builder.
- All references in the paragraph to “identical” shall mean that such item shall be replaced with an item that is identical in all respects to the existing item (i.e., the identical style, texture, size, color, type, etc.) or to the examples shown in these Guidelines.

5. Reconstruction

In the event that a residential structure or any part thereof is destroyed by casualty or natural disaster, the Owner must notify the Manager, and see to the removal all debris within sixty (60) days, complete repair or reconstruction of the damaged Improvements within one (1) year in a manner consistent with the original construction (allowing for necessitated changes or improvements due to changes in applicable building codes), or such other Plans as are approved by the Reviewer. The Reviewer will make every effort to accommodate the Owner in the Request process in order for the Owner to repair or rebuild in a timely manner.

6. Administrative Fees

As a means of defraying its expense, the Reviewer may institute and require a reasonable filing fee to accompany the Request in an amount not to exceed \$75.00. No additional fee shall be required

for re-submissions. If special architectural or other professional review is required of any particular improvement, the applicant shall also be responsible for reimbursing the Reviewer for the cost of such review.

7. Appeals Process

In the event that the Reviewer does not approve a Request, the Owner may request a rehearing by the Reviewer for additional review. The meeting shall take place no later than 30 days after written request for such meeting is received by the Reviewer, unless Owner waives this time requirement in writing. The Reviewer shall make a final written decision no later than 10 business days after such meeting. In the event the Reviewer fails to provide such written decision within 10 business days, the plans and specifications shall be deemed disapproved.

Upon final disapproval by the Reviewer, the applicant may appeal the decision of the Reviewer to the CWD HOA Board of Directors within 30 days of the Reviewer's written review and disapproval. Review by the Board shall take place no later than 30 days after receipt of the applicant's request for appeal. The Board shall make a final decision at such meeting. The Board will then provide a written decision to homeowner within 10 business days. The decision of the Reviewer or, if appealed, the Board shall be final and binding. If the Board fails to hold such a meeting within 30 days after receipt of the request for such appeal, then the plans and specifications shall be deemed approved.

UPDATED 7-31-2025

Please request a copy of the ARC Application and Deposit Fee Schedule from the Community Association's Management Company.