



# HOMEOWNERS' ASSOCIATION

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## ARCHITECTURAL REVIEW MANUAL

POLICIES | GUIDELINES | PROCEDURES

THE ROCK CREEK ENVIRONMENTAL CONTROL BOARD HAS ADOPTED AND APPROVED THESE ARCHITECTURAL REVIEW POLICIES, GUIDELINES AND PROCEDURES IN ORDER TO PRESERVE THE HARMONIOUS DESIGN OF THE COMMUNITY.

ROCK CREEK HOMEOWNERS' ASSOCIATION  
EFFECTIVE FEBRUARY 1, 1991

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Update 08/21/2016  
Revised 10/25/2018 (SR)

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## INTRODUCTION

All residents benefit from the planning and design that has been an important part of the development of Rock Creek. The intent of architectural standards is to assure the residents that the standards of design and quality will be maintained. This, in turn, protects the property values and enhances Rock Creek's overall environment.

An essential element of architectural review is the recognition by all homeowners of the importance of maintaining the ambiance of the community. It must be understood as a benefit and not as a burden to the community.

## INTRODUCTION TO THE ENVIRONMENTAL CONTROL BOARD

### PURPOSE

The Declaration of Covenants and Restrictions of Rock Creek, Inc. (Association) assures each owner that the quality of Rock Creek's design will be maintained to protect their property value and enhance the community's overall environment. The Association is responsible for administering these covenants and providing administrative support to the Environmental Control Board (ECB).

The ECB ensures that exterior alterations in Rock Creek comply with the guidelines shown in Article IX of the By-Laws. All requests for exterior alterations must be submitted to the ECB and its approval received before they may be undertaken.

The purpose of this manual is to inform the homeowners of the design guidelines for Rock Creek and the procedures to be followed when requesting an exterior modification to their property. Each application received by the ECB will be evaluated on its own merits with reasonable flexibility for architectural function and creativity.

### AUTHORITY

The authority for the ECB is set forth in Article IX of the By-Laws of Rock Creek, Inc. which should have been received by all homeowners at the closing of their homes. By-Laws encumber all of the dwelling units and commercial sites within Rock Creek.

The ECB is responsible to the Board of Directors of Rock Creek, Inc. The Board is the ultimate authority for The Rock Creek Homeowners Association.

### MEMBERS

The Environmental Control Board shall initially consist of members appointed by the developer. Members will be selected to create a balance of lay people and professionals with experience in architecture, construction and landscaping. At such time as the developer turns the Association over to the Homeowners, they shall assign all the rights, duties, powers and obligations of the ECB to the Association.

## MEETINGS

The ECB shall meet, as necessary, to review Applications received within 30 days of receipt.

## RESPONSIBILITIES

On behalf of the Association, the Environmental Control Board (ECB) is empowered to perform the following services:

1. To establish architectural review criteria for the protection of property values and to provide the best possible safeguards for maintaining these property values.
2. To review all Architectural Review Applications for compliance with architectural review criteria and with the Rock Creek Covenants and Restrictions and By-Laws.
3. To assure compatible architectural standards and harmonious relationships with neighboring properties.
4. To require high standards of architecture and quality construction.
5. To forward violations to the Rock Creek Board of Directors for remedial action.
6. To monitor violations of architectural review criteria and that of the Association for appropriate action.
7. To amend ECB criteria as may be required from time to time.
8. To contact Applicants whose plans and specifications have been disapproved and to provide reasonable assistance and recommendations for adjustments to bring Applications into compliance with criteria and covenants.
9. To maintain copies of Applications, architectural documents and related records.
10. To inform members of the Association regarding activities of the ECB and changes in criteria as they may occur.

11. The ECB shall be concerned with and is empowered by the Rock Creek By-Laws to enforce continuing exterior maintenance. This maintenance applies to, but is not limited to the following:

- a. Fences and walls
- b. Decks and docks
- c. Yard
- d. Exterior building (paint, roof, stucco, brick, wood, etc.)

#### **LIABILITY**

The ECB approval is based only on the aesthetic features of the approved modification. The ECB assumes no liability with regard to the structural integrity of any requests. The ECB makes no representation as to their expertise regarding either the structural integrity as shown on the submitted plans or on the ultimate construction of the approved modification or addition.

## ENVIRONMENTAL CONTROL BOARD POLICIES

### POLICY STATEMENT

Property in Rock Creek is subject to certain restrictions as further defined in the Declaration of Covenants and Restrictions and contained in this Architectural Review Manual.

The ECB does not seek to restrict individual taste or preferences. In general, its aim is to avoid harsh concepts in the architectural themes of Rock Creek, and to foster thoughtful design so that there is a harmony between neighboring residences. The ECB intends to be completely fair and objective in the architectural review process and to maintain a sensitivity to the individual aspects of design.

### AREAS OF RESPONSIBILITY

The ECB shall be concerned with the following areas:

1. All new construction
2. Additions or alterations to existing buildings
3. Exterior colors
4. Pools and screen enclosures
5. Fences
6. Exterior walls
7. Walks and driveways
8. Decks and docks
9. Gazebos and chickee huts
10. Any other alterations
11. Continuing exterior maintenance

### PLANS

Two (2) complete sets of plans and specifications shall be submitted to the ECB. These plans and specifications should be prepared by an architect, landscape architect, engineer or other person found to be qualified by the ECB.

The ECB shall have the right to request additional information if, in its opinion, the information submitted is incomplete or insufficient.

#### TIME LIMITATIONS

After approval by the ECB, all improvements shall be completed within a reasonable time from commencement of the improvement. The ECB may establish a specific time for completion as a condition of its approval.

If approval or disapproval of any set of plans is not received within thirty (30) days after written request is delivered to the ECB by the Owner or Owner's Agent, provided all information requested by ECB is received, then no approval by the ECB shall be required. In no event may any modification be allowed to remain which violates any of the Covenants, or Restrictions contained in the Declaration, or which violates any zoning or building ordinance or regulation.

#### APPEAL PROCEDURES

Should a request for an architectural modification be denied by the ECB, the homeowner may request a hearing before the ECB to justify their position.

The ECB will attempt to work with the homeowner to suggest alternative methods that will accomplish the homeowner's objectives and also meet with ECB approval.

The ECB should render its decision within fourteen (14) days after the appeal has been heard.

Should the homeowner not agree with the ECB decision, homeowner can appeal this decision to the Rock Creek Board of Directors within thirty (30) days of the ECB decision.

#### LIMITATION OF RESPONSIBILITIES:

The primary goal of the ECB is to review the applications, plans, specifications, materials, and samples submitted, to determine if the proposed modifications conform in appearance and construction criteria with the standards and policy as set forth by the ECB. The ECB does not assume responsibility for the following:

1. The structural adequacy, capacity or safety features of the proposed improvement or structure.



2. Soil erosion, uncompactable or unstable soil conditions.
3. Compliance with any and all building codes, safety requirements, governmental laws, regulations, or ordinances.
4. Performance or quality of work of any contractor.

**VARIANCES:**

All variance requests shall be made in writing. Any variance granted shall be considered unique and will not set any precedent for future decisions.

**CONSTRUCTION INSPECTIONS:**

Periodic inspections may be made by the ECB while construction is in progress to determine compliance with the approved architectural documents. The ECB is empowered to enforce its policy, as set forth in the By-Laws and this manual, by any action, including an action in a court of law, to insure compliance.

**JOB SITE CONDITIONS:**

1. All job sites will be kept in a neat and orderly condition.
2. All construction operations must be performed in accordance with local government ordinances.

## KEY ARCHITECTURAL GUIDELINES

The ECB evaluates all submissions based on the individual merits of the application. Besides evaluation of the particular design proposal, this includes consideration of the characteristics of the housing type and individual site, since what may be an acceptable design of an exterior in one instance may not be for another. For example, exterior changes to townhouses, due to their relative closeness to each other, usually are more noticeable and have more of an impact on adjoining properties, than occurs for a detached home.

The following criteria is general in nature and applies, with some modification depending on product type, to all of the dwelling units in Rock Creek.

### Relation To Rock Creek Open Space Concept

Fencing in particular can have damaging effects on open space. Other factors, such as removal of trees, disruption of the natural topography and changes in rate or direction of storm water run-off will also adversely affect Rock Creek's open space.

### Conformance With Covenants

All applications are reviewed to confirm that the request is in conformance with all applicable covenants, conditions and restrictions affecting Rock Creek as recorded in the records of Broward County.

### Validity of Concept

The basic idea must be sound and appropriate to its surroundings.

### Design Compatibility

The proposed improvement must be compatible with the architectural characteristics of the applicant's house, adjoining houses and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, color and construction details.

## Location And Impact On Neighbors

The proposed alteration should relate favorably to the landscape, the existing structure and the neighborhood.

The primary concerns are access, view, sunlight, ventilation and drainage. For example, fences may obstruct views, breezes or access to neighboring property; decks or larger additions may cast unwanted shadows on an adjacent patio or infringe on a neighbor's privacy.

When a proposed alteration has a possible impact on adjacent properties, it is suggested that the applicant discuss the proposal with neighbors prior to making application to the ECB. It may be appropriate in some cases to submit a neighbor's comments along with the ECB application.

## Scale

The size (in three dimensions) of the proposed alteration should relate well to adjacent structures and its surroundings. For example, a large addition to a small house may be inappropriate.

## Color

Color may be used to soften or intensify visual impact. Parts of the addition that are similar to the existing house such as roofs and trim should be compatible in color.

## Materials

Continuity is established by use of the same or compatible materials as were used in the original house. The options may be limited somewhat by the design and materials of the original house. For instance, vertical wood siding on the original house should be reflected in an addition. On the other hand, an addition with wood siding may not be compatible with a stucco house.

## Timing

Projects which remain uncompleted for long periods of time are visually objectionable and can be a nuisance and safety hazard for neighbors and the community. All applications must include estimated completion dates. If such time period is considered unreasonable, the ECB may disapprove the application.

**HOW TO MAKE APPLICATION TO THE**  
**ENVIRONMENTAL CONTROL BOARD**

Applications for exterior changes may be obtained from the Rock Creek Administration office, 11700 Stonebridge Parkway. Completed applications should be sent or taken to the Administration office which will then forward them to the Environmental Control Board (ECB) for review at its next scheduled meeting.

A sample application is attached that indicates the information the ECB requires. For some homeowners the most difficult part of the application is adequately describing their request. If the request is not clear, the ECB may defer its decision and request that the homeowner resubmit a clarified application.

**SURVEY OR SITE PLAN** A survey or site plan is a diagram of your property showing the location of your home and the boundaries of the property. In the case of a multi-family building, showing the location of your unit in relation to the adjacent units. Proposed changes must be indicated including dimensions and distances from adjacent property and units.

**MATERIALS AND COLOR** Samples of the materials and colors to be used and an indication of these existing colors and materials should be provided. In most cases, a statement that the proposed wall, for example, is to be painted to match existing house trim or major house color is sufficient. Where materials and/or colors are compatible but different from those of the existing structures, samples or color chips should be submitted for clarity.

**DRAWINGS AND PHOTOGRAPHS** A graphic description should be provided. Homeowners should not be intimidated by any shortcomings as draftsmen or architectural illustrators since a graphic description may be in the form of manufacturer's drawings. The amount of detail should be consistent with the complexity of the proposal. Relationships of major architectural features such as existing and proposed roof lines, window sizes and alignment, building heights, roof slopes, etc., should be shown as they affect the applicant's house and, in the case of attached houses, as they relate to adjacent houses. In any case, the sketch or photograph should be accompanied by a written description.

**SUB-ASSOCIATIONS** If the sub-association in which you reside has an Architectural Review Board, you must first submit an application to the sub-association Board for approval. After receiving approval, enclose that approval along with your request to the Rock Creek ECB.

**CITY OF COOPER CITY** After receiving approval from your sub-association (if applicable) and the Rock Creek ECB, a permit may be required from the City of Cooper City. If such a permit is required, the approval from the ECB must accompany the application for the permit. The City of Cooper City will not issue a permit if approval has not been first received from the ECB.

**THIRD PARTY COMMENTS** Written comments from neighbors and other residents about proposed changes may be sent to Rock Creek, Inc. These comments will be considered during the review process. The ECB, however, still must make its decisions based on the standards set forth in the Covenants and further described in this document.

## ARCHITECTURAL STANDARDS

The following require ECB approval prior to starting:

### **1. NEW CONSTRUCTION**

- a. Show dimensionally location of the building on the lot (either on survey or site plan)
- b. Elevations showing in detail the front, side and rear of the building.
- c. Exterior finish and colors.

### **2. ADDITIONS AND ALTERATIONS TO EXISTING BUILDINGS**

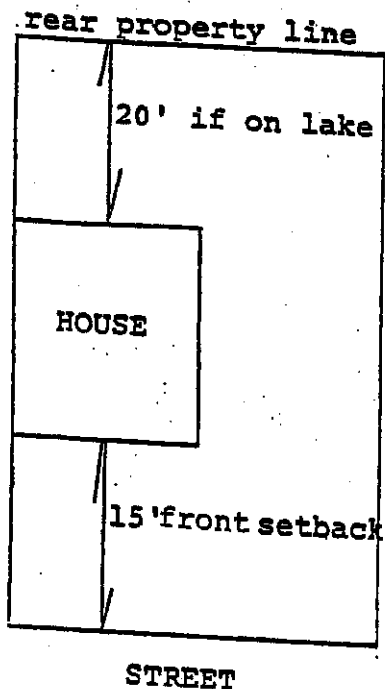
- a. The design of the addition and/or alterations should be compatible in scale, materials, and color with the applicant's house and adjacent houses.
- b. The location of major alterations should be compatible in scale, materials, and color with the applicant's house and adjacent houses.
- c. New roofs should match as near as possible the slope of the roof on the applicant's house. Roof colors shall be an integral part of exterior color scheme of the house.
- d. New windows and doors should match the type used in the applicant's house and should be located in a manner which will relate well with the location of exterior openings in the existing house.
- e. If changes in grade or other conditions which will affect drainage are anticipated, they must be indicated. Generally, approval will be denied if adjoining properties are adversely affected by changes in drainage.
- f. Construction materials should be stored so that impairment of views from neighboring properties is minimized. Excess material and debris should be immediately removed after completion of construction.
- g. No major alteration shall be started without the approval of the ECB.
- h. Any tree house or similar type structure cannot exceed a maximum of twelve feet above ground.
- i. Mobile/portable basketball hoops and/or poles cannot be stored and/or left overnight at curbside or the street. The unit must be stored on the side of the driveway or by the garage area when not in use.
- j. All Solar Panel installs require prior written approval. All panels must be installed on the back roof section of the house.
- k. All automobile electric charging stations must be installed inside the garage.

### **3. POOLS**

Pools are a structure in certain blocks, therefore; they must conform to the setbacks in those blocks.

ROCK CREEK SETBACK REQUIREMENTS

CLUSTER DWELLINGS (sometimes called PATIO DWELLINGS)

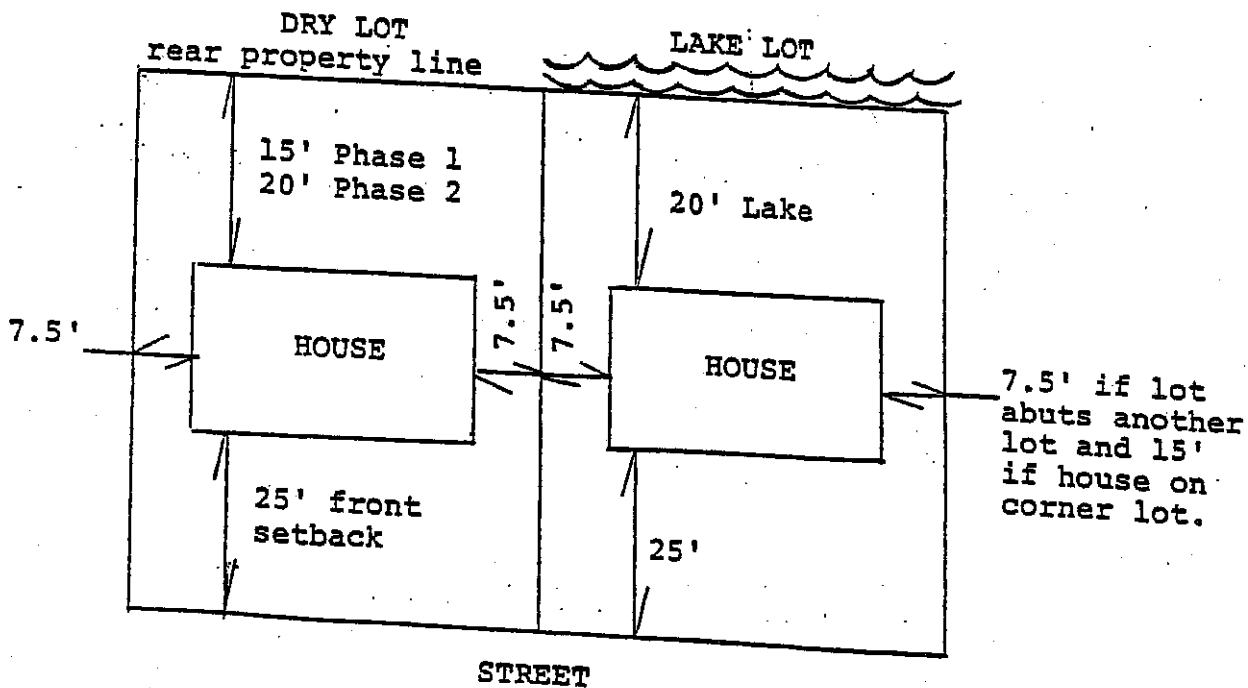


15' setback from any dedicated right-of-way abutting the lot.

NOTE  
Side and rear setbacks (if not on a lake) per Cooper City Code of Ordinances.

6 feet

SINGLE FAMILY



**RESOLUTION  
OF THE  
BOARD OF DIRECTORS  
OF  
ROCK CREEK, INC.**

BE IT RESOLVED, for the purposes of Article VII of the Declarations of Protective Covenants and Restrictions for Stonebridge Phase One and Rock Creek Phase Two, the term "~~shack~~" ~~shall include, but not be limited to any metal or wooden type structures commonly used for the storage of garden equipment~~ phrase "Trailers, tents, shacks, barns or any temporary building of any design whatsoever" shall not serve to prohibit a single outdoor storage unit that meets the following conditions:

1. Any storage unit shall be located in either the back yard or a side yard (but not within 15 feet from the front corner of the home, and not within any setbacks or easements), concealed by a shadow-box fence or perimeter wall on all sides so that it is not visible to either adjacent property owners, or visible from the street or the lake. Prior to installing any outside storage unit, the homeowner shall be required to submit an application to the Environmental Control Board (also known as the Architectural Review Committee), whose decision as to approval/disapproval and as to final location shall be determinative. As a condition of approval, the Environmental Control Board shall require that the homeowner(s) execute a Hold Harmless/Indemnification Agreement in favor of Rock Creek, Inc. and in recordable form, with the costs of recording borne by the requesting homeowner(s).

2. The height of the unit shall not exceed the adjacent fence line.

3. The maximum height shall not exceed 6 feet (or such lesser height below any adjacent fence lines).


4. The maximum area dimensions shall be no greater than 6 feet by 8 feet.

5. No wooden or metal structures shall be permitted.

6. To the extent that a City of Cooper City permit is required, the homeowner shall be required to obtain same prior to submitting an application to the Environmental Control Board.

7. Any permitted outdoor storage unit shall be properly anchored/tied down and shall be in compliance with any applicable building codes.

Dated this 9th day of June, 2014.

  
Secretary



4. **SCREEN ENCLOSURES**

Screen Enclosures are a structure in all areas in Rock Creek and must conform to the setbacks in your area.

If you are not certain what the setbacks are for a pool or screen enclosure on your lot, contact the Rock Creek Administration Office.

5. **FENCES IN SINGLE FAMILY RESIDENCES** (See attached fence criteria)

6. **DECKS / DOCKS** (See attached Deck/Dock Criteria)

7. **SATELLITE DISHES** (See attached Satellite Dish Criteria)

8. **WALKS AND DRIVEWAY ALTERATIONS**

Shall not be altered in size or shape without ECB approval.

9. **GAZEBO AND CHICKEE HUTS**

Gazebos and chickee huts are structures and must not be constructed within the setbacks in your area, as applicable.

10. **PATIO ENCLOSURES**

Patio enclosures are an extension of the home and have a significant impact on its appearance. All enclosures should be designed to conform to the contours of the house. Color and material should be compatible with the home.

11. **ALL OTHER ALTERATIONS**

Must have ECB approval.

**OTHER AREAS OF ECB CONCERN:**

1. Exterior colors that, in the opinion of the ECB, would be inharmonious, discordant and/or incongruous to Rock Creek, shall not be permitted. Bright colors (other than white) are prohibited as the dominating color (See attached Exterior House Paint Criteria).
2. All playground equipment must be placed to the rear or side of the residence.
3. Fence, house and yard maintenance (See attached Maintenance Standards).

## ARCHITECTURAL REVIEW PROCESS

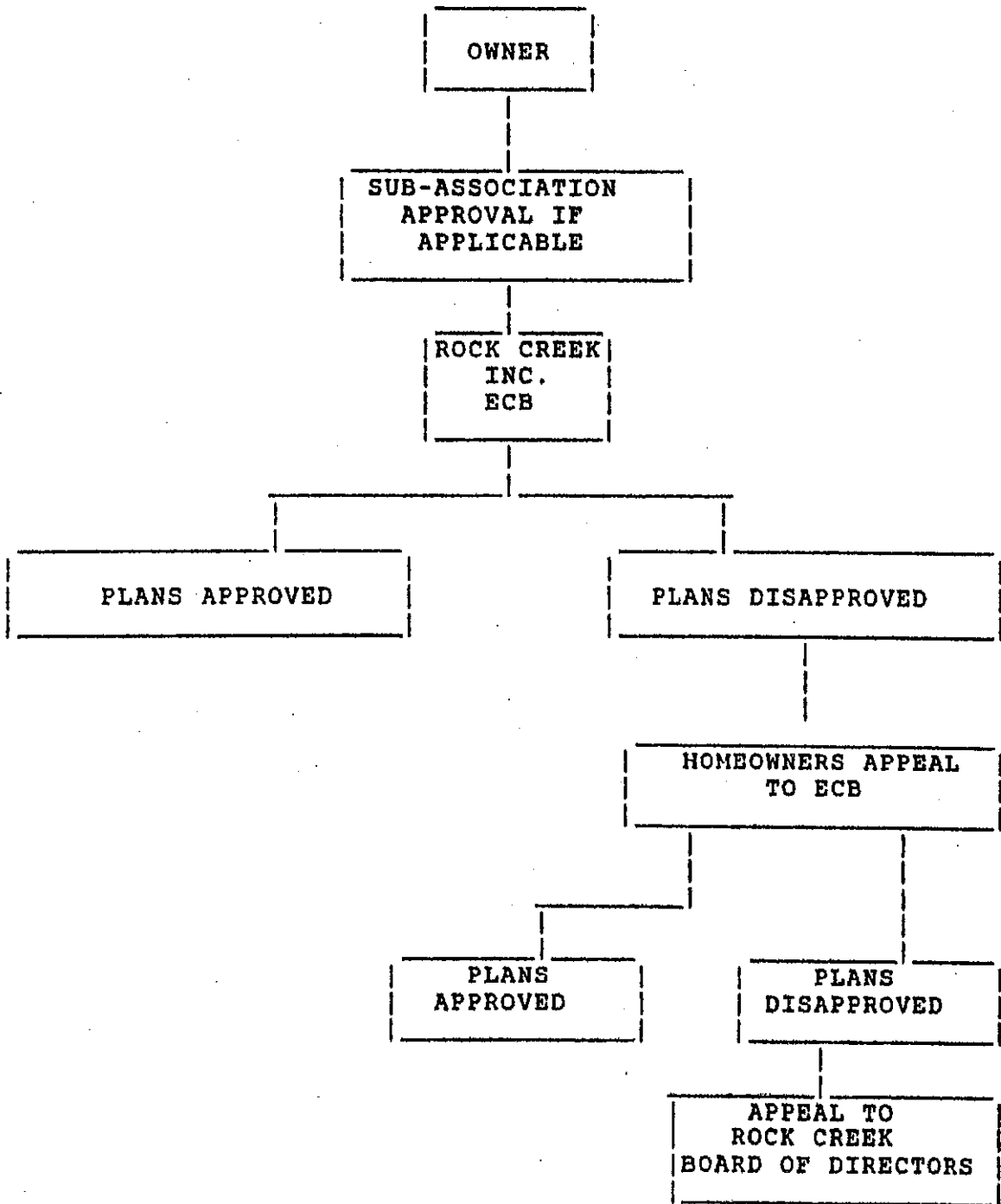
The draft on the attached page graphically outlines the Architectural Review Process. After you have decided on the modification you wish to make, a request for approval to modify your property must be filed first with your neighborhood ECB and then submitted to the Rock Creek ECB. The ECB then reviews all requests and makes a determination as to whether to approve or disapprove the request.

If the request is approved you may proceed with the improvements provided they have obtained any necessary permits required by the City of Cooper City. Approval by the ECB only refers to approval of the aesthetics of the modification and how it relates to the surrounding area. No representation is made as to the structural integrity of the improvement.

If the request for approval is disapproved by the ECB, the disapproval may take one of two forms. If it is disapproved in total for whatever reason the homeowner may appeal to the ECB to explain his position and ask for the ECB to again review the application after hearing his/her arguments. If it is again disapproved by the ECB, the homeowner may appeal to the Rock Creek Board of Directors within thirty (30) days of the ECB disapproval.

If the request for approval is disapproved due to aspects of the request that can be remedied by the homeowner, the recommended changes should be made and returned to the ECB for approval. The homeowner always has the right to appeal his position to the ECB and ask that they reconsider their position. If the ECB does not change their position, the homeowner can either modify his request to conform with the ECB, in which case the request will be approved, or disregard the recommended changes in which case the request will be disapproved. Homeowner may within thirty (30) days of the ECB disapproval, appeal to the Rock Creek Board of Directors.

ROCK CREEK, INC.  
ARCHITECTURAL REVIEW PROCESS



**VIOLATIONS PROCEDURE**  
(SEE CHART FOLLOWING THIS SECTION)

**VIOLATION REPORTED** The violations enforcement procedures which are outlined below apply to three major categories:

1. Application approved by the ECB but not executed in accordance with the approved application.
2. Exterior change made by the resident after disapproval by ECB.
3. No application made to the ECB for external changes.

A potential violation may be identified by a member of the ECB, a neighborhood association, or by any resident of Rock Creek. If a resident wishes to report a potential violation, he may do so with complete anonymity. Violations should be reported to the ECB at the Administration building. All reported violations must be in writing.

After a potential violation is reported, the ECB or Community Manager checks the reported violation and determines whether an application for changes to the property in question has been made.

**APPLICATION APPROVED** If an approved application is on file, a member of the ECB or the Community Manager visits the site and determines whether it has been executed in accordance with the approved application. If construction has been properly executed, the case is closed.

If the construction is not in conformance with the approved application, the resident is notified by letter from the ECB or Community Manager to correct the deficiency or submit an amended application. This amended application is then processed by the ECB in the normal manner.

**APPLICATION DISAPPROVED** If the application is disapproved, the resident is advised and is requested to correct the violation or meet with the ECB to determine what modifications must be made in order to receive ECB approval. If the resident refuses to comply, Rock Creek, Inc. may initiate legal action by authority of the Rock Creek Board of Directors, based on advice of the ECB and legal counsel. A final court decision then becomes binding.

**CHANGE MADE AFTER DISAPPROVAL BY ECB** A violation of this sort follows the same basic process as noted above. The resident is notified and given the opportunity to make an amended application or meet with the ECB to discuss the problem. Legal action may be pursued by Rock Creek, Inc. if warranted.

**CHANGE IMPLEMENTED WITHOUT APPLICATION TO ECB** If an exterior change has been made without application, the ECB or Community Manager notifies the homeowner of the violation and requests that an application be submitted within two (2) weeks.

When the application is submitted, it is processed as a normal application. If the application is disapproved and the homeowner and the ECB cannot reach some agreement regarding the application, legal action may be pursued by Rock Creek, Inc.

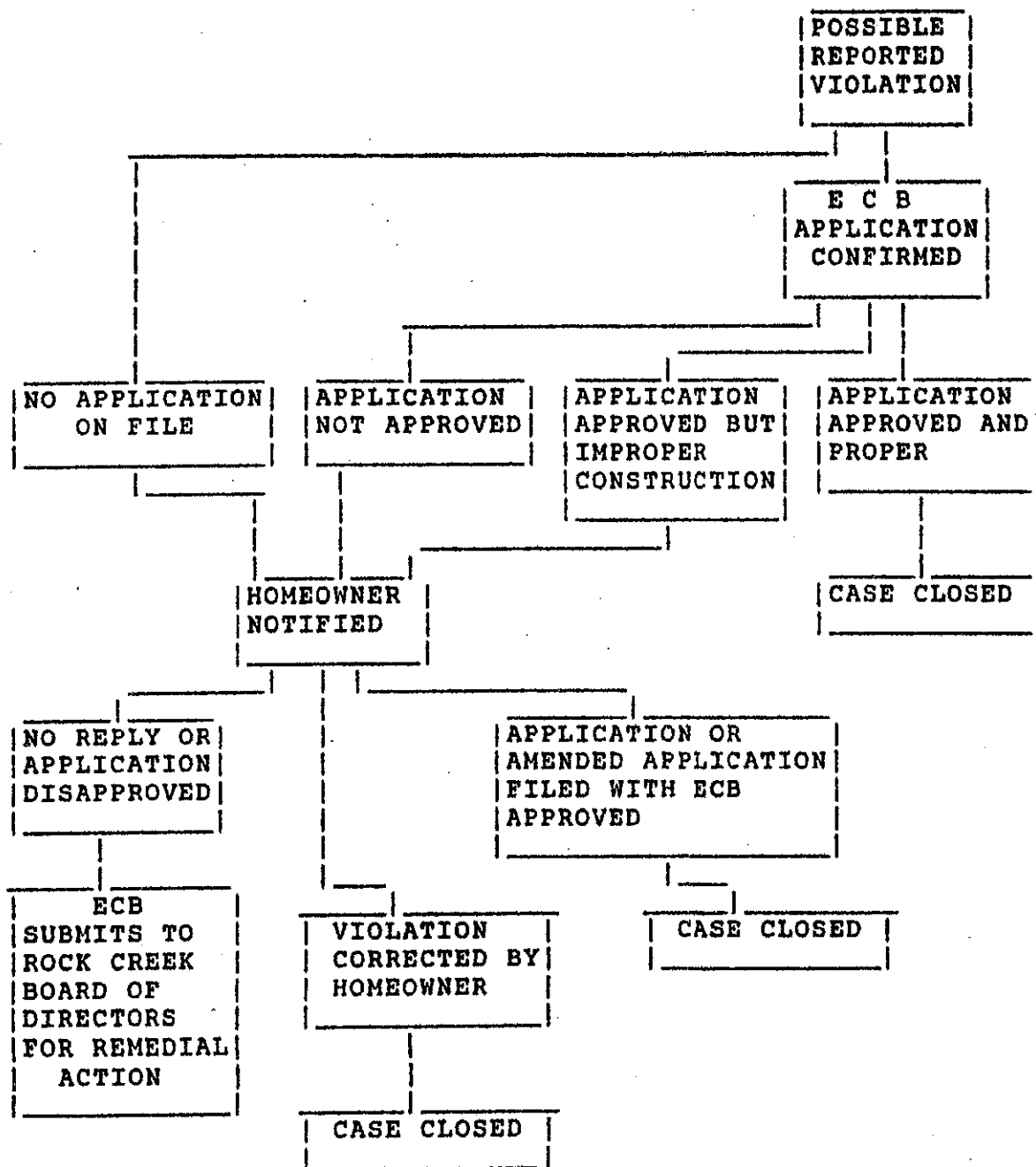
**CHANGES BY PREVIOUS OWNERS**

Residents who purchase homes which have been previously occupied are often surprised and disturbed when they receive notice that some item on their house or property is in violation of the ECB Guidelines because of an exterior, unapproved modification made by a previous owner. In fact, homeowners are responsible for any exterior modification made by previous owners. Therefore, an application should be submitted and ECB approval obtained. The ECB is sensitive to this particular situation and is willing to work with residents to achieve a satisfactory and reasonable resolution.

**AMENDMENTS TO MANUAL**

This manual may be amended from time to time on recommendation of the ECB and approval of the Rock Creek Board of Directors.

**ROCK CREEK, INC.  
VIOLATIONS PROCEDURE**



# ROCK CREEK HOMEOWNERS' ASSOCIATION PROPERTY IMPROVEMENT REQUEST ARCHITECTURAL REVIEW BOARD

Owner Name \_\_\_\_\_ Email: \_\_\_\_\_

Phone: \_\_\_\_\_

Property Address \_\_\_\_\_ SubAssociation \_\_\_\_\_

Detailed Description of Proposed Change(s) or Addition(s): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Improvement to be completed by \_\_\_\_\_ and the site cleaned and restored.

**Please include a copy of your property survey, indicate the exact location of proposed change or addition. Application must include a sketch showing style, dimensions, materials and color of the proposed change or addition. All requests for repainting must include a color sample. Your request may be deferred until additional information is received. Please include a color picture of the home if you are changing paint colors or roofing color and materials.**

1. Requests from an owner with delinquent assessments will be denied on the basis of the account delinquency. Once the assessment account is in a current status, the ARB will promptly review and act on the request.
2. The owner understands and agrees that no work in this request shall commence until written approval by the ARB is received.
3. Construction must meet all zoning, building codes, and laws of the City and County. Check with Cooper City as to requirements for permits. Nothing herein contained shall be construed as a waiver or modification of any such code or law.
4. Misrepresentation of any items in this request, either oral or written, may void any approval by the ARB. If working in the easements, please check with local utilities for line locations.
5. No access is permitted through common areas and the FPL easement without the prior written approval of the ARB committee. Applicant will be required to sign a Hold Harmless Agreement with Rock Creek, Inc. and post a \$2,500 deposit with Rock Creek. The ARB has no authority to allow access through Cooper City's public right-of-ways.
6. In the event that the homeowner, or his agents, contractors or subcontractors shall violate any of the terms or conditions set forth in this Approval, the homeowner hereby acknowledges and consents to the immediate entry of a permanent injunction without notice requiring the cessation of all further work, the restoration of the property to its original condition and the payment to Rock Creek, Inc.
7. Notwithstanding the right of Rock Creek, Inc. to obtain a permanent injunction as set for the above, Rock Creek, Inc. shall additionally have the right to fine the homeowner for each day a violation of these terms and/or conditions continues, up to a maximum of \$50.00 per day.
8. In submitting this Property Change Request Form, you are authorizing the Community Manager and the members of the Architectural Review Board access to all exterior portions of your property (until a decision has been made on the request) for the purposes of determining whether the proposed modifications is in harmony with the surrounding properties and whether there are any other violations which need to be addressed before approval can be granted.

**OWNER SIGNATURE** \_\_\_\_\_ **Date Signed** \_\_\_\_\_

NAME	APPROVED	DENIED	CONDITIONAL APPROVAL	SIGNATURE - DATE
RON CHORON				
ROBERT GARCIA				
RYAN HEIMBOLD				
JOHN HEGGY				
ROBERT LEVINE				
AL TELLO				

CONDITIONS OF APPROVAL: \_\_\_\_\_  
 \_\_\_\_\_

APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_

Community Manager's Signature \_\_\_\_\_ Date \_\_\_\_\_

**CARL@ROCKCREEKHOAFL.COM**

**ROCK CREEK ENVIRONMENTAL CONTROL BOARD (ECB)**

**Deck/Dock Criteria**

Deck and/or Dock construction by homeowners on lakes is subject to the following conditions:

1. Plans should be drawn by a registered professional engineer.
2. Plans must be approved by the ECB.
3. Plans must be approved by the Central Broward Drainage District if construction is into the 20' lake maintenance easement.
4. Plans must be approved by the Building Department of Cooper City.
5. The homeowner whose property abuts a lake has to be willing to remove the deck and/or dock if requested by the ECB or Central Broward Drainage District if the need arises. The back 20 feet of the lot is subject to a maintenance easement.
6. Structural support for the dock can be placed two (2) feet into the lake beyond the homeowner's property line or lake high water line. In no event shall the dock's structural support extend into the lake more than two (2) feet past the high water line. Cantilevering will be allowed to four (4) feet from outer most structural support.
7. The deck or dock must be kept in proper condition during its existence.
8. Based on governmental criteria which directs that certain slopes be maintained along the lake shore, seawalls are not permitted.
9.
  - A. All wood must be pressure treated.
  - B. Posts: 4"X4" minimum.
  - C. Planking: 2"X6" minimum.
  - D. Other components of DECK/DOCK: ECB Judgement.

4/21/80

Revised 9/7/89

Revised 10/11/90



**ROCK CREEK ENVIRONMENTAL CONTROL BOARDS (ECB)  
dba ROCK CREEK ARCHITECTURAL REVIEW BOARD**

**Fence Criteria**

1. All new and replacement fences must be approved by the ECB and Cooper City Building Department. Should the fence be constructed into the twenty (20) foot lake maintenance easement, it must be approved by Central Broward Water Control District.
2. Application to the ECB must include a survey showing the location of the fence, the style of fence to be erected, and its color, material and height.
3. No fence shall exceed a height of six (6) feet.
4. Chain link fence that faces the street must be covered by landscape material, which must include shrubs a minimum of two (2) feet high and planted no more than two (2) feet apart.
5. Reed and Open Wire fencing is not allowed.
6. If side fencing is to continue into the rear easement area on a lot contiguous to a lake, the fencing cannot go beyond the rear property line.
7. No fence of any kind may be installed in the area between the street and the forward building line of the house, except in Block 25 (Paseo Verde), even if the official setback line is closer to the street than the actual building line of the house.
8. Rear yard fences on double frontage lots must be six (6) feet high vertical pressure-treated pine shadowbox style, must match finish/color that which exists in the existing fence line directly to each side (Cooper City code). In order to maintain uniformity, these requirements shall also apply to side yard fences on any corner lot abutting double frontage lots.
9. Fences enclosing a pool must be at least five (5) feet high with self closing gates (Cooper City code).

10. Single Family Residence Fence Specifications:

A. Wood Fences.

1. All wood to be pressure treated.
2. Posts: 4x4
3. Shadow Box: Boards 1"x6", Horizontal Rails 2"x4".
4. Shadow Box boards must be vertical.

B. Chain Link Fences.

1. Wire gauge at least 11 1/2.
2. Barbs must not be up.
3. Must have top rail.
4. Must be black, green or brown vinyl coated wire.

C. Other style fences: ECB judgment. PVC fences - white preferred

11. Fences must be maintained in good condition at all times.

12. Except Sub-associations with fence criteria that specify finish - unpainted or painted a color other than white:

A. Wood fencing can be left unpainted.

B. Wood fencing can be stained with a colorless stain.

C. Wood fencing can be painted either:

1. Benjamin Moore Maplewood 1133
2. Behr Chestnut 5T-110

02/06/84

Revised 04/19/06

Revised 02/25/16 (SR)

CITY OF COOPER CITY  
FENCE  
PERMIT SUBMITTAL REQUIREMENTS

- Permit Application
- (2) Two surveys showing location of fence. Indicate total footage of fence, the height of the fence, what type of fence, and the value of construction.

NOTE\*\*\* BE ADVISED THAT IF THE FENCE IS UNDER FIVE FEET IN HEIGHT IT WILL NOT MEET CODE FOR A SWIMMING POOL. THE REQUIREMENTS FOR A SWIMMING POOL BARRIER ARE EITHER A MINIMUM OF FIVE FEET FOR A FENCE WITH SELF LATCHING GATES OR IT MUST BE SCREENED ENCLOSED.

- Homeowners Association approval. (If applicable)
- Easement release forms. (If applicable)
- Notice of Commencement. (State of Florida effective January 1, 19991 requires a notice of commencement with the value of \$2,500.00 or greater)
- Owner/Builder affidavit (If applicable)

**Resolution**  
**of the Board of Directors**  
**of**  
**Rock Creek, Inc.**

WHEREAS, the Declarations of Protective Covenants and Restrictions for Stonebridge Phase One and Rock Creek Phase Two were recorded in 1981 and provide for underground wiring for electrical and/or cable television service (but do not specifically prohibit satellite dishes); and

WHEREAS, the Board of Directors has previously interpreted these restrictions to prohibit satellite dishes unless certain dimension requirements were met and unless masked from view (it being the intention of the Board to maintain the sightliness and aesthetics of the Rock Creek Planned Unit Development); and

WHEREAS, the satellite technology available at this time has resulted in smaller-sized (18" inch) dishes, whose size and appearance (when properly located and colored) do not inherently detract from the aesthetics of the community.

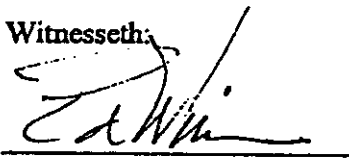
NOW THEREFORE, The Board of Directors of Rock Creek, Inc. does hereby resolve as follows:

That for purposes of enforcing Article V of the afore-described Declarations of Protective Covenants and Restrictions, the installation of one eighteen inch diameter satellite dish per lot shall not be deemed to be exterior wiring as prohibited by the Restrictive Covenants, but shall nevertheless be subject to the prior written approval of the Architectural Review Committee, whose decision shall be binding.

Furthermore - in considering any application to install a satellite dish, the Architectural Review Committee shall consider the placement of the dish in relation to neighboring properties, available camouflage and the colors of the proposed dish and structure.

IN WITNESS WHEREOF, the Corporation specified below has caused these presents to be executed by its Secretary on this 27 day of April, 1995.

Witnesseth:





ROCK CREEK, INC.

By   
Rene Guitman, Secretary

**ROCK CREEK ENVIRONMENTAL CONTROL BOARD**

**Criteria for Satellite Dishes**

Satellite dish receivers may be installed provided they comply with the following rules and regulations:

1. No satellite dish may be installed on the roof or wall of any structure.
2. The top of the dish must be no more than seven and one-half (7 1/2) feet above the grade of the yard.
3. The satellite dish must not be visible from any adjacent lot, tract, parcel, common area or public right of way. The owner of the satellite dish shall be responsible for installing and maintaining at his or her expense sufficient landscaping (as determined by the Environmental Control Board) to totally shield the satellite dish from eye view.
4. Any wiring connected to the satellite dish must be underground.
5. In addition to the above requirements all other Stonebridge Phase One and Rock Creek Phase Two rules and regulations must be adhered to.
6. Notwithstanding the above Paragraphs 1 through 4, the ECB has also approved fixed dish antennas which are designed and continually maintained so as to look the same as umbrella-covered circular outdoor patio tables having a maximum diameter of ten feet.

05/09/85

Revised 06/01/89

Revised 10/05/89

**ROCK CREEK ENVIRONMENTAL CONTROL BOARD (ECB)**

**Exterior House Paint Criteria**

Houses should be repainted in their original color. Should another color be desired, approval of the ECB will be required. Consideration will be given to the color of adjacent houses within the community, the desires of the neighbors within the community, and the degree of variance from the original color.

02/01/91

ROCK CREEK ENVIRONMENTAL CONTROL BOARD (ECB)

Continuing Maintenance Standards

1. Fencing Maintenance Standards.

- A. Repair - distinct portion structurally impaired or missing structural components.
- B. Replace - significant portion of fence shows structural impairment.

Structural condition can mean leaning, rotting and missing structural components.

2. House Maintenance Standards.

Each property owner shall be responsible for maintaining and repairing their home and all other improvements situated on his property in a clean, sanitary, neat, safe and orderly condition. Each property owner shall be responsible for the maintenance, replacement or repair of all doors, exterior walls and all other portions of his home and shall also be responsible to keep the paint on the exterior walls of the home and the roof in a good state of repair. Exterior painting shall be required when the condition exhibits significant deterioration in the judgement of the ECB in the form of peeling, chipping, staining, etc. It will also be the duty of each property owner to maintain in good repair the driveway servicing his property. To the extent that maintenance, repair or replacement of a portion of the building exterior or the grounds may be the responsibility of a subassociation, the subassociation shall be responsible to comply with the standards set forth above.

3. Yard Maintenance Standards.

No underbrush or other unsightly growth shall be permitted to grow on any lot, nor shall any refuse or unsightly objects be permitted to remain thereon. Each property owner shall maintain his yard in a neat and attractive manner, including, without limitation, having grass weeds and undergrowth and other vegetation cut no less than once every three (3) weeks, and the shrubbery and trees located upon the lot trimmed periodically in accordance with good husbandry practices, including the removal of any dead trees, shrubs or plants.

4. Any other areas of maintenance found not to be in a good state of repair, including but not limited to; mailboxes, gutters, down spouts and house numbers.

AMENDMENT TO  
ROCK CREEK ENVIRONMENTAL CONTROL BOARD (ECB)

Continuing Maintenance Standards

\_\_\_\_\_ reflects addition

Paragraph 3. Yard Maintenance Standards.

No underbrush or other unsightly growth shall be permitted to grow on any lot, nor shall any refuse or unsightly objects be permitted to remain thereon. Each property owner shall maintain his yard and abutting swale(s) in a neat, healthy, and attractive manner, including, without limitation, having grass weeds and undergrowth and other vegetation cut no less than once every three (3) weeks, and the shrubbery and trees located upon the lot trimmed periodically in accordance with good husbandry practices, including the removal of any dead trees, shrubs or plants.

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AMENDMENT TO PARAGRAPH 11, SECTION B

ADDING PART 4

ROCK CREEK ENVIRONMENTAL CONTROL BOARD (ECB)

Fence Criteria

\_\_\_\_\_ reflects addition

B. Chain Link fences.

1. Wire gauge at least 11 1/2.
2. Barbs must not be up.
3. Must have top rail.
4. Must be green, black or brown vinyl covered wire.



## ROCK CREEK ARCHITECTURAL REVIEW BOARD (ARB)

### House Re-roofing Criteria

Re-roofing with a different material, style or color tile or shingle will require ARB approval.

Consideration will be given to:

- Color, style and material of existing roof.
- Style and material of adjacent house roofs and neighborhood roofs.
- Neighbor's desires.

Fiberglass shingles must be mildew resistant type.

Notwithstanding the above, existing tile roof houses must be re-roofed in tile.

Approved August 13, 2003

Above ground swimming pools are prohibited, with the exception of "kiddie pools" no higher than eighteen (18") inches and no larger than six (6') feet in diameter.

12-9-93

**ADDITION:**

**Continuing Maintenance Standards**

**1. Fencing Maintenance Standards.**

**ADD** Every fence shall be maintained in a mildew-free and stain-free condition (regardless of the source of the discoloration). Questions regarding acceptable variations in color due to mildewing or staining shall be in the sole discretion of the Architectural Review Board.

**1. House Maintenance Standards.**

**ADD** Every house and structure shall be maintained in a mildew-free and stain-free condition (regardless of the source of the discoloration). Questions regarding acceptable variations in color due to mildewing or staining shall be in the sole discretion of the Architectural Review Board.

**Effective 2-10-94**