



ROCK CREEK, INC.

ARCHITECTURAL REVIEW MANUAL

AND

RULES AND REGULATIONS

(Adopted 7/22/2020)

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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 originally consisted of members appointed by the developer. Since turnover, Members have been selected to create a balance of lay people and professionals with experience in architecture, construction and landscaping. All interested Members should notify the Rock Creek Office of their interest and qualifications.

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.)
 - e. Any other exterior property fixture, attachment or surface

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 request. 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.

ROCK CREEK ENVIRONMENTAL CONTROL BOARD POLICIES

Property in Rock Creek is subject to certain restrictions as further defined in the Declarations of Covenants and Restrictions for Stonebridge Phase One and Rock Creek Phase Two and as 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, to foster thoughtful design so that there is a harmony between neighboring residences and to preserve the symmetry, the beauty and the good and welfare of the community. 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 a variety of issues, including, but not limited to, the following:

1. All new construction
2. Additions or alterations to existing buildings
3. Exterior colors
4. Pools and screen enclosures/hot tubs
5. Fences
6. Exterior walls
7. Walks and driveways
8. Decks and docks
9. Gazebos and chickee huts/Awnings
10. Any other alterations/Play equipment
11. Continuing exterior maintenance
12. Drones
13. Flag poles (and flags)
14. Generators
15. Lawn, Tree and Shrub 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. If an Owner wished to address the ECB in support of their application, there shall be a time limit of ten (10) minutes per homeowner.

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 a 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 support the application. There shall be a time limit of ten (10) minutes per homeowner to address the ECB.

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 with fourteen (14) days after the appeal has been heard.

Should the homeowner not agree with the ECB decision, the 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 are general in nature and apply, 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 overall scheme of 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 or may be obtained at the Rock Creek website (rockcreekhoaf1.com). Completed applications should be sent through the website or taken to the Administration office which will then forward them to the Environmental Control board (ECB) for review at its next scheduled meeting. To save time and paper, owners are encouraged to submit their application, specifications, surveys, drawings and supplemental information, together with color pictures of all proposed roof and paint color samples, through the website.

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, a diagram showing the location of your unit in relation to the adjacent units must be submitted. 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, indicating the 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 similar but different from those of the existing structures, samples or color chips must 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 house, as the 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. Please note that the issuance of a permit by Cooper City does not mean that you have Rock Creek's approval.

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. Sample roof tiles or shingles must be submitted with the application.
- 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. The ECB requests that all panels be installed on the rear of the house whenever reasonably possible. For the purposes of this section, the rear of the house shall be considered the section of the roof that is least visible from the front street view of the house.
- k. All automobile electric charging stations must be installed inside the garage.

3. POOLS

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

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 uncertain 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. SIDEWALK AND DRIVEWAY ALTERATIONS

Sidewalks and Driveways may not be altered in size, color or shape without ECB approval.

9. GAZEBO AND CHICKEE HUTS

Gazebo 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).

PLEASE NOTE – New construction, alterations or additions are limited to the hours of 9 a.m. to 5 p.m., Monday through Friday. No construction shall take place on the weekends or on any legal holidays.

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 review 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 that you 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 argument. 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 confirm 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.

VIOLATION PROCEDURE

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 an employee of Rock Creek, Inc., 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 to 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 exterior modifications 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 the recommendation of the ECB and the approval of the Rock Creek Board of Directors.

DECK/DOCK CRITERIA

Deck and/or Dock construction by homeowners who reside 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 Water Control 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 Water Control 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 the outermost structural support.
7. The deck or dock must always be kept in good condition during its existence.
8. Based upon governmental criteria (which direct that certain slopes be maintained along the lake shore), seawalls are not permitted.
9.
 - A. Wood must be pressure treated.
 - B. Posts: 4" x 4" minimum.
 - C. Planking: 2" x 6" minimum.
 - D. Other components of DECK/DOCK: ECB Judgment.
10. All additions to a dock, such as a boat equipment box, tool box, fish cleaning stand, benches or similar items require ECB approval before they are added to a dock.
11. Floating docks are not permitted within Rock Creek, Inc. Any floating docks in existence as of July 22, 2020 may be grandfathered-in subject to the conditions contained in the Lake Rules and Floating Dock Rules (found on pages 29-31).

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 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: 4"x4"
 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 ½.
 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, gates and posts must be maintained in good condition at all times.
12. Except in 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:
 - i. Benjamin Moore Maplewood 1133
 - ii. Behr Chestnut 5T-110
13. On Lake Lots, fences may be no closer than 10 feet from the water.

SATELLITE DISH CRITERIA

The right to install, maintain or use an antenna to receive video programming from direct broadcast satellites, broadband radio services and television broadcast stations is governed by FCC regulations (OTARD – Over-the-Air-Reception Devices Rules) in order to promote access to such services while at the same time recognizing the right of Rock Creek, Inc. to protect the interests of the community.

To those ends, the following criteria shall apply to all satellite dishes:

1. No antenna or dish in excess of one (1) meter in diameter shall be permitted.
2. Owners or residents shall only place one (1) qualifying antenna or dish on property that they own or to which they have exclusive use or control.
3. No qualifying antenna or dish may be placed on the common areas of Rock Creek, Inc.
4. All satellite dish installations shall be performed in such a manner that all dishes and wires shall be securely fastened so as not to blow loose.
5. All qualifying satellite dishes should be installed on either the side of the home or the rear of the home in order to minimize the visual effect on the neighborhood.

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.

CONTINUING MAINTENANCE STANDARDS

1. Fence Maintenance Standards.

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. All boards, gates, posts and fencing shall be kept in good condition; and the homeowner may be cited for remedial work

- A. Repair – when a distinct portion is structurally impaired or is missing structural components or when the fence can be cleaned and the color/stain can be reapplied.
- B. Replace – when a significant portion of the fence shows structural impairment.

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

2. House Maintenance Standards.

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. 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 judgment 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 sub-association, the sub-association shall be responsible to comply with the standards set forth above.

3. Yard Maintenance Standards & Tree Removal.

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 (and replacement) of any dead trees, shrubs or plants. The removal of any tree over two inches in diameter requires prior written approval and may be conditioned upon planting a replacement tree.

4. Standards for Other Areas of the Property.

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, shall be remedied.

HOUSE RE-ROOFING CRITERIA

Re-roofing with a different material, style or color tile or shingle will require ARB approval. Samples of roof tiles or shingles must be submitted with the Application.

Consideration will be given to:

1. Color, style and material of existing roof.
2. Style and material of adjacent house roofs and neighborhood roofs.
3. Neighbors' desires.

Fiberglass shingles must be mildew-resistant. Metal or tin roofs will be considered on a case by case basis.

Subject to the foregoing, existing tile roofs must be re-roofed in tile.

SWIMMING POOL CRITERIA

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

SOLAR PANEL CRITERIA

1. Although solar panels are permitted as a matter of law, prior written approval of the ECB is required. Applications should be accompanied by a brochure which clearly depicts the unit and the materials to be used; a construction drawing showing the proposed location(s) of each panel on the roof, including the dimensions of each; and the method of attachment to the roof.
2. Aluminum trim, if used and visible, must be anodized or otherwise color treated.
3. Piping normally is limited to the same side of the roof where the panels are located. The ECB may approve routings for the piping that are designed to minimize the visual impact of the piping while maintaining the efficiency of the system. Piping and pipe-mounting hardware on the roof must be painted to blend in with the color of the roof. Piping and pipe-mounting hardware on the side of the home must be painted to blend in with the color of the home.
4. Solar panels should be installed so as not to be visible from the street whenever possible and shall be permitted with prior written approval from the ECB to insure coordination with roof color.
5. In accordance with Florida Statute 163.04(2), the ECB may determine the specific location where solar panels may be installed on the roof within an orientation to the south or within 45 degrees east or west of due south if such determination does not impair the effective operation of the solar panels.

LANDSCAPE CRITERIA

1. Lawns shall be primarily grass and shall not be covered with gravel or artificial turf. No artificial grass, plants or other artificial vegetation shall be placed or maintained upon the exterior of any property.
2. Vegetable gardens may not be planted in the front yard of any home.
3. Lawns shall be maintained in a green and healthy condition at all times - free of weeds insects, and brown spots - and shall not be permitted to grow higher than 4 inches.
4. Any change in landscaping (excluding the replacement of annuals) requires prior ECB approval.
5. Hedges and shrubs shall be regularly maintained.
6. No statuary or fountains shall be placed anywhere on the front of a home without prior ECB approval.
7. Fruit trees and Bamboo trees may only be considered if installed in the rear of the property.
8. On Lake Lots, hedges and shrubs may be no closer than 10 feet from the water.
9. Trees shall be maintained in a healthy condition at all times (see Continuing Maintenance Standards, Paragraph 3).

STORAGE UNITS

For the purposes of Article VII of the Declaration of Protective Covenants and Restrictions for Stonebridge Phase One and Rock Creek Phase Two, the 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. Any permitted outdoor storage unit shall be properly anchored/tied down and shall be in compliance with any and all applicable building codes.
7. 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.

PODS AND DUMPSTERS

While Rock Creek residents may need to avail themselves of PODS or dumpsters from time to time, the following conditions shall apply:

1. They must be registered with the Rock Creek office prior to delivery to the site.
2. They may only remain on the property for a maximum of 30 days.

PLAYGROUND EQUIPMENT CRITERIA

1. Game and play structures are permitted in the back yard only, may not extend past the side perimeter and must not be visible from any main thoroughfare (including, but not limited to Stonebridge Parkway). Portable Basketball Hoops are permitted on or adjacent to the driveway while in use, but must be moved to the side or rear of the house at all other times.
2. All playground equipment must be properly maintained, and adequate precautions must be taken to secure or remove them in the case of windstorm or hurricane warnings.
3. Batting cages are not permitted.
4. Tents for celebrations or for children's overnight activities may stay up for no longer than 72 hours.
5. Temporary play equipment (such as bounce houses, castles and ball pits) may stay up for no longer than 72 hours.

FLAGS AND FLAGPOLE CRITERIA

1. Any resident may display one (1) portable, removable United States flag or official flag of the State of Florida in a respectful manner, and one portable, removable official flag, in a respectful manner, not larger than 4 ½ feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, a POW-MIA flag or a sports team flag. If attached to a home, the flag should be displayed at a 45-degree angle, with the top of the flag no higher than ten (10) feet above ground level.
2. In the alternative, any resident may erect one (1) freestanding silver flagpole, made of aluminum or steel, and no more than 20 feet high, on a portion of the resident's real property if the flagpole does not obstruct sightlines at intersections and is not erected within or upon any easement. Such a flagpole may be used to display in a respectful manner a flag not larger than 4 ½ feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, a POW-MIA flag or a sports team flag.
3. The installation and display of a flagpole are subject to all building codes, zoning setbacks, and other applicable governmental regulations and to all setback and locational criteria contained in the governing documents. Prior approval by the ECB of a new flagpole installation is required in order to confirm that it meets the setback, size and height requirements.

4. All torn or tattered flags shall be immediately replaced.
5. Flags may not be hung in windows as window coverings or drapes.

GENERATOR CRITERIA

Permanently installed generators are allowed in Rock Creek but must have ECB approval before installation. Generators are to be used for emergency purposes only when commercial electric power is not available.

1. Submission of information must include the manufacturer's specifications for the unit, wiring, mounting and sound level production.
2. All installations of generators must comply with all state and county regulations. A city/county permit is required.
3. The installation must be at least five (5) feet from any door or window opening and at least ten (10) feet from your neighbor.
4. The sound level produced by the generator may not be greater than 72db at twenty-three (23) feet while operating at full load while located on a concrete pad.
5. The generator must be screened from public and neighbor view by use of an approved wall or landscape material.

AIR CONDITIONING UNIT CRITERIA

1. No wall or window air conditioner units may be installed.
2. No air conditioning equipment may be visible on the exterior of any home, except for compressor units (which must be shielded from view by hedges or shrubs).

MAILBOX CRITERIA

1. Must be kept in good repair at all times.
2. Must be free of writing, stickers, signs and advertising.

MISCELLANEOUS MATTERS

1. Compost bins are not permitted. Rain Barrels must be located in the side or rear yard and must be mosquito proof.
2. Bird houses and feeders must be in the rear yard and not visible from the street. Any bird house or feeder must be removed in the event of an approaching hurricane or windstorm.
3. No awnings may be installed on the front of any house except for a zero lot line home. Any request for a new or a replacement awning which differs from the original, requires the prior approval of the ECB.
4. Thanksgiving, Christmas, Chanukah and Kwanza lights and decorations are permitted from November 15th through January 15th of the following year. Any other holiday decorations may not be installed sooner than 14 days before the holiday and must be removed within 7 days after the holiday (i.e. Valentine's Day, Easter and the 4th of July). No decorations may infringe on any other properties, create a nuisance or cause excessive traffic. In any such event, the Association may require that the lights and/or decorations be removed before the above deadlines.
5. Hurricane shutters may be closed three (3) days before a hurricane is expected to approach and must be opened or removed within fourteen (14) days after the storm has passed. For the safety of both the resident and first-responders, the shutters may not be closed at any other time.
6. All gutters shall be compatible with the house color, the trim color and the window metal color.
7. No basketball hoop, skateboard or bicycle ramp, or other similar structure shall be permanently installed or maintained overnight on any property; and no such structure shall be permitted at any time on the common areas. A portable basketball hoop must be moved to the side of the house when not in use.
8. All construction, lawn maintenance, painting and similar equipment should be stored in a garage or an approved Storage Unit. If they are stored on a patio (either a side or backyard), they must be concealed by a shadowbox fence or perimeter wall on all sides so that they are not visible by any adjacent property owner or visible from the street or lake.

RULES & REGULATIONS

GOLF CARTS

1. May only be operated by a licensed driver over 16 years of age; and then, only in accordance with Florida Statute 316.2126, as this statute may be amended or renumbered from time to time.
2. May not be operated anywhere on the Rock Creek common areas, whether paved or unpaved.
3. May only be operated during daylight hours, from sunrise to sunset, unless properly configured with headlights, brake lights, turn signals, reflex reflectors, exterior mirrors and a windshield.
4. Must obey all posted traffic rules within the community and are subject to enforcement by local authorities should a violation occur.

DRONES

1. The Federal Aviation Administration (FAA) requires all drone owners to register each drone that weighs between .55 pounds and 55 pounds.
2. May only be used for recreational purposes.
3. May not be used over any portion of the Rock Creek common areas.
4. Drones with a video camera cannot be used for stalking or spying on neighbors.
5. May not carry explosives or any dangerous material.
6. Are subject to all FAA regulations and Florida Statutes (the "Unmanned Aircraft Systems Act" F.S. 330.41), as they may be amended or renumbered from time to time.
7. Notwithstanding the above, an otherwise qualifying drone may be used over any residential or common area in Rock Creek for the temporary and limited purpose of real estate photography for marketing purposes.

PETS

1. Rock Creek does not prohibit or restrict pets, as long as they are not a nuisance to others because of their number, behavior, smell or noise.
2. No farm animals or fowl are permitted as pets within Rock Creek and no animal pens are permitted anywhere within the Rock Creek community.
3. Pet owners must properly clean up after their pets and then dispose of any excrement in accordance with both local ordinance and state law.
4. Both Broward County and Cooper City require that all dogs be on a leash and under their master's control when outside of a resident's home or fenced yard.

LAKE RULES & FLOATING DOCK RULES

1. Use of the lakes is restricted to Rock Creek residents, their guests and their invitees.
2. A resident shall be permitted to place not more than two (2) boats in the lake at a time.
3. Per Article V, Section 3 (I) of the Declarations for Stonebridge Phase One and Rock Creek Phase Two:

The use of any lakes and canals by boats powered by inboard or outboard engines is prohibited. Sailboats, canoes, rowboats and peddle boats owned by the owner of a lot abutting a lake or waterway may be docked or tied up on that part of the lake or waterway abutting said lot.

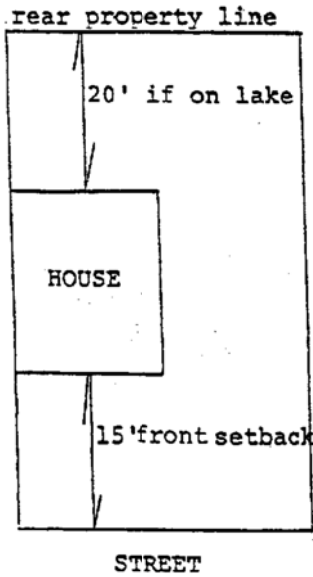
4. Each boat must have accessible either a life vest or a flotation cushion for each boater.
5. Any boater under the age of fourteen (14) must be accompanied by an adult. All boaters are encouraged to use the “buddy system”.
6. There are no lifeguards on duty at any time. Use of the lakes by swimmers and boaters is at the user’s own risk.
7. The number of boaters shall not exceed the boat manufacturer’s stated capacity. In order to comply with the liability insurance carrier’s directive, no homemade boats, rafts, floating decks/docks or other flotation device may be used as a vessel on the Rock Creek common area lakes. Although no existing floating docks have received the required ECB approval prior to being placed into the Rock Creek lakes (and no new floating docks will be approved), those existing floating docks will be “grandfathered-in” subject to the following conditions:
 - a) All existing floating docks must be registered with the Rock Creek Office within 30 days of the adoption of this Rule; and all owners of the property shall be required to sign an Acknowledgment of Violation and Consent Agreement, in recordable form, that specifies that the floating dock will be removed upon the earlier of the sale of the property or the deterioration of the floating dock (at the sole opinion of the ECB). Any recording costs shall be at the expense of the property owner(s).

- b) All registered floating docks shall be permanently affixed to the rear of the property owner's lot at a location which does not interfere with a neighbor's view, which does not interfere with another resident's right to navigate through the Rock Creek lakes, and which has been approved in writing by the ECB as to the location and the method for securing the floating dock to the rear yard. It shall be the responsibility of the floating dock owner to obtain the approval of the Central Broward Water Control District and/or any other governing bodies, if any.
- c) No registered floating dock shall be modified to include oars, sails, motors, poles or any other device to allow it to be used as a vessel on the Rock Creek lakes; and whether or not modified, it may not be used as a vessel on the Rock Creek lakes.
- d) No flags or other decorations shall be added to a registered floating dock. Any existing flags or decorations must be removed.
- e) The owners of all floating docks must provide proof of liability insurance for the floating dock, whether by a homeowners' liability policy or such supplemental liability insurance policy as may be required, in the minimum amount of \$300,000.00, which policy or policies name Rock Creek, Inc. as an additional insured. Such insurance policies shall remain in effect as long as the floating dock remains within the Rock Creek Community, and the Certificate of Insurance shall specifically provide that Rock Creek, Inc. will be notified in writing upon any renewal, non-renewal or cancellation. Failure to obtain and continuously maintain such insurance shall be grounds for permanent removal of the floating dock upon 30 days' notice from the Association. Proof of insurance shall initially be required at the time of registration.
- f) In the event that a property owner shall fail to timely register an existing floating dock and pay the required recording costs or in the event that the owners of a registered floating dock violate any of the conditions set forth above, the Consent Agreement shall provide (and the Rock Creek, Inc. policy governing grandfathering-in shall be) that upon demand by the Association, the owners of any floating dock shall have 30 days to permanently remove the same from the Rock Creek community; and failing same, shall be deemed to have consented to the entry of a permanent injunction for the removal of the floating dock and shall be responsible for all of Rock Creek, Inc.'s court costs and attorney's fees.

8. Nothing shall be done to pollute the lakes, nor shall the lakes be used as a dumping or disposal site. Residents are encouraged to use chemicals and fertilizers in a responsible manner as to avoid or minimize run-off into the lakes.
9. The water plants are part of a lake maintenance program, and are not to be removed without the prior written approval of the Board of Directors.
10. Any violation of these Rules and Regulations shall subject the responsible resident to a fine as determined by the Board of Directors.

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.

SINGLE FAMILY

