

**THE CROSSINGS ESTATE HOMES  
ARCHITECTURAL & AESTHETIC REGULATIONS**

Updated 9/16/09

**GENERAL GUIDELINES**

1. ALL EXTERIOR ALTERATIONS, MAINTENANCE, RENOVATION, AND REMODELING MUST MEET CURRENT MIAMI-DADE COUNTY CODE AND PERMITTING REQUIREMENTS, AND BE APPROVED IN ADVANCE BY THE CROSSINGS' ESTATE HOMES ARCHITECTURAL COMMITTEE AND ADHERE TO THE FOLLOWING GUIDELINES OR BE SUBJECT TO DEMOLITION AND OR RESTORATION AT THE HOMEOWNER'S EXPENSE. ALL PROPOSALS MUST BE IN WRITING AND ACCOMPANIED BY SCHEMATICS AND OR SAMPLES WHICH MUST BE SENT TO THE ESTATE HOMES ARCHITECTURAL COMMITTEE C/O THE CROSSINGS CLUBHOUSE, 11578 S.W. 132 AVENUE, MIAMI, FLORIDA, 33186, OR MAY BE HAND DELIVERED TO THE OFFICE AT THE SAME ADDRESS. PLEASE REVIEW THE CROSSING'S ESTATE HOMES DOCUMENTS FOR ARTICULATION OF THE ARCHITECTURAL COMMITTEE'S AUTHORITY.
2. If required, the Architectural Committee may issue conditional approval to proceed with your project with final approval pending receipt of plans, specifications, review of a site plan, and samples and renderings prepared by a certified architect. All exterior alterations, maintenance, renovation, remodeling and new construction must meet The Crossings Estate Homes Architectural Guidelines outlined in this document or be subject to demolition and or restoration at the homeowner's expense. All exterior maintenance, renovation, remodeling and new construction must meet current Miami Dade County Code specifications or will be subject to required demolition and restoration at the homeowner's expense. A copy of the Miami Dade County Certificate of Completion, provided after final building approval (if required) must be filed with the Crossings.
3. From the date that your request is received and deemed complete, the Architectural Committee may take up to fifteen (15) days to issue a decision.
4. All exterior landscaping plans must be submitted and approved in advance before planting.
5. All approvals require the homeowner and/or the contractor to file a Notice of Commencement with the Miami-Dade County Department of Building & Zoning (if required) and that all appropriate permits will be obtained and pass a final inspection by Miami-Dade County. Failure to comply with any or all of the above as indicated will result in the cancellation of approval.

**SANCTIONS**

In addition to a requirement that homeowners restore their properties to conform with these regulations, sanctions may include warnings, fines and liens initiated by the Estate Homes Architectural Committee to assure Estate homeowners are in compliance with community standards.

ESTATE HOMES ARCHITECTURAL GUIDELINES ARE SUBJECT TO REVISION AT ANY TIME. HOMEOWNERS MUST EXERCISE RESPONSIBLE JUDGEMENT, AND SEEK PRIOR APPROVAL FOR ALL MODIFICATIONS TO THEIR PROPERTIES.

PLEASE CONTACT US AT (305) 387-0436 IF YOU HAVE ANY FURTHER QUESTIONS.

## **ROOFING GUIDELINES**

1. Roof replacements, additions and or upgrades are considered maintenance and therefore the homeowner must follow the procedures outlined under General Guidelines for approval.
2. Shingles must be earth tone colors and must coordinate with the color scheme of the home.
3. Tile, metal and cement roofs are not permitted.
4. Shingles made of asphalt or like material may be smooth (three tab) or textured (dimensional) in appearance.
5. The metal flashing must be painted the same color as the trim around the entire home.

## **PAINTING GUIDELINES**

1. Exterior painting of the house stucco and or trim is considered maintenance and therefore the homeowner must follow the procedures outlined under General Guidelines for approval.
2. Paint colors must coordinate with the roof shingles in order to be approved. Two similar but contrasting colors must be chosen for the stucco and trim. Approved color families are earth tones.

**By definition;** Earth tone is a color scheme that draws from a color palette of browns, tan, grays, greens, whites and some reds. The colors in an earth tone scheme are muted and flat in an emulation of natural colors found in dirt, moss, trees and rocks. Many earth tones originate from clay earth pigments, such as umber, ochre and sienna.

3. Pastels and primary colors are not permitted.
4. Paint must be flat or low luster.
5. Entry doors may be painted a contrasting earth tone color with prior approval.
6. Wood entry doors, if not painted, must be finished naturally or stained with prior approval.
7. Entry doors with glass panels are also permitted but must be submitted and approved prior to installation.
8. Garage doors should be painted, preferably, to match the approved stucco color, but may be painted to match the approved trim color. Garage door replacements may be with or without windows along the top panel. A pictorial sample of the door must be attached to the homeowner's written request for approval before installation.
9. Wood garage doors may be painted a contrasting earth tone color finished naturally, or stained with prior approval.
10. Light posts must be painted to match the darker of the two shades approved for the home. White, black, or verdigris finish for light posts and light fixtures is permitted with prior approval.

### **PAINTING GUIDELINES: FENCES**

1. Painting of the exterior of the fence on the front and sides is considered maintenance and therefore the homeowner must follow the procedures outlined under General Guidelines for approval.
2. Exterior fence is to be painted or stained the same as the darker color approved for the home; however, it may be painted the same as the lighter color. The color for the interior of the fence is the homeowner's choice. However the entire fence must be uniformly painted in one of the colors approved for the home. **Exception:** Any exterior portion of the fence that is visible only to the adjoining home may be painted in that home's approved color scheme.
3. The exterior of rear fences bordering 134<sup>th</sup> Avenue, 137<sup>th</sup> Avenue, and 104<sup>th</sup> Street must be painted "**Richard's Olympic Oxford Brown**".

### **FENCE CONSTRUCTION**

1. Fence replacements, additions and or upgrades are considered maintenance and therefore the homeowner must follow the procedures outlined under (General Guidelines) for approval.
2. **FENCES MUST BE CONSTRUCTED IN 6' SHADOWBOX STYLE**, with dog-ear type slats. All slats must be 6" wide regardless of style. Construction may be either open or closed shadow box style. Closed shadow box style is constructed by installing additional slats to the **interior of the fence** for privacy purposes. (See the attached illustration for specifications)
3. The finished edge of the fence must face the street and/or the common areas **with posts facing to the inside of the property**. Fence posts installed to the outside view of the property are not permitted.
4. A copy of the survey for the property must be attached to the homeowner's written request to install a new fence and/or replace an existing fence in order to indicate the exact location of the fence.
5. Requests to add and/or replace fencing abutting a neighbor's property must be accompanied by the neighbor's written consent.
6. Chain link fences are not permitted.

**HURRICANE/STORM SHUTTERS - SUBMITTAL REQUIREMENTS**

1. Addition of hurricane/storm shutters to a dwelling is considered an alteration and therefore, the homeowner must follow the procedures outlined under General Guidelines for approval.
2. The homeowners written request for approval to install any type of hurricane/storm shutters must be submitted with the following, **which is required in order to receive approval:**
  - a. A COPY OF THE CONTRACTOR'S PROPOSAL PROVIDING THE INTENT TO SECURE A PERMIT.
  - b. A COPY OF THE FLOOR PLAN OR SURVEY IDENTIFYING ALL OPENINGS TO BE COVERED AS WINDOWS, DOORS, OR SLIDING GLASS DOORS.
  - c. A COPY OF THE PRODUCT APPROVAL ISSUED BY MIAMI-DADE COUNTY.

**BAHAMA SHUTTERS ARE NOT PERMITTED**

**REQUIREMENTS FOR REMOVABLE PANELS WITH PERMANENT TRACKS**

1. Permanently installed tracks must be painted the color of the surface to which they are attached.
2. The panels may be any color because they may only be placed in the tracks during hurricane watch or warning conditions of an approaching storm and must be removed immediately when a storm has passed and electricity has been restored.
3. The tracks must be installed so that no more than 3 inches of building stucco (wall) or wood trim is exposed to view from the edge of the track to the edge of the window and/or sliding glass door opening. However, Miami Dade County current building codes will take precedence.

**REQUIREMENTS FOR ACCORDION SHUTTERS**

1. Accordions must be the same color as the surface to which they are attached, or may be a color that will coordinate with the approved paint colors for the home. However Accordion color may also be that of the window system they cover.
2. The shutter size must closely match the dimensions of the window and/or sliding glass door opening's so that not more than 3 inches of building stucco (wall) or wood trim is exposed to view between the window or sliding glass door opening edge and the inside shutter frame edge. However Miami Dade County current building codes will take precedence.
3. All accordions must be center opening so that when in the open position the panels divide equally on both sides.
4. Accordions may be in the closed position only during hurricane watch or warning conditions of an approaching storm and must be reopened immediately when a storm has passed and electricity is restored.

### REQUIREMENTS FOR REMOVABLE PANELS WITH DIRECT MOUNTS

1. Keyhole washers must be painted the same color as the surface to which they are installed.
2. The panels may be any color because they may only be placed in position during hurricane watch or warning conditions of an approaching storm, and must be removed immediately when the storm has passed and electricity has been restored.

### MAIL BOXES

1. Mail Box replacement, and or upgrades is considered maintenance and therefore the homeowner must follow the procedures outlined under General Guidelines for approval.
2. Black, metal or plastic boxes meeting Postal Service specifications for largest rural style, (U.S. No. T2 size or no. 1 and 1/2 rural mail box) are approved for use.
3. Posts must adhere to the attached schematic illustration and must be placed at least 18" from the road.
4. Mailbox, posts and supports must be painted to match one of the two color shades approved for the home.
5. House address numbers must be placed horizontally on each side of the post under the box as shown on the attached illustration. Placing address numbers vertically on the post is acceptable, but not preferred.
6. Numbers shall measure 2" - 4", and be either black or white, whichever is the greatest contrast.

### DRIVEWAYS

1. Addition or modification to a driveway is considered an alteration and therefore the homeowner must follow the procedures outlined under General Guidelines for approval.
2. Driveways may be brick, patterned or smooth concrete.
3. Driveways may not extend past the outside vertical house line. Driveways, including circulars may not within its perimeters be wider than that which can accommodate two full size passenger automobiles parked side by side.
4. Free standing driveways on the opposite side of the garage or those attached to a circular driveway providing an entrance to the side or rear of the property are not permitted. Strip pathways for side entrance access may be excepted provided they are not used as additional parking.

## MISCELLANEOUS

1. **Satellite dishes.** Before installing satellite dishes, homeowners are responsible to submit a satellite installation form to identify the type of dish, its location, and to ensure a proper and safe installation. Dishes may not be larger than 18" in diameter and can not be placed on the front of the house. The satellite form is available at the clubhouse. However FCC rules and regulation will take precedence over any disputed area.
2. **Garbage containers and recycling bins** must be stored within the home, behind the fence or within the rear of the property but at all times out of view from the street. Storing of garbage containers and recycling bins in front of the property or on the common areas is not permitted.
3. **Boats** may not be stored in front of Estate Homes. They may only be parked and or stored behind approved fencing. Also, boats may be parked within the fenced yard at The Crossings' Clubhouse for a fee.
4. **Awnings** of any specification are not permitted.
5. **Decorative and/or protective ironwork** coverings for windows, doors, and sliding glass doors are not permitted.
6. **Vehicles** may not be parked on the front lawn or across the sidewalk and should not be parked in the street because this may prevent emergency vehicles from gaining access in the event of an emergency. Vehicles are permitted to park on the swale area, which is the grassy area between the sidewalk and the street. All vehicles parked on the property must have a current registration, license plate and be in operating condition.
7. **Commercial vehicles** may not be parked overnight in the front, side or back of Estate Homes.
8. **Sheds** may be no larger than 6' under the eave and may not exceed 8' at the roof ridge. Homeowners must provide written consent from their surrounding neighbors before receiving approval from the Association. Sheds must be painted the same as the colors approved for the home.
9. **Pool and Patio Enclosures** may be bronze, black or white aluminum with charcoal screening.
10. **Signs** of any description may not be posted on trees, street sign poles, mail boxes/mailbox posts or street lights. A standard "FOR SALE" sign, conforming to commercial standards may be displayed in the front yard. A sign may be displayed, endorsing a qualified candidate running for Public Office, during the appropriate election cycle.
11. **Flags** are not permitted, except the official flag of the United States or the official flag of the State of Florida, United States Army, Navy, Air Force, Marines or Coast Guard or a POW-MIA flag. Flag protocol suggests that the flag be removed at night. Holiday, school or sports banners/pennants may be hung during the appropriate season. All such banners must be maintained in good condition.
12. **SWALE AREA** Estate Home must maintain their yard, as well as the swale area, which is the grassy area between the sidewalk and the street. Homeowners are responsible to mow, edge, weed and trim every three weeks during the dry season and every two weeks during the rainy season. If shrubbery or trees are planted, they must not obstruct the sight lines of any vehicles.