

The Villages at Cypress Creek Master Property Owners Association, Inc.

c/o **Unique Property Services Inc.**
1207 N. Himes Ave. Suite 3
Tampa, FL 33607

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RE: Welcome to The Villages at Cypress Creek Master Property Owners Association, Inc.

Dear New Residents:

On behalf of the Board of Directors and residents of The Villages at Cypress Creek, as well as Unique Property Services Inc., I'd like to take this opportunity to welcome you to The Villages at Cypress Creek. We are proud of our vibrant and growing community. I am sure you will find living here a wonderful experience. My company, Unique Property Services Inc., is currently under contract to manage the affairs of the Cypress Creek M.P.O.A.

I want to make sure that you have been given all pertinent documents regarding the community. The Villages at Cypress Creek is a deed-restricted community, therefore you should have received copies of the following documents either prior to or at your closing. If you did not, please contact me and I will arrange to get you a copy.

1. A copy of the Declaration, bylaws, and articles for the Cypress Creek Master Property Owners Association Inc. These items explain how the association operates and outlines specific restrictions.
2. Design Review Guidelines (Residential or Commercial, whichever applies). These documents outline specifications for properties.

The Villages at Cypress Creek Master Association has an annual fee per parcel of property owned. This fee is normally invoiced in February each year and due by March 10th. This fee funds, among other operation costs, upkeep of the landscaping and irrigation in the common areas of the community, such as entrances and medians, as well as power and water to lighting and water features.

I have attached a list of items that you should be aware of regarding the deed restrictions in the community. This information comes from the association documents. Most can be found in Section 15 of the Declaration.

Any correspondence should be sent to:

The Villages at Cypress Creek M.P.O.A.
Unique Property Services, Inc.
1207 N. Himes Avenue, Suite 3
Tampa, FL 33607

Again, welcome to the community. If I can be of any assistance to you, or if you have any questions regarding the Association, please contact me at my office.

Sincerely,
David G. Krug
Community Association Manager

The Villages at Cypress Creek
Master Property Owners Association Inc.
Deed Restriction Quick Reference

The following is a quick reference guide to the community deed restrictions. These restrictions are put in place to protect property values in Cypress Creek, and to assure that it will remain the beautiful community we see today.

1. Each home represents one lot and is entitled to one vote at the annual meeting.
2. Annual budget is normally prepared in November, and the Annual Meeting is normally in January.
3. The Board of Directors meets monthly. Notices of the time and location of the meetings are mailed to all property owners. Any association member may attend and observe the Board meetings, however, members are not always permitted to participate in the actual meeting depending on the amount of business that must be covered.
4. No RV's, commercial vehicles, trailers, boats or other vehicles not considered passenger vehicles may be parked outside of your home. These vehicles must be kept in the garage.
5. No signs except standard one panel "for sale" signs may be posted on homes. No riders are permitted on the signs. No signs may be posted on the golf course.
NO SIGNS OF ANY KIND ARE PERMITTED IN LA PALOMA!
6. Pets must be kept on a leash at all times when not in an enclosed area. Pet owners must clean up immediately after their pets when walking them.
7. Parking on the streets or vacant lots, blocking sidewalks and repairing vehicles are prohibited in any of the communities.
8. No clotheslines or outside storage is permitted.
9. Garbage cans and hoses must be hidden from view of streets or adjoining lots except when in use or after 6:00pm. the night before trash pickup.
10. No outside storage buildings, playsets, or other recreational equipment is permitted without prior approval of the Design Review Committee. No aluminum roofs are permitted.
11. No exterior change may be made to your property without approval of the Design Review Committee. This includes fencing, pools, additions, painting and roofing.
12. Property and landscape must be maintained according to neighborhood standards. All homes must have irrigation systems. No wells are permitted without approval of the Design Review Committee.