

The Villages at Cypress Creek **NewsLink**

Spring/Summer 2023



Memorial Day
is
Monday, May 29th

Remember Our Fallen Heroes Who
Fought for Our Freedoms



N-Link NEIGHBORHOOD BROWSER



Welcome

... to our New Residents!



La Paloma

Vincent & Theresa DiNella
3607 Gaviota Drive

DeWitt & Barbara Gorman
807 Bella Verde Place

Fernando & Carolina Treglia
3506 Gaviota Drive

The Preserve at La Paloma

Patricia Chojnacki
3737 Laughing Dove Drive

Bill Sargeant & Pam Burns
3743 Laughing Dove Avenue



Villa d'Este

Rod & Kap Lewis
3916 Teaberry Lane

Danny Poblarp & Chelle Price
4031 Salida del Sol Drive

Arlanders Taylor, Jr. & Denise Steinmaier
3830 Milflores Drive



Commercial

All-In Title Group
769 Cortaro Drive

DeLoach, Hofstra & Cavonis PA
777 Cortaro Drive

Keke's Breakfast Café
733 Cortaro Drive

Stewart Villas Home Healthcare
3870 Sun City Center Boulevard



The Villages at Cypress Creek Master Property Owners Association Update

As you may know by now, the construction between the Cypress Creek Golf Course and Fairway Palms is the last phase of Fairway Palms (William Ryan Homes). The two other properties along Cypress Village Boulevard being explored by developers do not belong to the MPOA (with no contribution to the Boulevard maintenance and will not be subject to MPOA rules and regulations). On March 30th the Cypress Village Boulevard Safety & Mobility Improvements meeting was held by Hillsborough County Public Engagement at the Sun City Center Community Hall. County Commissioner Michael Owen was in attendance. Residents as well as commercial members are encouraged to contact our County Commissioner Owen 272-5740 (or Public Engagement at HCFLGov.net/HCEngage) with comments regarding the current Boulevard traffic flow design.

The Delegates will be meeting to discuss items they will be taking to the MPOA Board for consideration. Meeting date to be determined. Information/Minutes from previous Meetings are accessible on the Association's web portal. If a property owner needs assistance in accessing the portal, please contact Roger Kessler, Unique Property Services, Inc. rkessler@uniquepropertyservicesinc.com 879.1139

A reminder, all residents and their guests need to abide by the posted speed limit signs in and around the community. Please be safe!

~ Sonny Lazar
President

MPOA Board of Directors

President: Sonny Lazar (Resident)

Vice President/Treasurer: Michael Johnson (General Manager, Cypress Creek Golf Club)

Secretary: David Page (William Ryan Homes)

Delegates:

District #1	Cypress Creek Golf Club	Michael Johnson
District #2	Ventana Village	Jodie Lopes
District #3	Villa d'Este	Jim Pero
District #4	La Paloma	Ray Huntsinger
District #5	Commercial West	Stephanie Redmont
District #6	Commercial East/Montero Village	Sonny Lazar
District #7	Fairway Palms	Brigitte Chamberlin
District #8	Palm Gardens	Brian Bentz
District #9	Village K	Tom Griggs



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Community Security News

St. Moritz Security Services, Inc. is our community security patrol service. St. Moritz Officers patrol our community at least five times a week, including weekends.



If you observe criminal activity, please call 911 immediately. As follow-up, the Officer can then be called for assistance at 813.894.1423. A Patrol Officer will respond to call if he is on-duty at that time.

~ Peggy Kuban-Belles/Gary Rosenfeld
co-Community Security Committee Liaisons

...and from Jeffery Merry, Community Resource Deputy ~ "Know the rules of the road"

The Hillsborough County Sheriff's Office has seen an increase in the illegal use of golf carts. Several golf carts have been seen being driven on roadways that are not exempt from Florida State Statute (FSS) 316.212, which makes it illegal to operate golf carts on Florida roads. Golf carts have also been seen being driven on sidewalks, which is a violation of FSS 316.1995. Both of these offenses are citable offenses with applicable fines.

And although golf carts are a casual style of transportation enjoyed by most residents within Sun City Center, there are only a few public roadways where it is legal: most streets between West Del Webb Boulevard and East Del Webb Boulevard, plus South Pebble Beach Boulevard and the side streets off of South Pebble Beach Boulevard. Streets along 19th Avenue and streets within The Villages at Cypress Creek are not golf cart legal and thus citable under FSS 316.212.

Driving golf carts and any other motor vehicle on a sidewalk is prohibited. Ensure the "path" is a legal golf cart path.

If you are driving your golf cart within the Sun City Center area, ensure you are operating it legally and safe by:

1. Obtain a copy of the Greater Sun City Center Golf Cart Drivers Handbook
1. A map of legal roadways and paths is included
2. Know where golf carts are allowed on the roadways
1. Golf carts are **not** allowed on State Road 674, except the four (4) designated crossings
2. Golf carts are **not** allowed on U.S. Highway 301, except at the one (1) designated crossing
3. Golf carts are **not** allowed on sidewalks
4. Golf carts are **not** allowed on the path on the eastside of U.S. Highway 301 running north and south
3. Ensure it is not dark out, golf carts are only allowed on roadways after dawn but before dusk
4. Obey **all** traffic laws when operating on the roadways, including stop signs and red lights
5. Signal any turns and check blind spots
6. Drive responsibly and with courtesy
7. Always yield to pedestrians
8. Register golf carts with the Sun City Center Security Patrol
9. Obtain Golf Cart Insurance

Please contact Community Resource Deputy Jeffery Merry if you have any concerns 242.5515.



LET'S SUPPORT OUR LOCAL BUSINESSES

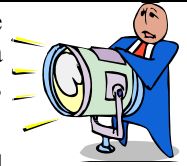




The Third Annual Cypress Cup



On October 22nd and 23rd, 2022, Cypress Creek Golf Club hosted the third Annual Cypress Cup. Two teams participated — one from Villa d'Este, captained by Paul Adkins, and the second from La Paloma, captained by Andy Kramer.



The Villa d'Este team pulled off a three-peat, winning for the third straight year. CONGRATULATIONS! The competition was set up like the Ryder Cup format, over two days of play. The first day was team play, and the second day was individual match play. A fun time was had by all, and both teams are looking forward to the 2023 championship!

The trophy remains on display at the Cypress Creek Golf Club.

Pictured here are members of the Villa d'Este team, *left to right:*

Bruce Anderson, Scott Akins, Pat Mitchell, Tim Connolly, Keith Bond, Paul Adkins, Pablo Dones, Art Ross, Mike Spence, and Jim Pero

Let Freedom ... from sales taxes ... Ring!

Once again, we have Florida Sales Tax Holidays coming up.

Governor DeSantis' Framework for Freedom Budget provides record tax-relief for Florida families, including permanent tax cuts to keep more money in the pockets of Floridians. The Sales Tax Holidays will deliver \$2.7 billion in broad-based tax savings to families and businesses across the state, with a focus on short-term, as well as permanent, tax-relief on key items utilized by growing families and seniors.



The first of these tax-relief Holidays is two 14-day **Disaster Preparedness Sales Tax Holidays** this year from **May 27th through June 9th** and from **August 26th through September 8th** for disaster preparedness supplies. Some examples of tax-free items include: flashlights and lanterns costing \$40 or less; reusable ice costing \$20 or less; radios costing \$50 or less; tarps and ground anchors or tie-down kits costing \$100 or less; coolers and portable power banks costing \$60 or less; batteries and fuel tanks costing \$50 or less; smoke detectors, fire extinguishers, and carbon monoxide detectors costing \$70 or less; and generators costing \$3,000 or less. The Holiday also includes a number of

items related to the safe evacuation of household pets. Common household, consumable items that may be helpful with disaster cleanup are also included. For example, laundry detergent, toilet paper and paper towels, soap, sunscreen and various household cleaning products, with a sales price of \$30 or less.

A **Freedom Summer Sales Tax Holiday** from **Memorial Day (May 29th) through Labor Day (September 4th)** will save Florida families more than \$224 million and covers purchases of admissions to music, sporting, and cultural events; tickets to movies and museums; single admission or season tickets to theatre and dance performances; state park admission and annual passes; and use of fitness facilities will be tax-free. Tickets, memberships and passes, purchased during this time are for use from May 29th through December 31st 2023. The Holiday also applies to sales of certain boating and water activity equipment and supplies, camping equipment and supplies, fishing equipment and supplies, general outdoor supplies (including sunglasses, sunscreen and grills), residential pool chemicals, supplies and parts, and children's toys and athletic equipment.

Two **Back-to-School Sales Tax Holidays**: **July 24th through August 6th** for fall semester and from **January 1st through the 14th 2024** as students return to school from winter break ~ to save Florida families over \$210 million. These two 14-day, tax-relief Holidays cover clothing, footwear and backpacks costing \$100 or less, school supplies and learning aids costing \$50 or less, and personal computers or computer-related accessories, including non-recreational software, costing \$1,500 or less.

A **Skilled Worker Tools Sales Tax Holiday**, surrounding the Labor Day Holiday, will be held from **September 2nd through September 8th**, to save Florida workers \$13 million, for certain tools used by skilled trade workers. Tax-free items include certain hand and power tools, work boots, safety equipment, shop lights, toolboxes and belts, and plumbing and electrical equipment.

For information on additional tax-relief measures, visit: www.flsenate.gov

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The Preserve at La Paloma by Mattamy Homes is a gated enclave of 104 thoughtfully designed, attached villas and single-family homes, from 1,501 to 1,908 square feet. New base prices start from \$309,990.

A select number of home sites feature views of the Cypress Creek Golf Course or ponds. Quick move-in homes are ready for move-in now and this summer in a wide array of home designs and styles. A limited number of “to-be-built” homes are also available to personalize.

Brand-new, resort-style amenities are now open for residents to enjoy. They include a cozy clubhouse, pool with spa, sundeck and breezeway, pickleball court, fire pit and more. Plus, lawn maintenance is included in the community’s low fees.

You are invited to come tour three decorated model homes and the new amenities which are open daily. To learn more or to schedule a VIP appointment, please call 535.5707, visit mattamyhomes.com, or stop in!

As of April 13th, 35 homes have been sold.

~ Zachary Duke
Senior Marketing Coordinator
Tampa & Southwest Florida Division



Extra! Extra! read all about it!
Resident advertisements on back page!

N-Link -COMMERCE

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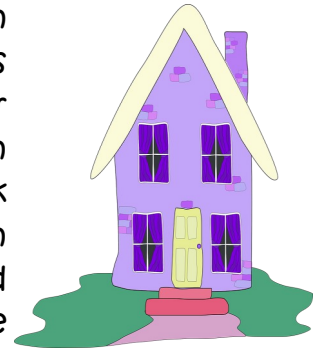


A reminder from the Design Review Committee



All house exterior alterations, including landscaping alterations, need to be approved through the application process. It is requested by the Committee that applications submitted for a new exterior paint color include a color card swatch as an attachment.

Please note: the 2-sided application has been revised (see insert in this newsletter) and is effective immediately. You can access our community website (address below) and click on "Association Documents" then "Cypress Creek DRC Application and Design Guidelines" for an application and additional information. Revised applications can also be found on the Association's web portal.



The Committee meets once a month (typically, on the 3rd Wednesday of the month) and requests that applications be submitted at least 72 business hours prior to the scheduled date of the meeting.



The Villages at Cypress Creek Website

<http://thevillagesatcypresscreek.net/>

Your Resource for all Association Documents!



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Hurricane Season officially starts June 1st

In review, the 2022 season was a unique season, defined by a rare mid-season pause in storms that scientists preliminarily believed was caused by increased wind shear and suppressed atmospheric moisture high over the Atlantic Ocean. After a quiet period in August, activity ramped up in September with 7 named storms, including the 2 major hurricanes — Fiona and Ian, and also included a rare late-season storm with Hurricane Nicole making landfall on November 10th along the east coast of Florida.

During this past season, the National Oceanic and Atmospheric Administration (NOAA) Hurricane Hunter aircraft flew over 582 mission hours to collect atmospheric data that is critical to hurricane forecasting and research, passing through the eye of a hurricane 65 times and deploying over 1,700 scientific instruments. NOAA's Gulfstream IV-SP also flew a research mission from Cabo Verde, Africa, in August. This historic mission was the farthest east NOAA's Hurricane Hunter airplanes have flown to investigate a developing storm.

Another major first included the successful launch of the Altius 600 from NOAA's P-3 Hurricane Hunter into the core of Hurricane Ian hours before landfall, transmitting back data of wind speeds as high as 216 mph at an altitude of 2,150 feet.

The likely development of El Niño should bring a "slightly below-average" upcoming Atlantic hurricane season, top forecasters announced mid-April at a hurricane conference in Texas. Strong westerly winds spurred on by El Niño tend to prevent Atlantic storms from developing. This occurs because those increased upper-level winds can tear apart hurricanes as they try to form. But, of course, the forecast also notes a high level of uncertainty.

Meteorologists from Colorado State University predict a total of 13 tropical storms will form, of which 6 will become hurricanes. A tropical storm becomes a hurricane when its sustained winds reach 74 mph.

A typical year averages about 14 tropical storms, with 7 spinning into hurricanes, based on weather records that date from 1991 to 2020.

"Remember", says retired NOAA meteorologist, Dennis Feltgen, "regardless of how many storms are forecast for the season, it only takes one hitting YOU to make it a bad year."

**HAVE A PLAN.
KNOW YOUR PLAN**



*A disaster supply kit checklist can be found on the following page ~
additional information can be found at [HillsboroughCounty.org](https://www.hillsboroughcounty.org)*



ATLANTIC STORM NAMES		
2023 HURRICANE SEASON		
ARLENE	HAROLD	OPHELIA
BRET	IDALIA	PHILIPPE
CINDY	JOSE	RINA
DON	KATIA	SEAN
EMILY	LEE	TAMMY
FRANKLIN	MARGOT	VINCE
GERT	NIGEL	WHITNEY



DISASTER SUPPLY KIT CHECKLIST



General

- Two week minimum supply of medication, regularly used medical supplies, and a list of allergies
- A list of the style, serial number, and manufacturer information of required medical devices
- Batteries
- Flashlights
Do not use candles
- NOAA Weather Radio
Battery operated or hand cranked
- Cash
Banks and ATMs may not be available after a storm
- Cell phone chargers
- Books, games, puzzles or other activities for children

Phone Numbers

- Maintain a list of important phone numbers including:
County emergency management office, evacuation sites, doctors, banks, schools, veterinarian, a number for out of town contacts, friends and family

Clothing

- Rain gear such as jackets, hats, umbrellas and rain boots
- Sturdy shoes or boots and work gloves

Special Needs Items

- Specialty items for infants, small children, the elderly, and family members with disabilities

First Aid

- First Aid Manual
- Sterile adhesive bandages of different sizes
- Sterile gauze pads
- Hypoallergenic adhesive tape
- Triangular bandages
- Scissors
- Tweezers
- Sewing needle
- Moistened towelettes
- Antiseptic
- Disinfectant wipes
- Hand sanitizer
- Thermometer
- Tube of petroleum jelly
- Safety pins
- Soap
- Latex gloves
- Sunscreen
- Aspirin or other pain reliever
- Anti-diarrheal medicine
- Antacid
- Laxative
- Cotton balls
- Q-tips

Food and Water

- Food
Nonperishable packaged or canned food and beverages, snack foods, juices, baby food, and any special dietary items to last at least 7 days
- Water
1 gallon per person per day
- Non-electric can opener
- Paper plates
- Napkins
- Plastic cups
- Utensils

Important Documents

- Insurance cards
- Medical records
- Banking information
- Credit card numbers
- Copies of social security cards
- Copies of birth and/or marriage certificates
- Other personal documents
- Set of car, house, and office keys
- Service animal I.D., veterinary records, and proof of ownership
- Information about where you receive medication, the name of the drug, and dosage
- Copy of Will

**Items should be kept in a water proof container*

Vehicle

- Keep your motor vehicle tanks filled with gasoline

Pet Care Items

- Pet food and water to last at least 7 days
- Proper identification
- Medical records/microchip information
- A carrier or cage
- Muzzle and leash
- Water and food bowls
- Medications
- Supplies for your service animal

Find more disaster preparedness tips at
FloridaDisaster.org

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SouthShore Regional Library



Tampa-Hillsborough County Public Library has **27 public libraries** with free and open access to all, with books and so much more!

E-books, audio books, launch pads (*learning tablets for kids*), educational games and models, Wi-Fi Hotspots (*available to Borrow! Wi-Fi hotspots keep your tablet, laptop and other Wi-Fi-enabled devices connected to the Internet wherever you are with an unlimited data plan, accessible throughout the United States, including the U.S. Virgin Islands and Puerto Rico; and supports up to 5 devices at once*), DVD and streaming movies and music. And, the Tampa Bay Ukulele Society (TBUS) generously donated 20 Ukulele Kits to the Library system for you to borrow! Each Ukulele Kit includes: 1 soprano ukulele in a case, 1 tuner with battery, 1 book with DVD and are part of the Library's Realia collection. Ukulele Kits are searchable in the Library catalog. Yes, our Library has a lot to offer, more than just books!

How do I get a library card in Florida? Florida residents ages 18 and older may get a Library Card in person at any Library location. Adults must present a photo ID and proof of Florida residency. Any current photo ID with Florida address is acceptable.

As a Library Cardholder, How do I get library books onto my Kindle? Open your Library's digital collection (you can find it using www.overdrive.com). Find a Kindle Book to borrow. ... Select Borrow. ... Choose a lending period for the title (if available). ... After you borrow the title, select Read Now with Kindle.

Visit www.hcplc.org for a listing of upcoming programs and events!

*The SouthShore Regional Library is located at
15816 Beth Shields Way (off 19th Avenue) in Ruskin 273.3652*



Firehouse Cultural Center



The Firehouse Cultural Center sits on land first donated to Hillsborough county by the Ruskin Commongood Society, which founded Ruskin in 1908. The Ruskin community was formed as an idealist, egalitarian community strongly influenced by the writings and philosophy of **John Ruskin**, the English art critic, social thinker, poet and artist.

John Ruskin famously believed in the arts as a tool for understanding and knowledge and widely promoted the importance of the arts in education and in community life ~ a great foundation to create on.

"I would rather teach drawing that my pupils may learn to love nature, than teach them looking at nature that they may learn to draw."

~ John Ruskin



The Firehouse Cultural Center, a 501c3 nonprofit organization, was first developed and sponsored as a project of the Ruskin Community Development Foundation (RCDF), a non-profit focused on supporting the development of significant community projects. The desire to have such a center has long been a vision and was included in the Ruskin Community Plan.

The Firehouse Center became a real possibility as a new fire station was being built and a community group began to envision the use of this unique property. A Planning & Advisory committee was convened representing a diverse range of area arts, educational, civic and business organizations, as well as artists, writers and educators to envision possibilities. Together they developed the concept and a proposal for the **Firehouse Cultural Center**, a unique hub for arts and education. RCDF's proposal for the **Firehouse Cultural Center** was reviewed and approved by the County Commission in 2011. The county sponsored necessary safety and code renovations prior to FCC's full-time opening in 2013.

Visit www.firehouseculturalcenter.org for a listing of upcoming programs and events!

101 1st Avenue NE, Ruskin
645.7651





N-Link **HAPPY BIRTHDAY ANNOUNCEMENTS**



JUNE

5th Doris Bennett
 6th Rose Bryan
 11th Bev Vorhees
 21st Tony Cocchiola
 Billy Hereford

JULY

2nd Bill DiPaolo
 5th Bill Ramsay
 8th Bea Sobucki
 9th Joe Bertini
 10th Nicholas Tedder
 12th Teresa Bertini
 14th Malene McMahon
 18th Harry Psenisky

21st Peggy Kuban-Belles
 Diane Daugherty
 26th Cary Ramsay

AUGUST

2nd Jen Tedder
 5th Gayl Johnson
 12th Patricia Commons
 21st Sarah Cope
 22nd Trudy Santa-Lucia
 27th Chase Kendall
 31st Stephanie Ramsay

SEPTEMBER

2nd Mark Rupert
 5th Tracy Crittendon

9th Paul Adkins
 12th Brenda Dunlap
 18th Maxine Safford
 19th Todd Tedder
 20th Vincent Genco
 21st Mike Spence
 22nd Margaret Myers
 26th David W. Burton
 Charles Commons

OCTOBER

8th Austin Bertini
 12th D. Kay Psenisky
 25th Carol DiPaolo
 31st Dave Bryan
 Karen Dutchess



*Is YOUR birthday missing from the above birthday list??
 Please call or email me with the info and your big day will be added!
 Mimi 633.0677 mmrose1@tampabay.rr.com*

PROPERTY MANAGEMENT COMPANY

Dave Krug/Roger Kessler
 Unique Property Services, Inc.
 PO Box 2878
 Riverview FL 33568
 phone: 879.1139 — fax: 879.1039
 rkessler@uniquepropertyservices.com

Attention Residents and Business Managers! This Newsletter is for you and about you. Please contact us with your "article of interest" — a new addition to the family, special accomplishment, a promotion your business may be offering, etc. The deadline for submission of articles for the **Fall/Holiday 2023** newsletter is

>>>>>>>>>> **Friday October 6 2023** Mimi Rose (mmrose1@tampabay.rr.com) 633.0677 <<<<<<<<<<<<<<



N-Link · COMMERCE

China Wok Chinese restaurant located in Sun Point Plaza, is owned by **Ventana** residents — **Quan Yong Chen and Yu Chun Cao!** Drop by or Call 645.8088 to order up!

Bill Bennett (La Paloma), owner, **South Shore Repairs LLC**, is at the ready, at your service to make your life simpler, and take care of those general home repairs and RV repairs, shelving, pressure-washing, electrical wiring, move-in/move-out services, hurricane preparation, etc. Licensed and Insured. Call today! 633.0351, Cell/Text: 612.616.9845 or Email: Billyboy_1234@msn.com.

Connie Grimaldi (La Paloma) is a Realtor with Berkshire Hathaway Florida Realty Office. Connie has been in the real estate industry for 13 years, including new construction. Call her 727.742.7894 or Visit: www.conniegrimaldirealtor.com

Dale Weeks (Montero), owner, **Badcock Furniture**, at 1510 East College Avenue, invites all residents to stop in his store and find that piece of furniture you've been looking for ~ mention this ad and receive a free gift! Call 645.3889 or Visit website: www.badcock.com/ruskin-fl

Ann Colburn (Villa d'Este) is available for reliable domestic help, such as: daily tasks, changing linens, light housekeeping, weeding/trimming, downsizing, packing/unpacking ~ any task you need help with, just ask! Call Ann 612.804.7917

Ava Katwaroo (Ventana), pastry chef, **Tasty Ava's**, is selling homemade baked goods. She bakes everything herself! To place an order, please call Ava at 633.5672 or email her at bakingava@gmail.com Special requests are welcome!

Judy Garrett (Ventana), Realtor, **Keller Williams Realty SouthShore** office ~ Judy had been in the community for 20+ years selling new construction homes built by Miller Family Homes. Now she can help you with your real estate needs in selling, buying, renting or investing. Call: 727-5858 or Email: judygarrett@kw.com

A1 Non-Emergency Medical Transportation LLC is a non-emergency transportation company that provides services for those who are both ambulatory and non-ambulatory. **Owners, Benjamin & Anita Cherry (Montero)** can be reached at 727.337.0333 or Email: bencherrybb@gmail.com.

Ray Monahan (La Paloma) is a Realtor with **Century 21 Beggins**, Apollo Beach, a family-owned Real Estate Company with 9 offices in Tampa Bay ~ this year celebrating their 30th year in business! Ray specializes in all aspects of real estate, including resales, new home construction and investment properties. The market may be complex and competitive, but we have the tools to help all of our clients. Ray can be reached at 732.2053 or Email: raymonahan@C21BE.com, or Visit website: www.raymonahanrealestate.com

Freddie's Pizza ~ "the thin crustless pizza" for take out ~ 739 Cortaro Drive 331.3122 www.freemiespizzakitchen

Dee Spence (Villa d'Este), Realtor with Berkshire Hathaway Home Services Florida Properties group. With a passion for connecting buyers and sellers together, her primary focus is on people, relationships and trust. She is also a certified new home specialist who can help with new construction homes, as well as any of your real estate needs. Call: 910.622.7432, Email: dspence@bhhsflpg.com or Visit website: www.dspence.bhhsfloridaproperties.com

Debbie Kelley (Waldecker), owner, **Visiting Angels**, for nearly 20 years which serves Sun City Center and most of Eastern Hillsborough County. She takes great pride providing highly skilled and compassionate caregivers for people who want to stay in their homes but need assistance with daily living. Call: 752.0008 or Visit website: www.visitingangels.com

To place your free ad, please contact Mimi
mmrose1@tampabay.rr.com 633.0677



**VILLAGES AT CYPRESS CREEK
MASTER PROPERTY OWNERS ASSOCIATION
DESIGN REVIEW APPLICATION**

NAME: _____

ADDRESS: _____

SUBMISSION DATE: _____

PHONE: _____ EMAIL: _____

THE FOLLOWING ITEMS MUST BE SUBMITTED AND APPROVED BY THE DESIGN REVIEW COMMITTEE (DRC) **PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION**. The DRC shall approve or disapprove in writing all final plans within **60 days** from the date that all of the required information is received. Applications must be turned in at least **48 hrs. prior to meeting**. PLEASE READ GUIDE-LINES TO ENSURE YOU MEET ALL REQUIREMENTS.

www.thevillagesatcypresscreek.net Committee of volunteers only meets ONCE a month.

1. **Three (3) complete physical sets of Applications and Drawings and the following if applicable.**
2. **Scale drawing of plot plan or construction drawings must be included with application showing:**
 - (A) Location of building, landscaping or other improvement.
 - (B) All set backs including overhangs.
2. **Color specifications and chart/swatch sample showing all exterior colors.**
4. **Roofing type and color.** Residential minimum roofing standards: Architectural/Dimensional shingle with a minimum wind speed rating of at least 130 mph. or tile roof. **Letter from roofing contractor to document the above stated requirements.** **COMMERCIAL/NON-RESIDENTIAL** roof standards: The roof surface of all pitched non-residential roofs shall be cement tile, or an alternative material that has an appearance of clay/cement tile. Asphalt, fiberglass or like kind shingle products are not permitted.
5. **Landscape plan drawn to scale (with Plot Plan or Survey).** Applicant is to install St. Augustine varieties or Zoysia turf grasses, irrigation system sufficient in size to properly irrigate 100% of lawn and planting areas as established in Covenants and Restrictions for the Villages at Cypress Creek. Please refer to **DRC Guidelines, Section 5.3** and **appendix 100** for approved plant list at: <http://thevillagesatcypresscreek.net>. All landscape plans shall include, type of Plants, Shrubs or Trees, with the size of containers (ex: 1 gallon, 3 gallon, etc.) and quantity in the area to be used. Trees shall be specified by size of container, caliper (diameter of trunk @ 6" above ground) and total height. Commercial properties-Please refer to commercial guidelines. The removal, installation or replacement of any lot or street tree requires that an approval in writing from county be submitted along with the application. To apply for a written permit you may do so via that county website at <https://aca-prod.accela.com/hcfl/Default.aspx> or call the county at 813-272-5600 Ext. #9
6. **No metal porches or carports will be allowed.** All homes must have a lanai area that is covered under the roof truss system of the house and screened.
7. **Any changes** after approval will require an additional submittal to the DRC.
8. **Any alterations after completion** of approved work will require additional submittal to the DRC.

*****ALL CONSTRUCTION MUST CONFORM TO BUILDING CODES AND BE PROPERLY PERMITTED AS ESTABLISHED BY HILLSBOROUGH COUNTY. *****

**VILLAGES AT CYPRESS CREEK
MASTER PROPERTY OWNERS ASSOCIATION
DESIGN REVIEW APPLICATION**

COMMENTS: (Use separate sheet if necessary): Please include any Photos, Samples & Brochures if applicable.

SIGNATURE OF APPLICANT: _____

DATE: _____

PLEASE RETURN (3 SETS) APPLICATION TO:

VILLAGES AT CYPRESS CREEK MPOA
C/O UNIQUE PROPERTY SERVICES INC.
P.O. 2878
Riverview, Florida 33568
PHONE: 813-879-1139

APPROVED BY DESIGN REVIEW COMMITTEE:

NAME: _____

DATE: _____

NAME: _____

DATE: _____

NAME: _____

DATE: _____

NAME: _____

DATE: _____