

Dear Cross Creek Homeowners:

As you are aware, the HOA's primary function is to protect and maintain the value of both the private and communal property of our community.

In order to follow that tenet and allow the board to best serve the needs of our, "deed restricted", community, it would be helpful if each homeowner reviewed and became familiar with the CC&Rs* as well as the Bylaws of Cross Creek's HOA. (A copy of the CC&Rs and Bylaws can be found on our web site: www.elwcrosscreek.com).

Recently we have noticed an increase in **infractions** of our bylaws, including but not limited to:

- > Motor homes/RVs parked in driveways
- > Vehicles blocking walkways/sidewalks
- > Pets not on leashes
- > Pet droppings not being bagged
- > Bagged pet droppings being tossed into our storm drains - ending up in the large pond
- > Fence jumpers at the large pond - (No one is allowed to enter the fenced-in pond area except for maintenance and repair of the pond and its banks)
- > Material changes to homes and yards without required ARB approval

Working together and complying with the bylaws we can ensure the continued beauty, ambiance and enjoyment of our incomparable neighborhood.

Thank you for your cooperation.

Cordially,

Cross Creek BOD

*CC&Rs = Covenants, Conditions & Restrictions

Note: To help avoid confusion between CC&Rs and Bylaws of a HOA we have included a summary of differences for your perusal. ([See attachment.](#))