

Coffee Creek Architectural Committee Guidelines

We strive for positive changes within the community. Encourage homeowners to remodel through, which a positive influence can emerge for the community as a whole. As a community, we can strive to bring about constructive ideas that can benefit all within the community visually, and monetarily, while also maintaining as much uniformity as possible.

1. All interior remodeling that will structurally change the existing structure including floors, walls, ceilings, electrical, and plumbing must be presented to the Coffee Creek Homeowners Association (CCHOA) Board of Directors for approval before any construction takes place. This excludes any carpet or any finishing changes.
2. All exterior changes including garages, carports, sidewalks, decking, windows, balconies, lanais, doors, and proposals for hot tubs, heating, and air condensers must be presented to the CCHOA Board of Directors for approval before any construction takes place.
3. All changes that require permitting must have a county building permit. This includes any structural, electrical, plumbing, mechanical changes. This permit must be obtained before any approved construction/changes take place.
4. All proposals for any of the changes mentioned above must be in writing. In addition proposals must be accompanied with appropriate plans and drawing. Proposals are to be submitted to CCHOA Board of Directors for approval. Board will then submit to the CCHOA Architectural Committee for evaluation and recommendation. The committee will then present back to the CCHOA Board of Directors. This process from initial presentation to the final recommendation shall be no more than 30 days.
5. Any mishap to the detriment to any other Homeowner of Coffee Creek, any other individual, or any Coffee Creek limited or common property shall be the sole responsibility and liability of the construction homeowner and must be corrected expeditiously before any further construction can continue.
6. All approved project proposals will have a 90-day completion date from the approved date from the CCHOA Board of Directors. If extensions are needed they must be approved by the CCHOA Board of Directors.