

PINEHURST VILLAGE PROPERTY OWNERS ASSOCIATION

HOMEOWNER'S GUIDELINES

The following guidelines are based on the PVPOA Covenants, Conditions, and Restrictions approved by the membership on November 21st, 2019, but are not all inclusive. Also included are decisions and guidance from the PVPOA Board of Directors (BOD).

1. ARCHITECTURAL CONTROL

- Homeowners who desire to change the exterior appearance of their home, sidewalk or driveway should contact the PVPOA Design Advisory Board (DAB) **FIRST** for guidance and written approval or disapproval. **Failure to submit a PVPOA DAB form for approval PRIOR to work starting will result in a \$200.00 late fee.**
- Trees situated on any Lot shall not be removed without prior written approval of the DAB. Requests for approval of tree removal shall be submitted to the DAB, along with a plan showing generally the location of such tree(s). When a tree creates a potential hazard or safety problem to an adjoining property, the Board has the right, but not the obligation, to require the owner of the tree to remove a tree(s) for safety measures and will notify the owner by mail. In the event that the owner of the tree fails to take the corrective action within 30 days, the Association has the right to have the tree removed and the owner of the tree will be responsible for any charges incurred. **Failure to submit a PVPOA DAB form for approval PRIOR to work starting will result in a \$200.00 late fee.**
- Anyone violating any provision of the above Section shall be required to replace such trees with trees after written demand by the DAB. If the Owner fails or refuses to replace the trees as required, the DAB shall cause suitable replacement trees to be planted and the cost thereof shall be a lien against the Lot of the Owner.
- Shrubbery, hedges or other plantings may not be planted on land lying outside the owner's dwelling lot,
- Flower containers must be placed on mulch or patio area and are limited to 2. **Flower pots must be at least 12" and no more than 26" in width.** Empty flower containers must be removed and stored in garage. Nursery pots which plants come in when purchased are not permitted; plantings must be placed in decorative pots. Plants in containers in front of the property are allowed with PRIOR DAB approval. **Failure to submit a PVPOA DAB form for approval PRIOR to placing pots will result in a \$100.00 late fee.**
- Draperies, curtains, shades, window coverings which are visible from the street shall have neutral or light colored backing.

2. PARKING

- No vehicle shall be parked overnight on any street within Pinehurst including right of way thereof. Pinehurst streets are narrow and emergency vehicles must have necessary unobstructed access.
- No boat, boat and trailer, trailer, house trailer, mobile home, camper, motor home or other similar vehicle shall be parked in the driveway on any Lot overnight or for a continuous period of time in excess of ten (10) hours. All boats, trailers, mobile homes, campers, must be garaged and fully shielded from view. All personally owned motor vehicles, regardless of type, are permitted to park in their Lot driveway as long as they are not commercial vehicles. A commercial vehicle is one showing signage,

logo, or coloring indicating the trade or occupation of the owner or operator of the vehicle, but shall not include governmental vehicles.

- Parking on the grass is **never** permitted due to potential damage to the irrigation system.

3. PETS

- Pets must be on a hand-held leash when outside the Unit and may not be tethered.
- Pet owners must properly dispose of animal waste, whether on the owner's lot, on another owner's lot, on PVPOA common area, or on Meadowcrest common area.
- No pet shall be allowed to make noise in a manner or volume so as to annoy or disturb others.

4. RESTRICTED ACTIVITIES

- Loud noises that might disturb others, especially a roof mate, must be avoided.
- No vehicle repair, garage sale, yard sale, estate sale, auction, or similar activity may be conducted on any dwelling lot or common area.
- Installation of a large satellite receiving dish or tower is not permitted. Smaller dishes may be allowed if approved by the DAB and the PVPOA BOD. No commercial sign is allowed on any dwelling lot or common area except for common commercial real estate signs no larger than 10 by 12 inches.
- Only white or clear lights are allowed in any exterior light fixture except during the holiday period. When new exterior light fixtures are needed, they must be replaced by identical fixtures only. Lights must be kept clean and post painted black or dark brown to match villa trim. All pole lights must be on from dusk to dawn.
- Holiday decorations are allowed 30 days prior to the Holiday and 10 days after the Holiday.
- Lawn ornaments, basketball hoops, or swing sets are not allowed. Seasonal flags must be removed in a timely manner.
- No garbage, recycling or trash incinerator shall be placed or permitted to remain on a Lot. The Owner shall keep and maintain on Owner's Lot, covered garbage containers in which all garbage shall be kept until removed from said Lot. Such garbage container shall be kept at all times, at the option of the Owner, either within the residence or garage. The covered garbage container may be placed at the edge of the driveway for pick up, the evening before or on garbage day only. The garbage container must be returned inside the garage on pick up day.

5. INSURANCE ON DWELLINGS

- Each owner is required to obtain and maintain adequate homeowners insurance.
- Each owner shall provide a copy of the declarations page of their homeowner's insurance policy to the PVPOA BOD annually.
- Each homeowner shall obtain and maintain **licensed professional** termite protection and shall provide written evidence of such treatment on an annual basis. It is required to submit a photocopy of the bill from a professional termite service.

6. LEASING OR RENTAL

- No more than 10% of the 94 villas may be designated as rental units at any given time. Owners must receive written confirmation from the BOD that their request will be permitted.
- An Owner intending to lease a Lot or Dwelling Unit shall give the Association written notice of such intention at least thirty (30) days before the intended commencement date of such lease. Such notice

shall contain, among other things, the name and address of the intended lessee and a copy of the proposed lease. **Failure to submit rental leases to the PVPOA Board for approval PRIOR to placing tenants in a villa will result in a \$200.00 late fee.**

- Leases or rentals shall be for at least six months. No dwelling may be rented or leased for more than twelve months in any twelve month period.
- No partial rental of a property is allowed.
- Owner is responsible for all actions and activities of renters.

8. EXTERIOR MAINTENANCE

- Owner must perform reasonable maintenance and repairs which include, but not limited to, cleaning window, lanai and garage screens, gutters, driveway and sidewalks. Exterior maintenance includes, but is not limited to regular tree care to include trimming, thinning and keeping limbs off roofs and eaves.

9. VENDOR LICENSING AND INSURANCE REQUIREMENTS.

Any vendor who is hired to perform work within Pinehurst Village Property Owners Association shall be required to submit evidence of the following prior to starting work:

- Business license valid in the State of Florida
- Proof of Workers Compensation Insurance covering all employees including the business owner if the owner is performing work within Pinehurst Village Property Owners Association.
- Proof of liability insurance.

10. DEED RESTRICTION VIOLATIONS.

- After written Notice to owner of a Deed Restriction Violation with a deadline date to cure the violation, if violation is not cured by deadline date owner may face a fine of \$100 per day not to exceed \$1,000.