

PINEGROVE VILLAGE ARCHITECTURAL GUIDELINES & RULES AND REGULATIONS

(Approved 4/26/17)

The Pinegrove Village Board of Directors have revised and approved these architectural guidelines & rules and regulations, which have been established in conjunction with the Pinegrove Village Declaration of Covenants, Conditions and Restrictions for and the TPCA Rules and Regulations.

ARCHITECTURAL APPROVAL: Architectural approval from Pinegrove Village and TPCA is required for anything done outside your villa prior to the work being started. (If changes or modifications are made without the necessary approvals, the homeowner will be required to either modify the changes to conform or to promptly remove them from the property and restore the area back to its original condition.)

ADDITIONS: All plans and specifications for additions or changes to the existing lanai must accompany the Exterior Change Request with a lot survey or plot plan depicting the locations, size and measurements to lot boundary lines. No addition is permitted to extend past the 20' rear setback requirements. Lanai additions may be constructed of screen with vinyl windows or walls with glass windows. Additions must be constructed on a concrete slab a minimum of 4" thick with welded wire mesh 6"x6"x10/10. Reinforcement footers will have a minimum of 2 #5 rebar. A 6 mil visqueen vapor under the slab is required. Soil treatment for termites is required all around the slab. A gable roof is required over any lanai or addition. Roof shingles must be the village approved manufacturer and color. EXTERIOR WALLS AND ALL WINDOWS AND DOORS MUST CONFORM TO THE EXISTING VILLAGE STANDARDS AND COLORS. Soffit and fascia must match existing materials in dimension, style and color.

BULLETIN BOARDS: Bulletin boards in the carports are for Pinegrove Village business only.

CARPORT PARKING: Carports are owned and maintained by the Association. Carport parking is an exclusive right of the members of the Association only. Carport spaces are not permitted to be leased, rented or borrowed by non-member entities (i.e. family, friends, guests, invitees, etc.). Non-members of Pinegrove Village may only park in a carport for no more than 15 days without the prior written approval from the Board of Directors.

CARPORT STORAGE UNITS: Carport storage units are owned and maintained by the Association. No visible ornamentation will be permitted on the exterior walls or doors.

DAMAGES: Any damages of sprinkler system, etc. on residents property caused by resident, guests or persons hired by property owner to perform work on said property is the responsibility of property owner. Resident will be billed for the parts and labor to repair any damage. Residents are requested to report any damages to a board member or the Association Services Office.

FRONT/BACK DOORS: Must match existing colors.

GOLF CARTS: May not be stored on front porches but may be stored in carports, guest parking or on cement patios behind the villa. Short term parking (maximum 6 hours) on the grass is permissible for charging purposes only.

GUTTERS AND DOWNSPOUTS: Must match the existing gutters and downspouts in color.

LOT LINE PLANTING: Planting on common areas is prohibited. Timber Pines Rules and Regulations (IX Architectural Control), states: "trees and shrubs shall be planted no closer than three (3) feet from a lot line and no closer than six (6) feet apart. Shrubs shall be kept pruned to grow no closer than eighteen (18) inches apart, no closer than eighteen (18) inches from a lot line and to a height not to exceed four (4) feet. (No plantings shall constitute a hedge). Trees shall be planted so that at maturity, no branches will overhang adjacent property. No permanent planting or permanent island in easement area of property.

LOT MAINTENANCE: Pinegrove Village is not responsible for maintaining or trimming side, back or private landscape beds. Please be aware that plantings get out of control very quickly in our area. It is imperative that you make arrangements to have these areas maintained/trimmed during your absence.

MEMBER PARTICIPATION AT ASSOCIATION MEETINGS: No person other than a member may be permitted to attend any Annual Meeting, Board of Directors Meeting or Special Membership Meeting, except for persons invited to attend by the Board of Directors. Members shall not have the right to speak at any meeting unless recognized by the chair. A member wishing to speak shall raise his/her hand or stand to be recognized by the chair as having the right to be heard at that time. A member shall only speak once on each agenda item, or any other topic relative to Pinegrove business or issues, shall only speak properly at the meeting and the member's statement shall not exceed three (3) minutes.

PETS: Pinegrove Village allows one (1) dog that must be on a leash not to exceed seventy-two inches (72") or six feet (6') in length to keep dogs under control and to prevent damage or injuries when outside the owners dwelling. No pets shall be permitted to walk on other homeowner's property, create a nuisance, nor to threaten, harass or annoy other Residents (even when pet is on pet owner's property). Pets must be walked on the paved road surface in the community and any feces deposited by a pet on community property or other homeowners property must be removed by the individual in attendance.

PORCHES & PATIOS: No accumulation of rubbish, debris or unsightly materials shall be permitted to be stored on front porches and patios.

ROOF SHINGLES: Must be GAF Timberline in Sunset Brick color.

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SCREENS: Torn or damaged screens are the responsibility of the homeowner, should be repaired promptly, and must conform to the original color.

SCREENED DOORS, SCREENED LANAIS, & WINDOW FRAMES: Must be brown or bronze in color.

SNOWBIRDS/ABSENTEE OWNERS/INVESTORS: All exterior items; furniture, pots, wall decorations, birdbaths, birdfeeders, lawn ornamentation, etc. must be stored inside when vacating the units for extended periods of time.

TRASH: Trashcans and recycle bins are not to be put out prior to 6:00 p.m. the evening before trash pick-up is scheduled.

YARD DEBRIS: Homeowners must pick up fallen fruit from fruit trees to avoid attracting rodents and other pests. The piling of branches and debris is not permitted on the grass areas and must be bundled or bagged for trash pick-up.