

PINEWOOD VILLAGE HOMEOWNERS' ASSOCIATION, INC.

GENERAL RULES (UPDATED October 2021)

The term "resident" applies to both homeowner and to those who rent from individual homeowners. These rules are promulgated as being in the best interest of most of our residents. Your cooperation- both in obeying and helping enforce them- will do much to keep our community as want it to be. References to pool and clubhouse facilities are the ones at 1713 Thrush Drive. Similar facilities to the East, next to the Condos, are for Condo use only, not ours.

Identification

1. Guests may use the recreational facilities **only** when accompanied by a resident.

Swimming Pool

1. Pool is open from Dusk to Dawn. The same keys open both the outer gate and the clubhouse.
2. Shower before entering the pool, showerhead is located at the west (deep) end of the pool.
3. No animals are permitted within the pool enclosure.
4. No food, **at all**, is permitted in the pool enclosure; drinks must be placed in plastic or metal containers-**not glass**. Empty containers are to be put in the trash bin at the gate.
5. Children under 16 must be accompanied, **at all times**, by a resident at least 16 years of age.
6. Resident can have no more than two (2) guests at the pool at any given time.
7. Babies who are not toilet trained , whether diapered or not, **are not** permitted in the pool.
8. No running, diving, or other conduct which could conceivably cause injury to anyone else using the facilities.
9. No beach balls, rafts, floating types of pool toys are permitted in the pool area.
10. No lifeguard will be on duty.

Clubhouse

1. Each resident is given one key (which a deposit is required) to the facilities and should bring it with them to assure access to bathrooms.
2. The clubhouse main door locks, automatically and must not be propped open for simply for the convenience.
3. The main clubhouse is not routinely accessible. It is, however, available for private entertaining, by advance reservation.

Reserving the Clubhouse

1. Reservation applies to the main clubroom only; it does not include use of the pool or deck.
2. Only a resident may reserve the room, and only for personal entertaining (not monthly meetings of a club or political organizations for example).
3. The sponsoring resident must always be present during the affair.
4. A \$50.00 security deposit payable to PVHOA must accompany each request, and a signed rental agreement is required. (See documents for rental agreement on website). The check will be held

and returned after a post party inspection reveals it was left clean and no property damage exists.

5. Requests should be made at least seven (7) days in advance and shall be limited to no more than six (6) consecutive hours. Contact the management company for use of clubhouse.

Pets

1. Pets are permitted in public areas only on a leash (city ordinance). If running loose and caught the animal will be impounded.
2. Pets are responsibility of their owner, including policing of droppings, etc.

Parking

1. Residents shall not park cars on common grassy areas or on the front lawns of their property, including the strip between roadway and sidewalk.
2. Over night parking or storage of motor homes, trailers, trucks, campers and similar vehicles is prohibited.
3. Overnight parking is not allowed in the pool parking lot area.
4. No commercial signage on vehicles is permitted (no commercial vehicles).

Leasing of property (added 25 September 2021)

1. Owners who rent property must provide the board of directors a copy of the lease within 30 days of leasing property.
2. Owner must provide lessee with a copy of the rules and regulations (in writing or by giving them the website where the rules are located) and indicating that there is a homeowner's association and that they must comply with those rules.

Outside Appearance

1. It is the responsibility of each property owner to maintain the outside of their property in such a manner that it does not detract from the appearance of the development.
2. Periodic inspections will be conducted by the Architectural Committee and homeowners who are remis will be advised by letter to make the necessary corrections. Those failing to make the necessary corrections will be referred to the board for possible fining action.
3. To assist in meeting these standards, Pinewood Village periodically updates and distributes a set of appearance guidelines.

These can be found on the association's website: **pinewoodvillagehoa.com**

Covenant Restrictions

The following restrictions are incorporated in the Declaration of the Covenants by which every Homeowner and renter is bound. Highlights are repeated here for guidance and a reminder. The following are prohibited.

1. Outdoor signs, except standard "FOR SALE" or "FOR RENT" , (this includes contractor signs i.e.: roof repair, painting, lawn service, etc.) are prohibited.
2. Husbandry, except house pets.
3. Fences or hedges
4. Drying clothes or laundry that is visible from outside the home, except as provided in the Declaration and Florida state law.
5. Painting or external additions to the home, without prior written approval of the Architectural Review Committee.