

**PINEWOODS VILLAGE OF MELBOURNE**  
**Outside Appearance Standards**  
**(REV July 2011)**

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. The main purpose of these ground rules is to assist you in knowing and meeting these standards. The Architectural Control Committee makes periodic inspections, and homeowners who are remiss will be advised by letter to make necessary corrections. Those failing to make the necessary corrections will be referred to the Board for possible fining action as stated in our Bylaws, Article VII, Section 1, paragraph E.

**A: Buildings:**

- (1) Well water stains should be removed on a routine basis. There are several products available to do this, RustAid from Home Depot is one of them.
- (2) Mold and mildew stains should also be removed on a routine basis. This is easily done by spraying with a bleach and water mixture on the stain and if necessary scrubbing with soap, then rinsing.
- (3) Grass whip damaged can be remedied by a little touch up paint. Make sure the paint matches your original paint before applying.
- (4) Damaged stucco must be repaired. In most cases this type of damage requires a professional.
- (5) Damaged wood needs to be replaced or repaired. Area where decorative wood trim is missing may be painted the color of the body of the house providing the paint matches the original.
- (6) Rain gutters need to be kept in good repair. Also, they can't do the job they were intended for if the gutters are full of leaves and pine needles.
- (7) Screens need to be kept in good repair. Missing screens need to be replaced.
- (8) Repainting becomes necessary when touch up paint no longer matches your original color. Your original color could be worn do to weather or cleaning. At this time request the "paint book" from the Architectural Control Committee, select a color scheme, fill out an approval form, and get the job done.

(9) Roof replacement with three tab or dimensional shingles are acceptable. Color and style need to be noted on an approval form and given to a member of the Architectural Control Committee for approval. Roof replacement of an entire duplex /triplex must be preformed at the same time if a different color/style than existing are requested.

**B: Driveways and Sidewalks:**

(1) Use a vegetation killer to kill weeds in the cracks of the driveway and sidewalks, or pull by hand.

(2) Edge or trim to include the yard side of the walkways when the lawn is mowed. Common area maintenance will take care of edging the strip between the sidewalk and the curb. Also edge or weed-eat any grass growing over borders to planted areas.

(3) Mold, mildew and rust stains can be cleaned in the same manner as those mentioned on page one for buildings.

(4) Driveways can deteriorate over time. You can slow this process by applying a clear protective sealant to a clean driveway. It will repel water including the well water that leaves rust stains. If the water is repelled it does not soak in and cause mold and mildew. There is a product called Seal-Krete, sold at Lowe's for this purpose. It can be applied with a standard roller. There is also driveway resurfacing for driveways that have degraded to the point where a sealant may not help. A "do it yourself" person can resurface for less than \$200.00. If other options are desired, consult the Architectural Control Committee, and they will give their recommendations to the Board

**C: Yards:**

(1) During growing season, lawns should be mowed and edged weekly. Grass should be maintained between 3 to 4 inches. A lower height encourages weeds and a greater height looks shaggy.

(2) Insects, fungus, and weeds need to be controlled in a timely manner. This can be done with proper watering, the use of fertilizer, weed killer, and insecticides. Local nurseries, garden centers, and the county agent can be very helpful in guiding you to a lush, green, and healthy lawn.

(3) If you find your lawn going bald in some areas, it may be necessary to plug, sod, or seed. First find out what caused the problem by taking a sample to your local nursery or county extension agency.

(4) Bushes and flower gardens need to be weed free and well trimmed so they enhance your property instead of detracting from it.

(4) Continued: It is a good idea to do some research before deciding on a certain plant. Some things to research are the height at maturity, water needs, if the plant loses its leaves in winter, soil conditions, hardiness to heat and cold, and how often it needs trimming. This will allow you to see whether or not the plant will fit in with your landscaping and your life style. Remember: planting in the common area needs written approval from the Board and a signed statement from you that the plants will be your responsibility.

(5) Garbage cans and recycle bins need to be properly stored after trash collection. Under no circumstances should they be left overnight. Toys, tools, buckets, plastic pools, old tires, bicycles, and other miscellaneous items need to be stored when not in use. Don't leave them littering the yard.

(6) Mailboxes need to be kept in good repair. Consult with the Architectural Control Committee when it is time to replace your mailbox or pole for the current standards.

**Your Board of Directors meet every 2nd Monday of the month in the clubhouse, at 7:00 P.M. Homeowners are welcome to attend.**

**If you would like to speak on a certain topic, call the secretary at least 5 days in advance and ask to be put on the agenda.**