

Pineda Crossing Covenant Rules and Guidelines

Date: 7-23-2021

Revision Date: 8/17/2021

Revision Number: 2.0

The following Rules and Guidelines have been developed to assist in clarifying any ambiguity in the Pineda Crossing Covenants, and to state any additional rules that the HOA documents give the Architectural Control Review Committee (ARC) the right to include. **These guidelines do not replace or supersede the Pineda Crossing HOA governing documents in any way.** The Board of Directors may, from time to time, revise, amend, alter, or otherwise change these rules and guidelines per the authority given it in the Association's governing documents.

These rules and guidelines address architectural improvements and general ordinance for the community and are intended to enhance property values and sustain the high standards of development.

These Rules and Guidelines were approved at the August 17, 2021, board meeting and mailed to all homeowners on July 29, 2021.

FENCES

1. All fences to be used in the subdivision must be one of the following:
 - a) **Board-on-board style of 1x6 pressure-treated pine or cypress.** NOTE that the board-on-board portion must face the exterior (i.e., the street side) and all posts and framing must be on the interior. The top of the fence may be covered by a rail. These rails would be pressure-treated 1x2s (or 1X4s or 2x2s) screwed flat along the top of the fence on the inside and outside, with their top edges and the top ends of the two layers of fence boards.
 - b) For fences not exceeding 4-feet in height (or those 4-foot portions), a **wood picket style** fence has been approved as an alternate to the types of fence described in (a) above. This type of fence must be of a particular style commonly known as French Gothic. In areas where a 6-foot solid fence would be allowed, a 5-foot picket fence may also be used.
 - c) Approved alternates to the fence styles described above are
 - i. **white vinyl (PVC), beige vinyl, or brown, wood-look vinyl (comparable to the wooden fences allowed above) fence** with an appearance substantially similar to the board-on-board style with rail described in (a) or the picket style as described in (b) or
 - ii. **Black aluminum** with appearance substantially similar to the picket-style as described in (b). These must be approved on an individual basis.
 - d) Fences must be of uniform material and color throughout.
2. Fences cannot exceed 6 feet in height; on lots adjoining lakes or conservation areas, the fence may not exceed 4 feet in height in that portion of the backyard between the rear building line of the

house and the rear lot line. If an owner wishes to use a 6-foot fence on the side of his lot but is limited to a 4-foot one in the back, he may do so, with a direct vertical transition from 6 feet to 4 feet at the rear building line or with an angle from the 6-foot height down to 4 feet over not more than an 8-foot section of fence beginning at the rear building line.

3. No portion of a fence may extend beyond a lot line in the rear or on the side and will be subject to the rights of the utilities holding easements along the lot lines. The fence cannot be placed any further forward on a lot than 10 feet behind the front plane of the house. On a corner lot, where the house's side yard on the street side coincides with the front yard of the house behind it, the fence must be set back 35 feet from the sideline, so that it would be 10 feet behind the front plane of the house behind it. On a corner lot where the house's side yard on the street side coincides with the side yard of the house behind it, the plane of the fence on that side must be even with the plane of the house on that side (typically about a 15-foot setback). There may be county requirements also pertaining to visibility and location which would apply; your fence company should be knowledgeable of those matters.
4. **ALL FENCES REQUIRE PRIOR WRITTEN ARC APPROVAL.** A drawing on a copy of your site plan or survey showing the details of the location, dimensions, material, style, color, and design of any fence proposed must be submitted to the ARC for approval prior to construction. Owner is required to obtain any permits required for fence installations.
5. Wood fences shall not be painted, but rather left in their natural wood finish. Wood fences must be coated and sealed regularly with wood preservative to maintain natural wood color. For wooden fences, boards that are warped, deteriorated, broken, missing or rotten must be replaced.
6. All fences shall be maintained by the Owner (not the Association or Management Company) in good visual and structural condition and repair, clean and in good condition. All fences must be kept free of dirt, algae, mold, mildew, and other growth. Stains from rust or hard water or other stains must be cleaned and removed. Discoloration of more than 10% of the viewable portion of a fence will be considered in violation of these guidelines.
7. If a fence abuts a community fence or wall, then its height shall not exceed that of the community fence or wall.



WATER-BASED WOOD STAINS

SEMI-TRANSPARENT COLORS

