



**P. T. V. Homeowners Association, Inc.  
10500 Greentrail Drive North  
Boynton Beach, FL 33436**

Phone: (561) 737-1388

Fax: (561) 737-1388

email: [ptvhoa@bellsouth.net](mailto:ptvhoa@bellsouth.net)

**QUICK REFERENCE GUIDE TO PINE TREE VILLAGE\***

**FACILITIES AND AMENITIES FACT SHEET**

- Our Community** Pine Tree Village is an adult community providing housing for seniors where at least one occupant is over the age of 55 years, and providing facilities and services designed for the needs of the senior occupant.
- Clubhouse/Social** Use of facilities, including meeting rooms, television, library, kitchen, restrooms and planned senior activities are open to all Association members and residents. Social Hour is each Thursday at 5:00 PM.
- Swimming Pool/  
Tennis Court** Open daily to all members, residents and guests, subject to posted Rules and Regulations.
- Newsletter** Monthly publication of announcements from the Board of Directors, Committees, activities and upcoming events.
- Assessments** There are no recreation leases. There are assessments for landscape, maintenance and maintenance of the common elements. Currently the maintenance assessments are \$550.00 per quarter.
- Governing Documents** The community is governed by the Declaration of Covenants, Conditions and Restrictions, and by the elected Board of Directors and its officers. While only homeowners are eligible for election to the Board of Directors, all members of the Association are eligible for appointment to all committees.

**RULES AND REGULATIONS QUICK REFERENCE**

1. No businesses or commercial activity is permitted
2. Fill out Request for Alteration/Modification form before any changes/updates are made to the exterior of home
  - a. Screen patios are allowed
  - b. Approved colors for roof, house, trim and driveway are available in the PTV office
3. Roofs and driveways to be pressure cleaned when needed, at homeowner's expense
4. No yard sales and no For Sale/Rental signs allowed except for a small security sign
5. Cable TV contract with COMCAST



**P. T. V. Homeowners Association, Inc.**  
**10500 Greentrail Drive North**  
**Boynton Beach, FL 33436**

Phone: (561) 737-1388

Fax: (561) 737-1388

email: ptvhoa@bellsouth.net

6. Fill out a Landscape Maintenance Form before any changes/updates to the landscaping of the property are made
  - a. Trees
    - i. Approval is needed for removal and replacement (See full Landscape Reference Guide for more information.)
    - ii. Two fruit trees can be planted in the rear of the home
  - b. Private contractors may be used after required approvals are received
  - c. Placement decisions are very important. Consider:
    - i. Underground infrastructure
    - ii. Overhead utilities
    - iii. Roof soffits, gutters
    - iv. Easements
    - v. Proximity to other structures
    - vi. Walkways
  - d. Sprinklers, motors and timers are the homeowner's responsibility
    - i. Lawns are to be watered 2 to 3 times a week or as stated by Palm Beach County
    - ii. Sprinkler heads broken by landscaper will be replaced by landscaper
7. Association maintains and fertilizes lawns and hedges and power washes sidewalks
8. No parking or overlaps on sidewalks. Can park in swales during the day but not after midnight
9. No pets or babysitting of pets
10. Roads are maintained by Association – follow rules posted
11. Internal work on homes by owner
12. Clubhouse rental of \$75 with a security deposit of \$150
13. No leasing is permitted within the first two years of acquisition and shall not be for a period of less than one year
14. Monthly board meeting is the second Wednesday of each month at 9:00 AM except July and August
15. Yearly Members' Meeting and election is the third Tuesday of January each year
16. The Association Voice Broadcast system will send a broadcast for meeting notices and certain other announcements

\*The above references are summarized from our governing documents. Please read the documents for the full text.