

P.T.V. Homeowners Association, Inc.
Rules and Regulations

Welcome to Pine Tree Village!

This Booklet contains the “Rules and Regulations” as revised by the Board of Directors of Pine Tree Village April 2018. This document supersedes all other Rules and Regulations that were adopted by previous Board of Directors.

Please note that the provisions of our other documents (Declaration of Covenants, Articles on Incorporation and the By-Laws) remain in effect and must be adhered to as well. The Board of Directors may, from time to time, adopt reasonable rules and regulations or amend or repeal previously adopted rules and regulations. Any waivers, consents or approvals given under these Rules and Regulations by the Board of Directors shall be revocable at any time and shall not be considered as a waiver, consent or approval of an identical or similar situation unless notified in writing by the Board of Directors. **This document serves as a supplement to our documents. Please review the above referenced documents.**

The rules and regulations hereinafter enumerated as to the property, the common elements, shall be deemed in effect until amended as provided by the by-laws of the Association and shall apply to and be binding upon all Homeowners. The Homeowners shall at all times adhere to said rules and regulations and shall ensure that they are obeyed by their families, guests, invitees, lessees, and persons for whom they are responsible.

Any resident who has, or may initiate, any work of this nature to be done, without approval, may be required to remove same at his/her expense.

As it would be impossible to record every possibility for a request, the following are guidelines which address a broad range for which Homeowners should submit a request to the Architectural Committee or Landscape Committee to be presented for Board approval.

Any actions that may be implemented under these Rules and Regulations must have prior approval of the Board of Directors. This request for approval must show that any and all local requirements and law have been complied with.

Please enjoy your adult community and become an active
member of a committee and attend social activities.
Your participation is greatly appreciated.
Again, welcome!

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A Request for Alteration/Modification Form must be submitted for each request to the Architectural Committee or Landscape Committee for approval before going to the Board of Directors.

1. Animals

If requesting a reasonable accommodation Pine Tree Village must have on file, completed in its entirety, the PTV HOA Reasonable Accommodation form. Subsequently, owners of animals who have been given medical or disability permission by PTV HOA must be subject to prevailing law and must be registered with the Association by providing the below listed items. These registration items listed below must be renewed annually on the anniversary of the original filing and submitted the following to the Association within thirty (30) days of yearly renewal:

- a. A picture of the animal;
- b. Proof of a veterinarian's exam;
- c. Record & proof of rabies vaccination
- d. Current license tag
- e. Birth date & weight of animal.

2. Arbors, Gazebos, Cabanas, Pergolas and Trellises are not permitted.

3. Artificial Turf

Installation of artificial turf shall only be allowed in the courtyard. The turf installed must be a dark green color.

4. Awnings

The use of awnings either in the front entry or over the rear patio is allowed and must be retractable, meet hurricane standards and be of a solid gray, beige or white material.

Awnings must:

- a. Be of a plain design and without decorative features or embellishments.
- b. Be consistent and compatible with the house in terms of visual scale, color, and materials; cloth/canvas material is preferred. Non-retractable materials, such as metal, fiberglass, or plastic are not allowed. A color sample of the proposed awning is required prior to installation.
- c. Have structural supports that are white or match the color of the house as close as possible.
- d. The request must also include a clear description of where the awning would be located, its size, material, and framing detail. Pictures of the proposed location, taken from at least two (2) different angles, must be submitted as supporting documentation.
- e. After receipt of approval and installation, the awning must be maintained in order to reduce dirt/dust, debris build-up, or mold growth.

5. Clubhouse

Parcel owners may make a written request to rent the PTV clubhouse facilities. Such request must be accompanied by a rental deposit fee. Final approval of rental usage is the responsibility

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of the Board of Directors. A rental fee of \$75 and a security deposit of \$150 will be charged for EXCLUSIVE use of the clubhouse. Any exclusive use will be posted on the bulletin board one week in advance of the date.

6. Complaints

All complaints of homeowners regarding Association business shall be made in writing, signed and delivered to the person designated for such purpose by the Board or to a member of the Board.

7. Commercial and Restricted Vehicles

The term "Commercial Vehicle" shall mean any vehicle used for commercial purposes, including, but not limited to, the following types of vehicles: vehicles with license plates indicating that the vehicle is used for commercial purposes or is "for hire"; vehicles displaying commercial advertising (e.g., a telephone number, business name, logo or address); vehicles storing commercial equipment within plain view; any other "Commercial Vehicle" as that term is defined in the Palm Beach County Code.

The following vehicles may not be parked within Pine Tree Village without written permission from the Association Board of Directors: Junk vehicles, unregistered vehicles, inoperable vehicles or disabled vehicles; moving vans, box trucks, tractors, trailers, wreckers, hearses, limousines, buses, or any vehicle with more than two axles; or any type of vehicle that the Association Board of Directors may deem to be restricted. A Commercial Vehicle may be parked within a resident's driveway during the hours of 7:00 a.m. and 7:00 p.m. so that the owner of said Commercial Vehicle may perform services for such resident.

8. Courtyards and Patios

Courtyards must follow the same rules, regulations, and covenants as the rest of the property. Rear patios may not extend more than eight feet from the home in those situations where two homes are back to back. In all other situations a patio may not extend more than twelve feet from the home and not to exceed the width of the home.

Courtyard patio walls for all homes, may be wood, or block (stucco or brick) and if wood, no more than 48 inches in height or less than 24 inches. Block walls are not to exceed 48 inches in height, or be less than 24 inches in height.

- a. A courtyard fence or wall may be removed, but it must be replaced by a plant screen not less than 24 inches or more than 48 inches in height.
- b. Courtyards cannot be all pavement of any kind unless there is a solid wall shielding it from street view. Otherwise, it must have landscaped / green elements with a design approved in advance of installation or modification.

9. Decorative Elements

All exterior decorative objects, which include (but are not limited to) garden decorations, fountains and other water features, installed landscape features should consider the following:

Location: A more narrow set of standards will be applied to objects located in front yards or

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positioned where they can be fully viewed from the street or sidewalk fronting the applicant's property than to those objects located in courtyards, back yards, or within screened locations of lesser visibility and impact. Items placed on the courtyard walls are prohibited.

Color: Objects must not contain colors or color combinations considered excessively bright, garish, jarring, overly reflective or luminescent. The color or colors of an object should complement the overall appearance of the home and not distract from it in a way that draws excessive attention to the object.

Design: Items must be compatible in general style and in quality of materials and workmanship with the architectural characteristics of the applicant's home, adjoining homes, and the neighborhood setting.

Intrusiveness: Objects must not substantially intrude by sight, sound, or smell upon adjoining homes or the community setting.

Materials: Objects must be made of suitable natural or man-made materials capable of withstanding outdoor weather conditions and must maintain an attractive appearance. An object may be allowed to become mossy, rusty or weathered only if it is appropriate to such an object and only if it presents an attractive appearance compatible with the home, adjoining homes, and the neighborhood setting. Objects constructed of fiberglass, plastic, rubber, or similarly highly artificial mass-produced materials are generally prohibited unless they are of high quality and a natural, unobtrusive appearance.

Relationship to the environment: Objects shall not create an adverse impact on the natural environment by their installation or location. Consideration will be given to such issues as an alteration in the rate or direction of water runoff, the removal of trees or other substantial plants, and/or the creation of attractions, that are hazardous to wildlife by their nature or location.

Safety: Objects shall not create a hazard to public safety or become an "attractive nuisance." **Size, scale and number:** Objects must be of an appropriate size and within an acceptable scale which is harmonious with the home and its location. Items must not be so numerous so as to present a cluttered or overwhelming appearance.

Seasonal: All Decorations and exterior lighting will not be displayed more than twenty-five (25) days before the holiday event and must be taken down and removed from all structures and property within fifteen (15) days after the event.

Taste: Objects must avoid using words and designs that are, by their nature, inflammatory, offensive, or vulgar to the community.

Residents should consider these guidelines when choosing small flags or banners that are temporary nature and are displayed for seasonal holiday duration or special occasions.

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Further definitions:

- a. No decorative element in or on shrubbery that may interfere with trimming
- b. Fountains may be placed only in the courtyard and not be taller than the 48”.

10. Donations

When a resident homeowner would like or wants to donate an article to the Pine Tree Village Homeowners Association, it would be considered a gift, free and clear, and the Association would have total control over such article, gift or item. If the article requires long term upkeep, maintenance, etc., then the resident providing the article must enter into a contract with the Association to provide the necessary long-term funding to cover the cost of maintenance, power and related installation including miscellaneous fees, licenses, etc.

11. Driveways and Driveway Extensions

If a Homeowner wishes to install pavers or any other material over, or in place of the existing driveway material, or to change the appearance of same, owner must obtain permission of the Board of Directors. The homeowner is responsible for the maintenance of this improvement to that part of the driveway that is in the common area.

Stone, gravel, and pebbles are prohibited along property lines. Only natural color stone, gravel and pebbles are permitted in landscape beds and between stepping stones. They are not permitted for outlining driveways.

Homeowners may line the area immediately adjoining the side or sides of their home driveway by means of brick, stone, poured concrete or concrete pavers. The purpose of such driveway extensions will be to provide additional room for parking.

Requests must contain the following:

- a. Property site plan showing location of proposed changes
- b. Description of stone or rock groupings including size, type and color of rock.

The width of such driveway extensions may total no more than 28 inches per home (up to 14 inches on each side of the garage door opening). Homeowners will ensure any drainage changes created by the addition of driveway extensions do not adversely affect surrounding properties or common area.

The colors and materials used for such driveway extensions will complement the existing colors and materials of the home and will comply with existing hardscaping standards requiring neutral Earth tones.

12. Encroachment

Encroachment onto PTV property by a PTV homeowner or resident is expressly prohibited. Definition: For the purpose of these rules and regulations, encroachment is defined as any act by a PTV homeowner or resident to alter PTV property to include the installation, construction, or placement of any item that is not association owned on PTV property:

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13. Fences: Allowed at Courtyard Only - See Appendix A for Fence Specifications

All fences other than those specified in Appendix A below are prohibited.

14. Fish and Koi Ponds are prohibited

There are some inherent hazards to be aware of:

- a. Drowning, tripping, liability in case of accident
- b. Parasites and mosquitos
- c. Bacteria
- d. Chemicals

15. Flags – governed by FLA §720.304.2(b)

Any homeowner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and one portable, removable official flag, in a respectful manner, not larger than 4 1/2 feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association.

Any homeowner may erect a freestanding flagpole no more than 20 feet high on any portion of the homeowner's real property, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association, if the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement. The flagpole and display are subject to all building codes, zoning setbacks, and other applicable governmental regulations, including, but not limited to, noise and lighting ordinances in the county or municipality in which the flagpole is erected and all setback and locational criteria contained in the governing documents. Please observe flag etiquette and standards of respect.

16. Garage Doors

All garage doors shall remain in a "closed" position except when the Parcel owner is entering into or departing from the garage as stated in our original Covenants.

Garage doors style will be in keeping with the style as originally used by the builder.



17. Gates

Gates may be used at the entrance of the courtyard providing they are no taller than the wall or 48".

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Iron gates are to be used with stone courtyard wall. If there is a fence of another material, the gate should match the fence.

18. Generators - Permanent

Permanent generators are allowed. Size and location shall be submitted via a Request for Alteration/Modification form to the Architectural Committee for review and subsequent approval by the Board of Directors. Permanent generators are governed by County regulations. Required permits, etc. should be submitted with the request.

19. Grills – Permanent

Permanent grills must be placed in the rear yard of the house and as far as practical from the adjacent property lines.

20. Gutters and Downspouts

Gutters and downspouts must be properly secured to the house, maintained and painted to match the rest of the house or trim. Discharge from downspouts must not adversely affect drainage on adjacent properties. Missing, hanging, broken or otherwise unsightly gutters and downspouts must be repaired or replaced as promptly as possible. No request is required for replacement of existing gutters and downspouts as long as they match the color being replaced. A request is required for installation of additional gutters and downspouts or change of color or type of existing gutters and downspouts.

21. House Numbers

Purpose for house numbers are regulated for reasons of security and public safety as well as for aesthetic appearance and community standards. House numbers must be a minimum of three (3) inches in height and at no time shall be larger than five (5) inches

Materials: House numbers will be of dark non-reflective metal securely attached to a wooden or metal plaque or similar vertical surface of white or light, neutral color. The contrast between house numbers and their surrounding material must be extreme for greatest visibility. Plaques containing house numbers must be of simple geometric shape and a modest proportional size not exceeding 9 inches in height or 14 inches in width. House numbers or plaques made of glass, tile, highly polished metals or other similarly reflective materials are strongly discouraged. Plastics or adhesive house numbers or plaques are prohibited. House numbers will not be self-illuminating.

Location: House numbers will be placed in an illuminated location easily visible from the accessible community street and sidewalk, and will be placed adjacent to the main entry to the home or above the garage door.

22. Interview Process - Inheritance

Anyone inheriting a property must meet with the screening committee to review governing documents. Documentation of proof of ownership and government issued ID verifying age is also required. (See HUD requirements.)

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23. Landscaping

Any landscaping in front of courtyard wall shall not exceed the height of the wall and in addition shall not be higher than any window sill. With the exception of front hedges (facing the street) which are limited to a height not to exceed 4 feet, all hedges will be limited to a height of 8 feet.

See Landscaping Appendix B at the end of this document.

24. Lighting

Exterior Lighting/Landscape Lighting – Light sources must be a "white" light or incandescent light. High-pressure sodium (yellow-orange) lights are prohibited.

When adding or replacing light fixtures either at the front door or coach style lighting at the garage door, a Request for Alteration/Modification form should be submitted to the Architectural Committee for review and subsequent approval by the Board of Directors. The form must be submitted and approval granted before installation can proceed. All exterior lighting fixtures installed on the front and side of a home must present a similar appearance in materials, color and style.

Since technology has changed considerably over the years, we highly recommend LED lighting be used as much as possible with a 2700-3000 kelvin rating and a CRI rating as close to 80 as possible.

Exterior lighting (flood lighting, motion sensors, entrance lighting, etc.) shall not be directed outside the applicant's property. Lighting that is a part of the original structure must not be altered without HOA approval. Requests for exterior lighting should include wattage, height of light fixture above ground, and a complete description of the light fixture and its proposed location on the property. Landscape lighting located along a walkway or among shrubbery will be considered so long as it does not detract from or overwhelm the overall lighting appearance of the home and property

Exterior Holiday Lighting and Decorations: No approval is necessary for seasonal, decorative lighting and decorations. All decorations and exterior lighting will not be displayed more than twenty-five (25) days before the holiday event and must be taken down and removed from all structures and property within fifteen (15) days after the event.

25. Mailboxes

Mailboxes are the responsibility of the association and are a functional necessity, not a decorative item. Mailboxes and posts shall be uniform as specified by the homeowner's association and kept in good repair at all times. Posts shall be upright and secure in the ground and the box secured to the post. The mailbox door shall remain on box and be in working order. No further inscription, painting, ornaments, hanging baskets, plants or artistry shall be allowed, except holiday decorations which shall be removed promptly after the holiday. No additional mailbox or paper box or other receptacles of any kind for use in the delivery of mail or newspapers or magazines or similar material shall be erected on any property.

26. Painting: Exterior

Note: Not all colors are approved for all houses. Any change of color is to be chosen from the approved lists of colors as presented on Home Depot's Behr Premium for Masonry, Stucco & April 2018

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Brick Paints Item No. 50002822 Rev. 1/17 as attached. It is not required that this brand be used as any paint supplier will be able to match these colors. Upon selection, submit a Request for Alteration/Modification form to the Architectural Committee for review and subsequent approval by the Board of Directors. Additional colors are approved for front door.

27. Roofs

All roof types, designs, covering color and material must be submitted to the Architectural Committee for review and approved by the Board of Directors prior to submittal to the County and the commencement of any alteration. Generally accepted roof materials are as follows:

- a. Asbestos, flat and barrel tile are allowed provided they meet the Palm Beach County code requirements. (Composition or wood shake shingles are not allowed.)
- b. Colors to be approved on an as requested basis.

Requests must contain the following:

- a. Sketch of the house with changes clearly diagrammed
- b. Sample of new roof shingle

Approved changes must be completed within thirty (30) day of initiation.

Roof maintenance including regular cleaning is required. Pressure cleaning of roofs and sidewalks does not require approval.

28. Satellite Dishes

The installation of a satellite dish is regulated by the FCC. The dish should not be visible from the front of the house whenever possible, but preferable to be installed in the rear of the property. Wiring should be concealed as much as possible. Effort should be made to minimize visual impact. Any satellite dish larger than 39" diameter is prohibited.

29. Screen Enclosures and Covered Patios

A Parcel owner may not modify or enclose any porch on his Residence except with prior recommendation by the Architectural Committee and written approval of the Board of Directors, and said Board may, in its sole discretion, designate a type of design of modification or enclosure it will approve, or they may refuse to approve any type of modification or enclosure.

Four types of screen enclosures and covered patios are approved as described below. Patio size requirements and limitations apply:

1. The screened sides within the openings of the already existing roof of the home as originally built.
2. Screen enclosure with a screen roof. Permit is required whether new or replacing an existing structure. All screened enclosures shall conform to setback requirements, except that screen enclosures may exceed 12 feet in height
 - a. Size not to exceed the length of the house and cannot be taller than the highest point of the roof ridge.
 - b. Colors: White or bronze
 - c. Structure is comprised of three enclosed sides with the fourth side consisting of the rear facade of the house, to which the three enclosed sides and related structure are integrally attached.

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- d. Screen mesh color: Charcoal (black)
- 3. Screen enclosures/rooms with solid roof.
 - a. With or without kick plates. Kick plates are allowed up to 24" and may be vinyl or aluminum
 - b. Roofs can be constructed of aluminum composite panels, panels with an aluminum shell and high density foam core or wood with asphalt shingles to match the house roof in color and style
 - c. Roof must be properly pitched for water run off
 - d. Colors: white or bronze
 - e. Screen mesh color: Charcoal (black)
- 4. Covered patio area with a louvered roof system with adjustable louvers to provide shade:
 - a. Colors: Gray, white and bronze

Please note that new technologies related to louvered roof systems are becoming available in the marketplace. Accordingly, do not hesitate to submit requests for new types of products, which will be considered on a case-by-case basis.

All options must comply with Palm Beach County regulations and permits must be obtained.

Review Process: The Architectural Committee will review each application on a case-by-case basis and will take all facts it deems relevant into consideration before it goes to Architectural Committee for recommendation and to the Board for approval. As with all such applications, the Architectural Committee reserves the right to visit the home site and to consider, in making its decision, the unique characteristics of the applicant's home and neighborhood and the setting of the home within the community. Any prior decision by the Architectural Committee and Board of Directors to approve (or deny) an application for a particular type of Screened Porch does not necessarily mean that the Architectural Committee or Board of Directors will approve (or deny) an application for a similar type of Screened Porch on another home. Certain factors, including, but not limited to, the location, type, or configuration of the home, may be taken into consideration in the rendering of a decision. The Architectural Committee and the Board of Directors has the right to exercise a more permissive standard of review for home applicants who border the golf course as opposed to a location on the ponds.

No home whose property is back to back or back to side with another property will be allowed to construct or have installed any type of structure, including but not limited to a screened or glass enclosure of any type or material. This guideline is for back to back and back to side properties only and does not include homes that border Pine Tree Village ponds or Pine Tree Golf Club. This excludes existing homes which are back to back or back to side with other properties and already have a screened or glass enclosure.

30. Security Cameras

Installing any home security system, including cameras, is considered an architectural alteration of the home's exterior and therefore requires written approval from the homeowners' association.

If you choose to install a home security camera, the camera needs to be placed in the least intrusive or visible location, and it can only be focused on your property—never directed at windows of adjacent structures, neighbors or common property.

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31. Shutters - Decorative

Bermuda shutters are not permitted. Shutter style must match what is used in the community (louvered, rectangular, without cutouts: see image below for a sample). A home's shutters must be uniform in color and appearance. Shutters must be of proper size (generally, the height of the window). Shutters may be painted, but it is highly recommended that a paint sample be submitted to the Architectural Committee for review and approved by the Board of Directors regardless of how close the paint is to the original color. (See the PAINTING section for details.) Plastic colored shutters may also be installed. If replacement shutters will be a color different than the existing color, approval is necessary before purchase and installation of the shutters.

Note: Not all colors are approved for all houses.



32. Shutters: Hurricane and Hurricane Preparation

The use of temporary shutters, plywood or other approved material shall be limited to a time period that begins during the hurricane-warning phase and ends not more than ten days after the hurricane has passed.

Hurricane and storm shutters are permitted for protection of a home during a hurricane or storm. Shutters should be in the open position from December 1st to May 1st, except in the case of an imminent storm. Accordion, panel and roll down storm shutters are allowed. The color and design of shutters must be compatible with others in the local area. They must meet Palm Beach County code and permits must be obtained.

To reduce property damage to your home and your neighbors, bring indoors **ALL** outdoor furniture, planters, portable grills, doormats, flowerpots in trees, etc.

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33. Signs

No "For Sale" or "For Rent" signs or other displays or advertising shall be maintained or permitted on any part of the Residences or Parcels except for a display of a sign from a contractor for security services.

34. Solar Collectors and Skylights

A deed restriction, covenant, declaration, or similar binding agreement may not prohibit or have the effect of prohibiting solar collectors from being installed on buildings erected on the lots or parcels covered by the deed restriction, covenant, declaration, or binding agreement. A property owner may not be denied permission to install solar collectors or other energy devices by any entity granted the power or right in any deed restriction, covenant, declaration, or similar binding agreement to approve, forbid, control, or direct alteration of property with respect to residential.

Solar panels may be installed on a roof only when they are parallel to the roof line. Solar panels may not be elevated above the roof lines.

Request Process: A request is required for solar panels. In addition to the basic request requirements, requests must include:

- a. A property sketch showing location of the solar panels on the house.
- b. Manufacturer's product information or a sketch showing dimensions, materials, number of panels and colors of the solar panel.

Skylights:

Please note that new technologies related to skylights are becoming available in the marketplace. Accordingly, do not hesitate to submit requests for new types of products. Request must show product specifications.

35. Spas

Spas and hot tubs must be located at the rear of the house and must blend with the exterior finish of home or patio to which it is connected. Spas and hot tubs and all related mechanical equipment shall be screened from view by neighbors by an approved shrubbery **which is large enough at planting** to provide a substantial screening effect, a stucco wall that matches the exterior color and stucco finish of the home or by a permanent brick or stone wall.

Requests must contain the following:

- a. Property plat/site plan showing location of hot tub in relationship to home, deck, and/or patio.
- b. Description and dimensions of screening, if any, and landscape plan, if applicable.
- c. Manufacturer's brochure or detailed description of spa, including dimensions.

36. Speed Limit

Do not exceed a maximum speed of 25 mph and always use slow, safe speeds on curvilinear roads.

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37. Sprinklers and Irrigation Systems

Lawn sprinklers, pumps and timers must be maintained by the homeowner. Sprinklers should be set according to Irrigation Water Restrictions Boynton Beach and Palm Beach County. Only sprinkler heads damaged by lawnmowers will be replaced by the landscape vendor. Sprinklers failing due to age are not the responsibility of the landscaping company or the Association.

38. Stepping Stones

Stepping stones are considered one of a series of stones acting as footrests for a walkway. All materials must be in accordance with the following:

- a. Size: Maximum size of individual stepping stone can be up to 16" x 16"
- b. Stones may not be used as an extension of the driveway
- c. Width: Total maximum width of the stepping stone path may be up to 3 feet.
- d. Location: To be used as a path from the driveway to side of house, garage side door and to rear of the house.
- e. Material: Must be made of durable material such as concrete or natural stone.
- f. Color: Stepping stones must comply with community color scheme.

39. Storage Sheds

No temporary or permanent building or storage shed is permitted on any lot.

40. Trees and Tree Removal

Planting of fruit/citrus trees is restricted to two per property and they may only be planted in the homeowner's back yard. All pruning and maintenance, including picking up of fallen fruit is the responsibility of the homeowner.

Large trees may NOT be removed without submission of a request to the Landscape Committee and approval by the Board of Directors. Trees needing approval for removal include live trees with a diameter in excess of 4 inches, measured two feet above ground level. Removal of dead trees, trees in danger of falling and trees destroying driveways or sidewalks must also be approved, prior to removal. Upon removal, homeowner must remove or grind any visible stump left by the tree. Homeowner/resident will be required to replace the removed tree.

Homeowner/residents are advised to consult with Palm Beach County for compliance with the county ordinances on tree cutting. Requests for removing large trees must contain the following:

- a. Property plat/site plan showing exact location of tree(s) to be removed
- b. Indication of reason for removal
- c. Pictures of affected trees and surrounding property

41. Vehicles

Vehicles shall be parked only on paved areas, such as driveways, as determined and designated by the Board of Directors; however, the parking of vehicles in driveways shall be in such a manner as to not block sidewalks. The overnight parking of vehicles of any kind upon any of the Property used for roadway purposes is prohibited. In addition, the overnight parking of automobiles without a current license tag and inspection certificate and the overnight parking of any truck, trailer, motor

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home, camper, or boat is prohibited. All garage doors shall remain in a "closed" position except when the Parcel owner is entering into or departing from the garage as stated in our original Covenants.

Pick-up trucks and SUV's used for personal transportation are allowed.

Parking on the sidewalk and lawns is strictly prohibited. Parking during the day should be on the swale and not on the roadway to allow vehicles to pass.

It is the responsibility of individual owners to comply with this policy and encourage their neighbors to do so as well. Similarly, it is the responsibility of individual owners to report violations of the policy to either the Board of Directors or a committee chair by submitting the violation in writing to the Pine Tree Village office.

42. Vehicle Charging Stations

Permits are the responsibility of the homeowner. Charging stations must be within the confines of the homeowner's garage and not on common areas. Cords used for charging must not impede sidewalk traffic, or otherwise present a trip hazard to pedestrians.

43. Violation of Use Restrictions as stated in Covenants

In the event the Parcel owner fails to keep the premises in a good, safe, clean, neat and attractive condition, the Association shall have the right to mail a thirty-day (30) written notice to the Parcel address, or the last known address of the Parcel owner, advising the Parcel owner of failure to comply with said provisions. Failure of the Parcel owner to correct the violation (s) within thirty (30) days of mailing of said Notice shall give the Association the right, but not the obligation, to enter upon the Parcel and correct the violation, and such entry shall not be deemed a trespass. The Association shall have the further right to assess the Parcel owner for the full cost of any services performed pursuant to this Article III and shall have a lien upon the Parcel in accordance with Article II (A) hereof to secure payment thereof.

Remedy for Violations. For violation or a breach of any provisions herein, or the provisions of the Articles of Incorporation or By-Laws by any Parcel owner or any other person claiming, by, through or under the Association, or by virtue of any judicial proceedings, the Association or an institutional first mortgagee, or any of them, severally, shall have the right to proceed at law for damages or in equity to compel compliance of any of them, or for such relief as may be appropriate. In addition to the foregoing right, whenever there shall have been built upon the Property any structure which is in violation of this Declaration, any of the aforementioned persons or parties may enter upon the property where such violation exists, and summarily abate or remove the same at the expense of the wrongdoing Parcel owner; provided, however, that the Association shall then make the necessary repairs, construction, etc. to insure that the Property and improvements, where such violation occurred, are restored to the same condition in which it existed prior to such violation, and any such entry, abatement, removal or restoration and construction work shall not be deemed a trespass. In the event that resort to this Section becomes necessary, then the defaulting party shall be liable for cost of enforcement, including reasonable attorney's fees and court costs (including attorney's fees and costs sustained in any appeals.)

Effect of Waiver of Violation. No waiver of a breach or violation of any of the terms, provisions, and covenants in this Declaration, or in the Articles of Incorporation or By-Laws shall be construed

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to be a waiver of any succeeding breach of the same term, provision or covenant of this Declaration, the Articles of Incorporation or the By-Laws.

44. Wells

Private wells are permitted; however, if the water obtained causes discoloring or stains on homes, driveways or sidewalks, the resulting stain is the homeowner's responsibility to have it removed.

A Well Agreement must be signed by the owner prior to installation and upon transfer of the property to a new homeowner.

45. Windows

Replacement windows may be one over one, double or single hung, slider or casement style window. Bathroom windows may be replaced with clear or frosted glass or glass block. Non-impact windows are approved if the home is equipped with hurricane shutters. Window frames must be white or bronze. All windows must comply with city, county, state building codes. All requests for replacement windows must be submitted to the Architectural Committee for review and approved by the Board of Directors.

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RECREATION RULES AND REGULATIONS

All residents share ownership and use of the recreation facilities. The following rules and regulations are in effect when visiting the pool and tennis court areas.

POOL RULES

1. No jumping
2. Pool hours: dawn to dusk
3. Bathing load: 23 persons
4. No food, drinks on pool wet deck (4' wide around pool)
5. No glass or animals in the fenced pool area
6. Shower before entering pool
7. Emergency phone at clubhouse next to the pool
8. Please cover furniture with towels
9. No running, rough play, or unnecessary noise
10. Children under 12 must be accompanied by an adult
11. No toys, rafts, floats, etc. are allowed
12. Children in diapers not allowed in pool
13. Residents and guests must obey pool rules
14. Use pool at your own risk
15. No DIVING

TENNIS COURT RULES

No Trespassing - Private Property

1. Use tennis court at your own risk.
2. Court for residents and their guests ONLY.
3. Proper attire required and tennis shoes only.
4. Limit play to 1 hour if others are waiting.
5. No food or beverages allowed on the court.
6. No bicycles, roller blades, skate boards, motorized scooters or wheels of any kind.
7. Children under the age of 12 must be accompanied by an adult.
8. To reserve the tennis court a sign-up sheet is located on clubhouse wall (in season).
9. Court hours from 8:00 am – 8:00 pm.

Please close gate after play.

Any incidents or injury should be reported to the office or a board member within 24 hours.

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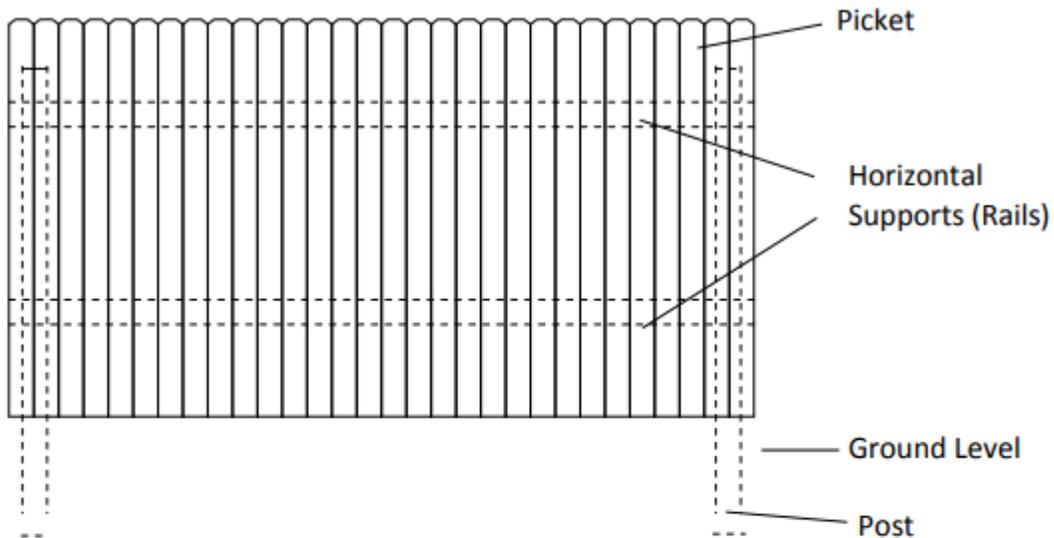
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Appendix A – Fence Location and Specifications

Fences are allowed at the courtyard only.

A-1: Wooden Shadow Box Fence – The completed and signed statement must be included with the fence request.

Wooden shadow box fences shall be of the configuration shown below.



Shadow Box, Front View (not to scale)



Shadow Box, Top View (not to scale)

Installation: Fences shall be level, straight and aligned without wavering. Fences that tie into brick walls shall be the same height of the brick wall which is 48”.

Height: No more than 48” above ground level.

Pickets: Nominal dimensions shall be 1"x4"x6' spaced 3 inches apart and nailed to horizontal supports with 4D penny or larger galvanized nails; staples are prohibited. Pickets shall be made of vinyl, cypress, western red cedar or pressure-treated pine.

Horizontal Supports (Rails): Nominal dimensions shall be 2"x4"x 8', or 2"x4"x6'. The two horizontal supports shall be installed 12 inches from the top and bottom of the pickets and shall be nailed to the posts using 16D penny or larger galvanized nails.

Posts: Nominal dimensions shall be 4"x4"x8' and made from pressure-treated pine. Posts shall be

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installed entirely within the Unit-owner's property.

Gates: shall be of shadow box style to match the rest of the fence. Gate supports, hinges and latches shall be sufficiently sturdy so the gates do not sag and become misaligned. They shall be aligned and hung so that they appear to be a continuous integral part of the rest of the fence.

Color: Shall be solid latex stain the same color as approve house colors. Fences shall be painted on both sides within 30 days of installation.

A-2: Metal Picket Fence

Metal fences shall be engineered to resist high winds and have low lifetime maintenance costs.

Height: 48"

Configuration: Fences shall have three or four horizontal supports (rails). The top of the fence, whether it is a rail or pickets, shall be level. Three permitted rail and picket configurations are illustrated below (drawings are not to scale), but requests for other similar looking configurations will be considered.

The configuration of the pickets, including picket heights, should be shown on the Alternation/Modification Request form.



Material: The fence components shall be manufactured from aluminum or steel as specified below. The surface of all finishes shall be smooth and shall pass the standard pencil hardness test of at least 2H.

Aluminum: Extruded aluminum alloy pre-treated for oxide removal with a powder-coated black finish.

Steel: Shall come with a 20-year guarantee against rusting, peeling, cracking, chipping, blistering and corrosion. Components shall be treated with the following or equivalent: hot dipped zinc, zinc phosphate, epoxy primer and acrylic topcoat.

Color: Black.

Pickets: Pickets shall be a minimum of 5/8"x5/8"x5' hollow square, spaced 4 inches apart. Pickets shall be unadorned.

Horizontal Supports (Rails): shall be a minimum of 1"x1".

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Posts: Posts shall be a minimum of 2"x 2" hollow square with post walls at least 0.062 inches thick, and at least 8' long. Posts shall be covered with plain unadorned post caps. All posts shall be set in concrete.

Gates shall be sturdy and not sag. The configuration and appearance of gates shall match the rest of the fence and not be more than 48" high.

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Appendix B – Landscaping Guidelines - Tree Policy – April 2018

A. Purpose and Intent

The purpose and intent of policy is to establish *minimum and realistic guidelines* for landscape decision-making for homeowners and the Association in Pine Tree Village. This document was constructed in conformity to Article 7 and 14c of the Palm Beach County Code. The language and some provisions have been adapted to the special needs of this community. Recognizing that significant fines and costly actions can occur by violations of the County Code this set of guidelines should, when used, avoid problems.

The guidelines are designed to achieve improvements to the community's environment by:

1. Suggesting, assisting, and approving landscape options which will provide shade, not endanger structures or sidewalks, be drought resistant and be sturdy enough to survive most hurricanes. Also, by providing guidance in the selection of trees to encourage the use of native species. This document will also serve to improve landscaping and care of flora on common elements.
2. Work to achieve compatibility, diversity of species, land values
3. Aesthetics

B. Trees

1. Types
 - a. Canopy trees – Class A1 specifications
 - b. Palm trees
2. Substitutions
 - a. Palms, in clusters of same species, may be used in place of required canopy trees
 - b. Selected palms should be chosen from approved palm tree lists which include:
 1. Florida Urban Forestry Council's RIGHT TREE/RIGHT PLACE
 2. University of Florida IFAS Extension NATIVE TREES OF FLORIDA

C. Shrubs and Hedges

1. With the exception of front hedges (facing the street) which are limited to a height not to exceed 4 feet, all hedges will be limited to a height of 8 feet.
2. Placement of all shrubs and hedges will be guided by all of the following:
 - a. Consideration of underground utilities (a call to NO –CUT or a similar service by the tree vendor will be required. This service provides free on sight consultation as to placement of trees, etc. so as to avoid the disruption of services along with the costs associated with accidental severing of underground cables and pipes.
 - b. Consideration of easements in the community which may be between houses
 - c. Consideration of property lines, i.e. no trees will be approved if the desired placement is between two houses this rule will avoid future problems related to ownership of and responsibility for problems related to the tree.

D. Prohibited and Controlled Plant Species

Prohibited plant species are listed in Article 14c, VEGETATION PRESERVATION AND PROTECTION Palm Beach County Code.

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In addition to the above prohibited plant species the following species may not be planted in Pine Tree Village:

1. Black Olive
2. Ficus Species

PINE TREE VILLAGE INSTALLATION, SELECTION AND REMOVAL PROCEDURES

E. Restoration and Maintenance

1. Vegetation damaged and removed will be “replaced within 21 days with plant material to comply with the approved standards and height requirements” and conform to the lists of approved trees as per county code and PTV guidelines.
2. Trees removed due to storm damaged on private property or common element must be replaced. The PTV Association will be responsible for the costs of tree replacement on the common elements. The homeowners will be responsible for the costs of replacement on their properties.

F. Opt Out Provisions:

1. Landscaping

- a. Residents can opt out of trimming services but must make provisions for private contract(s) covering the same service as is provided by the community. All financial responsibility for this opt-out will be the responsibility of the resident/homeowner. No reduction in HOA fee will be provided when the opt-out option is activated. Opting out does not relieve the homeowner of maintenance of lawns, shrubbery and trimming of trees.
- b. Residents/owners may selectively opt out of the chemical treatment of the beds while retaining all other services provided by this vendor. A list of the addresses with a chemical treatment opt-out will be retained in the HOA office, the chair of the Landscape Committee and the vendor.
- c. Red reflectors may be placed on selected flora the resident/owner elects to be removed from a scheduled trimming.

2. Chemical treatment

- a. Residents/homeowners may opt out of *all* chemical treatment. When this option is exercised the vendor will not provide fertilization, pesticides or herbicides to lawns, shrubs or hedges on the property. This is an all-in or all-out option.
- b. Should a resident/homeowner opt out of scheduled chemical treatment (s) he may continue treatment for fungal infections, white fly and spiraling fly infestations.
- c. A list of addresses exercising any of the opt-out options will be maintained in the PTV HOA office, the vendor and the chair of the Landscape Committee.

3. Tree Trimming

Residents may not opt out of hurricane trimming with the following exception: Resident/homeowner wishing to opt out of *community provided* hurricane pruning may contract independently with a vendor of his/her choice. Such service will be subject to the following conditions:

- a. No adjustment will be made to the HOA maintenance fees

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- b. All costs related to private contract(s) will be the sole responsibility of the resident/homeowner.
- c. Hurricane trimming must be provided at least two weeks before the community contracted service is scheduled to commence. A receipt indicating that such service was completed will be submitted to the office.
- d. Should a privately contracted service not be completed prior to the initiation of the community provided service hardwood trees and selected palms on the property will be trimmed as per the community trim specifications. Absolutely no provision will be made for PTV HOA compensation for privately contracted services should the resident/owner have made a down payment but the service was not provided two weeks prior to the PTV contracted community service.

G. The Landscape Committee

Residents/homeowners and the PTV HOA will submit plans for landscaping changes on any part of his/her property in advance of the scheduled Landscape Committee meeting.