



Changes to PTV HOA Rules and Regulations - September 2024

The Rules and Regulations have undergone several minor edits. Here are some of the most notable changes:

4. Awnings

Current:

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:

1. Be of a plain design and without decorative features or embellishments.
2. 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 before installation.
3. Have structural supports that are white or match the color of the house as closely as possible.
4. The request must include its proposed location, size, material, and framing detail. Pictures of the proposed location, taken from at least two (2) different angles, must be submitted as supporting documentation.
5. After receipt of approval and installation, the awning must be maintained in order to reduce dirt/dust, debris build-up, or mold growth.

Proposed: Awnings, Screens, or Solar Shades

The use of awnings, screens, or solar shades is permitted. Awnings are allowed in the front entry only. Motorized screens and solar shades are permitted only in the rear of the home. Screen Enclosures and Covered Patios: Eliminate 4 and replace it with: For motorized screens, refer to Awnings

Reworded for clarity. FINAL:

Awnings, Screens, and Solar Shades:

1. Awnings are allowed at the front entry or the rear of the home.

2. Owners may install motorized sunscreens or solar shades in the rear of the home.
 3. It should be plain in design without decorative features or embellishments and of an APPROVED color.
 4. Awnings must be retractable and meet hurricane standards.
 5. The proposed awning's scale, color, and materials must be consistent and compatible with the house. Cloth/canvas material is preferred. Non-retractable materials, such as metal, fiberglass, or plastic, are prohibited. A color sample of the proposed awning is required.
 6. Have white structural supports or match the house's color as closely as possible.
 7. The request must include its proposed location, size, material, framing detail, and pictures. You must take pictures from two (2) angles and submit them as supporting documentation.
 8. After approving and installing the awning, you must routinely clean it to reduce dirt/dust, debris build-up, or mold growth.
-

Simplified Rule 8.

8. Decorative Elements

Your property is to appear clean, neat and well-maintained from within the community or any adjacent properties. The HOA reserves the right to request removal or modification of any decorative elements that do not comply with or negatively impact the community's aesthetic standards.

Location:

- a. Front yard elements are subject to stricter standards due to high visibility.
- b. No decorative element in or on shrubbery that may interfere with trimming.
- c. Any statues or decorative yard fixtures must be placed behind the courtyard wall and cannot interfere with landscape services.
- d. Backyard elements have more flexibility if not visible from streets, adjacent property, or common areas.
- e. No items are permitted on the front courtyard wall.

Aesthetics:

- a. **Materials** must be weather-resistant and maintain an attractive appearance.
- b. **Size and quantity** should be proportionate to the property and not create

clutter. Clutter is defined as disorganized, untidy, excessive, or too many items in one space, leading to a visually overwhelming environment that needs more harmony and order. Consider keeping items to a small number, limited to (3) three. Keeping a courtyard tidy involves regular maintenance, organizing items effectively, and removing unnecessary objects.

Consider the following:

a. **Surface obstacle clutter:** Excessive furniture, planters, foliage, and random decorations like statues and ornaments can make a courtyard feel congested. High area density of these obstacles reduces open space and increases the perception of clutter. As the density of these items increases, so does the sense of clutter.

b. **Poor Maintenance:** Neglected plantings, broken furniture, or outdated decorations can create a disorganized look. Regular maintenance is essential to keep the space tidy and inviting.

c. **Unorganized layout:** An unorganized arrangement of items can create visual chaos. A well-thought-out design that considers spacing and functionality can help prevent clutter.

d. **Proper storage:** Store garden equipment, empty containers, landscaping materials, unused items, trash and recycling receptacles, and excess items in a location not seen from the street or adjacent properties.

Impact: Objects must not create safety hazards or become attractive nuisances.

Prohibited Items: Elements with inflammatory, offensive, or vulgar words or designs.

Further definitions:

Fountains may be placed only in the courtyard and no taller than 48". Homeowners must maintain the fountain in good working order and without stagnant water, which can attract bacteria, parasites, and mosquitoes.

14. Flags

Current:

Any homeowner may display two 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.

Proposed: 14. Flags

Any homeowner may display a portable, removable United States flag **and** the official flag of the State of Florida.

FINAL: Reworded to match the statute.

A homeowner may display in a respectful manner up to two of the following portable, removable flags, not larger than 4 1/2 feet by 6 feet:

1. The United States flag.
2. The official flag of the State of Florida.
3. All other flags, as stated in Florida Statutes Chapter **720.304**
4. Regardless of any covenants, restrictions, bylaws, rules, or requirements of the association, a homeowner may erect a freestanding flagpole no more than 20 feet high on any portion of the homeowner's real property as long as the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement. The homeowner may further display respectfully from that flagpole one official United States flag, not larger than 4 1/2 feet by 6 feet, and may additionally display one other flag permitted under paragraph (a). Such additional flag must be equal to or smaller than the United States flag. 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.

17. Generators

Current: 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.

FINAL:

Reworded for clarity:

17. Generators - Permanent - Outdoor Water Systems - Trash and Recycling

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. County regulations govern permanent generators. Required permits, etc., should be submitted with the request. You can install the propane tank either buried or above ground, but it **MUST** comply with all permits and building code requirements. If the installation is above ground, it must be in the property's rear and concealed by landscaping. Plant landscaping within two (2) weeks of installing the tank. Landscaping should be **large enough at planting** to provide a substantial screening effect. Propane tanks visible from the street are not permitted. The same restrictions and standards apply to outdoor water systems, trash and recycling receptacles, or other appliances; they must not be visible from the street.

21. Landscaping

Current:

Any landscaping in front of the courtyard wall shall not exceed the height of the wall and in addition, shall not be higher than any window sill. Except for 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 PINE TREE VILLAGE LANDSCAPING GUIDELINES Separate Document**

FINAL, updated for clarity:

21. Landscaping

The association pays for BASIC landscaping services. Our contract is based on maintaining the existing turf, trimming hedges, and pruning trees. Any additions or changes made by homeowners, such as planting new trees or expanding garden areas, can increase maintenance costs. These costs may exceed our budget and disrupt the financial plan set for our community.

All installations, modifications, and additions require prior approval. This includes but is not limited to altering, expanding, or creating new planter beds and adding trees, hedges, or any other significant landscaping features. **Submit a Landscape Request Form for approval. DO NOT schedule, order, or plant before approval.**

Any landscaping in front of the courtyard wall should not exceed the height of the wall and should not be higher than any window sill. Front hedges (facing the street) should be limited to heights not exceeding 4 feet, and all hedges should be limited to 8 feet. Landscaping cannot overlap other properties.*

The control, oversight, and management of all bushes, trees, hedges, and plants on the property, except seasonal beds, are regulated and must comply with the Rules and Regulations.

- This includes previously authorized plantings that have since encroached on adjacent property or have become overgrown or deemed unsightly as determined by a majority of the landscape committee or board.
- Revisions to the property that have not received appropriate approvals are subject to future rejections and requests for removal.
- Any resident whose planting, installations, removals, approved or otherwise, is responsible for damages to other items (irrigation, sidewalks, etc.) is liable for the cost of repairs to restore.

**Refer to [Article 7.D.4.A](#), of Unified Land Development Code.*

For single-family residences, height of hedges shall be 4- feet in the required front yard, 8-feet in the required sides and rear.

See the PINE TREE VILLAGE LANDSCAPING GUIDELINES.

23. Mailboxes FYI from previous rules:

Rescind this motion from September 7, 2005

Plantings around mailboxes are allowed with the following restrictions:

- Square or round ornamental blocks or plastic be used to provide a border around the plants or stone.
- Shrubs, vines, and figurines are not allowed

The homeowner is responsible for the maintenance of their plants.

Rewrite as:

23. Mailboxes

Mailboxes are the association's responsibility and are a functional necessity, not a decorative item. Mailboxes and posts shall be uniform as specified by the homeowner's association and in good repair. Ensure that posts are upright and securely positioned in the ground, and attach the box to the post. The mailbox door shall remain on the box and be in working order. No further inscription, painting, ornaments, hanging baskets, plants, or artistry shall be allowed on the mailbox, except holiday decorations, which the owner shall remove promptly after the holiday. Do not install any additional mailbox, paper box, or other receptacles for mail delivery, newspapers, magazines, or similar material on any property.

Homeowners are responsible for the plantings around their mailboxes. You are welcome to enhance the area with your choice of plants, but it is essential to maintain them properly. *If your mailbox requires repairs and your plantings obstruct the process, you must remove the plants at your own expense before the repair.*

Adding Rule 24

24. Overall Property Cleaning

The HOA power washes the sidewalks annually, and any additional cleaning needed is at the homeowner's expense.

The homeowner must ensure the exterior of the property remains clean and well-maintained. This includes the roof, gutters, garage door, light fixtures, landscaping, and hardscape surfaces.

Restate to match Palm Beach.

36. Sprinklers and irrigation systems

Set irrigation timers to run up to three times a week for no more than 30 minutes per zone. Palm Beach County does not allow watering between 10 AM and 4 PM. For Pine Tree Village, ensure watering is completed by 7:00 AM to

avoid interfering with our landscaping company or water in the evening after 5:00 PM once the landscapers have finished for the day in our community.

See the **Irrigation Guidelines**.

37: Steppingstones

Current:

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

1. Size: Maximum size of individual stepping stones can be up to 16" x 16
2. Stones may not be used as an extension of the driveway
3. Width: The total maximum width of the stepping stone path may be up to 3 feet.
4. Location: To be used as a path from the driveway to the side of the house, garage side door, and to the rear of the house.
5. Material: Must be made of durable material such as concrete and natural stone
6. Color: Stepping stones must comply with the community color scheme.

Proposed: Material: must be made of durable material such as concrete, natural " stone, or Trex-like materials

FINAL:

Added a material description.

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

1. Size: Maximum size of individual stepping stones can be up to 16" x 16
 2. Do not use stones as an extension of the driveway.
 3. Width: The maximum width of the stepping stone path may be up to 3 feet.
 4. Location: To be used as a path from the driveway to the side of the house, garage side door, and to the rear of the house.
 5. Material: Must be made of durable material such as concrete, natural stone, **or composite material**.
 6. Color: Stepping stones must comply with the community color scheme.
-

38. Storage Sheds

Current 38:

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

Rescind due to Florida Statue Chapter 720 update.

Final 38: Storage, installation, and Display of Items

Installing, displaying, or storing any items on a parcel that are visible from the parcel's frontage or an adjacent parcel, an adjacent common area, or a community golf course, including, but not limited to, artificial turf, boats, flags, vegetable gardens, clotheslines, and recreational vehicles are not permitted.

39. Trash and Recycling

Wednesday AM: Trash pickup and recycling

Saturday AM: Trash pickup, landscape trimmings, bulk items (old furniture/ appliances/ etc.).

Notes:

- Per County Ordinance 96-9, please wait to put out trash or recycling until after 3:00 p.m. the day before the scheduled collection. The Ordinance also requires all trash and recycling containers to be removed from the pickup area on the same day they are collected.

If you have trash from a weekend project or outdoor trimmings, those items should be stored in the garage or the side of the house until the day before pick up.

- Boxes must be broken down.
 - Trash / recycle receptacles must be stored out of sight from adjacent parcels or street view.
 - Landscaping debris can be put out any time on Friday.
-

This motion was passed on February 8, 2023. Adding it to the September 2024 update.

42. Video Taping Meetings

According to 720.306.10, any unit owner may tape record or videotape the monthly meetings of the board of directors and the annual membership meetings, subject to the following restrictions:

1. The only audio and video equipment and devices that unit owners are authorized to utilize at any such meeting are those that do not produce distracting sound or light emissions.
2. Video equipment shall be assembled and placed fifteen (15) minutes before the commencement of the meeting. If using a digital device, like a cell phone, the member with the device will also be placed 15 minutes in advance. The Board of Directors will determine the placement location.
3. Any member videotaping or recording a meeting shall not be permitted to move about the meeting room.
4. An advance notice of twenty-four hours (24) shall be given to the Board of Directors by any member desiring to utilize audio or video equipment, including cell phones.
5. No third party (non-member) may audio or videotape meetings without the board of directors' written request and approval.