



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

Welcome to Pine Tree Village!

This document outlines the ***Rules and Regulations*** updated by the Pine Tree Village Board of Directors in September 2024. It supersedes all other Rules and Regulations previously adopted by the Board of Directors.

Please note that the provisions of other documents (**Declaration of Covenants, Articles on Incorporation, and the By-Laws**) remain in effect and must be adhered to. The Board of Directors may adopt reasonable rules and regulations or amend or repeal previously adopted ones. Any waivers, consents, or approvals given under these Rules and Regulations by the Board of Directors shall be revocable at any time. If the Board of Directors wants a waiver, consent, or approval to be officially recognized and applied to an identical or similar situation, they must provide written notification. Ensure all requests and installations comply with Palm Beach County regulations and obtain the necessary permits. **This document serves as a supplement to the original documents. Please review the documents mentioned above.**

The following rules and regulations regarding the property and common elements will remain in effect until amended according to the Association's by-laws. They shall apply to and be binding upon all Homeowners. Homeowners must always adhere to these rules and regulations and ensure their families, guests, invitees, lessees, and those for whom they are responsible also obey them. Any resident who initiates or authorizes work without approval may be required to remove it at their expense.

As it would be impossible to record every possibility for a request, the following addresses a broad range of requests. The Board must approve any actions implemented under these Rules and Regulations of Directors. This request for approval must show that all local requirements and laws have been complied with.

The homeowner must submit a Request for Alteration/Modification Form for each request to the Architectural Committee or Landscape Committee for approval before it goes to the Board of Directors.

1. Animals

If requesting a reasonable accommodation, Pine Tree Village must have the PTV HOA Reasonable Accommodation form fully completed and kept on file. Owners of animals with medical or disability permission must comply with prevailing law and register with the Association by submitting the items listed below.

- a. A picture of the animal
- b. Proof of a veterinarian's examination
- c. Record and proof of rabies vaccination
- d. Current license tag
- e. Birthdate and weight of the animal

Owners must renew the items listed below annually on the anniversary of the original filing and submit them to the Association within thirty (30) days of the renewal date.

- a. Proof of a veterinarian's examination
- b. Record and proof of rabies vaccination
- c. Current license tag

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

3. Artificial Turf

Artificial turf installation is permitted only in the courtyard, and it must be a dark green color.

4. Awnings, Screens, and Solar Shades:

- a. Awnings are allowed at the front entry or the rear of the home.
- b. Owners may install motorized sunscreens or solar shades in the rear of the home.
- c. It should be plain in design without decorative features or embellishments and of an APPROVED color.
- d. Awnings must be retractable and meet hurricane standards.
- e. 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.

- f. Have white structural supports or match the house's color as closely as possible.
- g. 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.
- h. After approving and installing the awning, you must routinely clean it to reduce dirt/dust, debris build-up, or mold growth.

5. Clubhouse

Parcel owners can submit a written request, a \$150 rental fee, and a \$150 security deposit for exclusive use of the PTV clubhouse. A notice of the exclusive use will be posted on the bulletin board.

6. Complaints

All homeowner complaints 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. Courtyards and Patios

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

Courtyard patio walls for homes may be wood or block (stucco or brick), and they must be no more than 48 inches in height or less than 24 inches.

- a. If a courtyard fence or wall is removed, it must be replaced by a plant screen at least 24 inches in height but no more than 48 inches in height.
- b. Courtyards can only be all pavement if a solid wall shields them from street view. Otherwise, it must have landscaped / green elements with an approved design before installation or modification.

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:** Too much furniture, planters, foliage, and random decorations like statues and ornaments can make a courtyard feel overcrowded. A high concentration of these items reduces open space and amplifies 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.

9. Donations

When a resident homeowner 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. Should the article necessitate long-term upkeep or maintenance, the resident providing it must contract with the Association to secure the requisite long-term funding. This funding should cover maintenance, power, installation, and associated fees and licenses. If the HOA determines the donation is of great benefit to the HOA, they may choose to carry the ongoing expense of the donation.

10. Driveways and Driveway Extensions

When viewed from the street, your driveway and walkway must be free of rust, oil stains, mold, and mildew.

Homeowners must obtain permission from the Board of Directors to install pavers, replace existing driveway material, or change its appearance. The homeowner is responsible for maintaining that part of the driveway in the common area. The part of the driveway in the common area can be painted the same color as the driveway.

Stone, gravel, and pebbles are not allowed along property lines. Only natural-colored stones, gravel, and rocks are permitted in landscape beds and between stepping stones. They are not allowed to outline driveways.

Homeowners may line the area immediately adjoining the side or sides of their driveway using brick, stone, poured concrete, or concrete pavers. The purpose of such driveway extensions is to provide additional parking space.

Requests must contain the following:

1. Property site plan showing the location of proposed changes
2. Description of the material and groupings, including size, type, and color.

The width of such driveway extensions may extend up to 28 inches per home (up to 14 inches on each side of the garage door opening). Homeowners will ensure any drainage changes created by adding the driveway extensions do not adversely affect surrounding properties or the 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.

11. Encroachment

Encroachment onto PTV property by a PTV homeowner or resident is expressly prohibited. Definition: For 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:

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

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

13. Fish and Koi Ponds are prohibited

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

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.

15. Garage Doors

As stated in our original Covenants, all garage doors shall remain "closed" except when the Parcel owner enters or departs from the garage. The garage door style will be in keeping with the style initially used by the builder.

- **Note:** Governed by DOC Article III Par K = This document cannot create a rule in conflict with a higher document.

16. Gates

Gates may be used at the courtyard entrance, provided they are no taller than the wall or 48". Use iron gates with stone courtyard walls. If there is a fence of another material, the gate should match the fence.

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.

18. Grills – Permanent

Place permanent grills in the house's rear yard, as far as practical from the adjacent property lines.

19. Gutters and Downspouts

Gutters and downspouts must be adequately secured to the house, maintained, and painted to match the rest of the home or trim. Discharge from downspouts must not adversely affect drainage on adjacent properties. Missing, hanging, broken, or unsightly gutters and downspouts must be repaired or replaced promptly. No request is required to replace existing gutters and downspouts as long as they match the previous color. A request is necessary to install additional gutters and downspouts or a change of color or type of existing gutters and downspouts.

20. 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.)

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 and the Irrigation Guidelines.

22. Lighting

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

When adding or replacing light fixtures at the front door or coach-style lighting at the garage door, submit a Request for Alteration/Modification form to the Architectural Committee for review and subsequent approval by the Board of Directors. The board must approve the request 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 that LED lighting be used as much as possible with a 2700-3000 Kelvin rating and a CRI rating of as close to 80.

Do not direct exterior lighting (flood lighting, motion sensors, entrance lighting, etc.) outside the applicant's property. HOA approval is required to alter lighting that is part of the original structure. Requests for exterior lighting should include wattage, the height of the light fixture above ground, and a complete description of the light fixture and its proposed location on the property. Landscape lighting placed along walkways or among shrubbery will be considered, provided it doesn't detract from or overpower the overall lighting of the home and property.

Exterior Holiday Lighting and Decorations: No approval is necessary for seasonal, decorative lighting and decorations. Remove all decorations and exterior lighting from all structures and property within fifteen (15) days after the holiday event. Only display them at most twenty-five (25) days before the event.

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, 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.

24. Overall Property Cleaning

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

The homeowner is responsible for keeping the property's exterior clean and well-maintained, including the roof, gutters, garage door, light fixtures, landscaping, and hardscape surfaces.

25. 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 & Brick Paints Item No. 50002822 Rev. 1/17 as attached. You are not required to use this brand, as any paint supplier can 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 have been approved for the front door.

26. Roofs

All roof types, designs, covering colors, and materials must be submitted to the Architectural Committee for review and approval by the Board of Directors before submission to the County and the commencement of any alteration. Generally accepted roof materials are as follows:

1. Asbestos, flat, barrel tile, and metal roofs are allowed, provided they meet the Palm Beach County code requirements. (Composition or wood shake shingles are not allowed.)
2. We will approve colors on an as-requested basis.

Requests must contain the following:

1. Sketch of the house with changes diagrammed
2. Sample of new roof shingle

Complete approved changes within thirty (30) days of initiation.

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

27. Satellite Dishes

The FCC regulates satellite dish installations. The dish should not be visible from the front of the house; installing it at the rear of the property is preferable. Conceal the wiring as much as possible to minimize the visual impact. Do not install satellite dishes larger than 39 inches in diameter.

28. Screen Enclosures and Covered Patios

A Parcel owner may only modify or enclose any porch on their residence with a prior recommendation from the Architectural Committee and written approval from the Board of Directors. The Board, at its sole discretion, may specify an acceptable design for the modification or enclosure or may refuse to approve any changes.

As described below, four types of screen enclosures and covered patios are approved. Patio size requirements and limitations apply:

1. The screened sides within the openings of the existing roof as initially built.
2. Screen enclosure with a screen roof. A 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. The size should not exceed the length of the house, and it cannot be taller than the highest point of the roof ridge.
 - b. Colors: White or Bronze
 - c. The structure comprises three enclosed sides, with the fourth side consisting of the house's rear facade, to which the three enclosed sides and related structure are integrally attached.
 - d. Screen mesh color: Charcoal (black)
3. Screen enclosures/rooms with solid roofs.
 - a. Kick plates are allowed up to 24" and can be vinyl or aluminum.
 - b. Roofs can be 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. The roof must be pitched appropriately for water runoff
 - 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 new technologies related to louvered roof systems are becoming available. Submit requests for new types of products; we will consider them on a case-by-case basis.

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 the Architectural Committee for recommendation and to the Board for approval. As with all 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 Screened Porch on another home. Certain factors, including, but not limited to, the location, type, or configuration of the home, may be considered when rendering a decision. The Architectural Committee and the Board of Directors have the right to exercise a more permissive standard of review for home applicants who border the golf course instead of a location on the ponds.

Homes with properties backing directly or sideways onto another property are prohibited from constructing or installing any structure, including screened or glass enclosures. This applies solely to properties back-to-back or back-to-side, excluding those bordering Pine Tree Village ponds or Pine Tree Golf Club. Additionally, it excludes back-to-back or back-to-side homes with other properties already possessing a screened or glass enclosure.

29. Security Cameras

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

When installing a home security camera, place it in the least intrusive or visible location. Ensure the camera focuses only on your property and never directs towards windows of adjacent structures, neighbors, or common property.

30. Shutters - Decorative

Bermuda shutters are not permitted. The 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 appropriately sized (generally, the window's height). Paint shutters as desired; a paint sample shall be submitted to the Architectural Committee for review and approval 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 shutter purchase and installation.

Note: Not all colors are approved for all houses.



31. Shutters: Hurricane and Hurricane Preparation

Hurricane and storm shutters are allowed to protect homes during storm season from June 1 to November 30. From December 1 to May 31, shutters should remain open unless there is an imminent storm. Accordion, panel, and roll-down storm shutters are permitted. Their color and design must align with local standards and comply with Palm Beach County code, including obtaining any necessary permits.

Limit temporary shutters, plywood, or other approved material to the period starting from the hurricane-warning phase and ending no more than ten days after the hurricane has passed.

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

32. 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 for security services.

33. 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. Any entity granted the power or right in any deed restriction, covenant, declaration, or similar binding agreement cannot deny a property owner permission to install solar collectors or other energy devices for residential purposes.

Solar panels may only be installed on a roof when parallel to the roof line. Do not elevate solar panels above the roof lines.

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

- a. A property sketch showing the 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 skylight technologies are becoming available in the marketplace. Accordingly, do not hesitate to submit requests for new types of products. The request must show product specifications.

34. Spas

Spas and hot tubs must be located at the rear of the house and blend with the exterior finish 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 **that 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:

1. Provide a property plat/site plan indicating the location of a hot tub relative to the home, deck, and patio.
2. Description and dimensions of screening, if any, and landscape plan, if applicable.
3. The manufacturer's brochure or detailed spa description, including the dimensions.

35. Speed Limit

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

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 only allows 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. Stepping Stones

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. Brick, stone, poured concrete, or concrete pavers are allowed.
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, 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, 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.

40. Trees and Tree Removal

Planting fruit or citrus trees is restricted to two per property and may only be in the homeowner's backyard. The homeowner is responsible for all pruning and maintenance tasks, including picking up fallen fruit. Submit a request to the Landscape Committee and obtain approval from the Board of Directors to remove large trees. Trees needing approval for removal include live trees with a diameter over 4 inches, measured two feet above ground level. Approval is required before removing dead trees, trees in danger of falling, or trees damaging driveways or sidewalks. Upon removal, the homeowner must also remove or grind them—any visible stump left by the tree. The homeowner/resident is required to replace the removed tree within 21 days. See LANDSCAPE Guidelines

Homeowners/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:

1. Property plat/site plan showing the exact location of tree(s)
2. Indication of the reason for the removal
3. Pictures of affected trees and surrounding property

41. Vehicles

Vehicles shall be parked only on paved areas, such as driveways or locations as designated by the Board of Directors, and must not block sidewalks. Overnight parking of vehicles used for roadway purposes is prohibited if not in the driveway or location designated by the board. In addition, the overnight parking of automobiles without a current license tag and inspection certificate and any truck, trailer, motor home, camper, or boat are not allowed. Pick-up trucks and SUVs used for personal transportation are allowed.

Parking on the sidewalk and lawns is strictly prohibited. During the day, parking should be on the swale, not the roadway, to allow traffic flow. Individual owners are responsible for complying with this policy and encouraging their neighbors to do so. Owners must report policy violations to the Board of Directors or a committee chair by submitting a written report to the Pine Tree Village office.

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 defined in the Palm Beach County Code.

The Association's Board of Directors must grant written permission for the following vehicles to park within Pine Tree Village: junk vehicles, unregistered vehicles, inoperable vehicles, or disabled vehicles; moving vans, box trucks, tractors, trailers, wreckers, hearses, limousines, buses, or any with more than two axles; or any other type that the Association Board of Directors may restrict. The driver of a Commercial

Vehicle may park within a resident's driveway between 7:00 a.m. and 7:00 p.m. to provide services to the homeowner.

The following are permitted as per HB1203, 720.3075 (b)(c)(d):

- A personal vehicle, including a pickup truck, in the property owner's driveway or in any other area where they have a right to park.
- A work vehicle, which is not a commercial motor vehicle, in the property owner's driveway.
- Their assigned first responder vehicle on public roads or rights-of-way within the homeowners' association.

42. Vehicle Charging Stations

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

43. 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 placement location is to be determined by the Board of Directors.
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 any 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.

44. 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 the 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 total cost of any services performed according to Article III. There shall be a lien upon the Parcel per Article II (A) hereof to secure payment.

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 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 preceding right, whenever there shall have been built upon the Property any structure which violates this Declaration, any of the persons mentioned above or parties may enter upon the property where such violation exists and summarily decrease 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 ensure that the Property and improvements, where such violation occurred, are restored to the same condition in which it existed before such violation, and any such entry, reduction, removal or restoration and construction work shall not be deemed a trespass. If this Section becomes necessary, then the defaulting party shall be liable for the cost of enforcement, including reasonable attorneys and court costs (including attorney's fees and expenses sustained in any appeals.)

Effect of Waiver of Violation. Waiving a breach or violation of any terms, provisions, or covenants in this Declaration, Articles of Incorporation, or By-Laws shall not constitute a waiver of any subsequent breach of the same terms, provisions, or covenants in this Declaration, Articles of Incorporation, or By-Laws.

45. 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 remove it.

The owner must sign a Well Agreement before installation and upon property transfer to a new homeowner.

46. Windows

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

47. Recreation Rules and Regulations - No Trespassing - Private Property

The pool and pickleball court area are for homeowners and guests. The homeowner must accompany guests while using the recreation areas. All residents share ownership and use of the recreation facilities. The following rules and regulations apply when visiting the pool and pickleball areas.

POOL RULES

1. The pool area is for residents and their guests ONLY.
2. No lifeguard on duty; use the pool at your own risk
3. No diving or jumping
4. Pool hours: dawn to dusk
5. Bathing load: 23 persons
6. No food or drinks on the pool wet deck (4' wide around the pool)
7. No glass or animals in the fenced pool area
8. Shower before entering the pool
9. Emergency phone at the clubhouse next to the pool
10. Please cover furniture with towels

11. No running, rough play, or unnecessary noise
12. An adult must accompany children under 12
13. No toys, rafts, floats, etc. Water noodles are allowed.
14. Children wearing diapers are prohibited from entering the pool.
15. Residents and guests must obey pool rules.

PICKLEBALL COURT RULES

1. Use the court at your own risk.
2. Court for residents and their guests ONLY.
3. Proper attire and tennis shoes are required.
4. Please observe proper pickleball etiquette.
5. Limit total court time to 1 hour for singles and 1.5 hours for doubles if others are waiting.
6. No food or alcoholic beverages are allowed on the court.
7. No bicycles, rollerblades, skateboards, motorized scooters, or wheels.
8. An adult must accompany children under the age of 12.
9. A sign-up sheet is located on the clubhouse wall (during the season) to reserve the pickleball court.
10. Court hours are from 8:00 am – dusk.
11. Please close the gate after play.

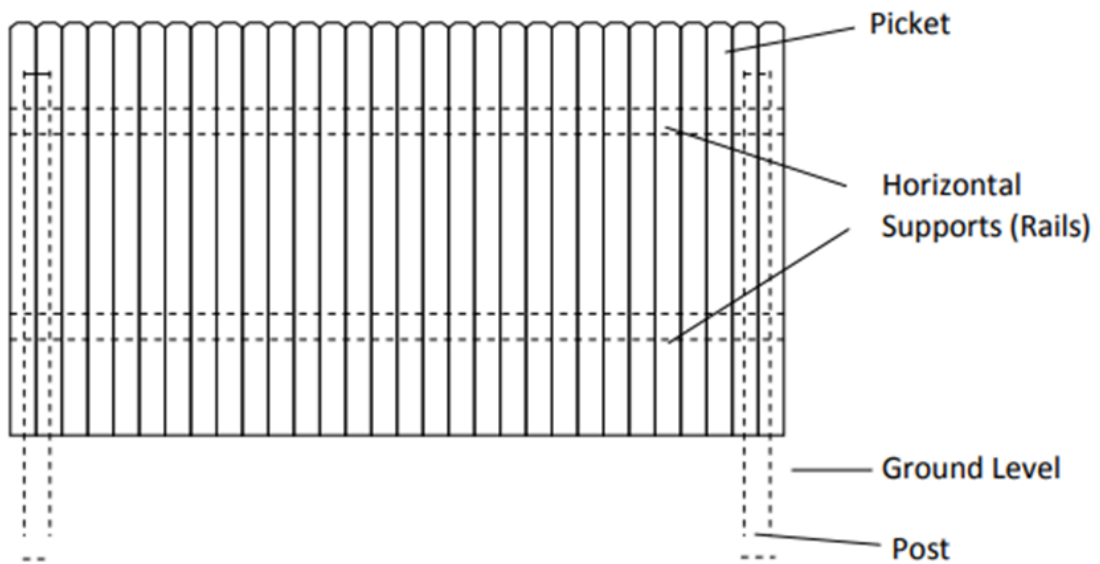
Report any incidents or injuries to the office or a board member within 24 hours.

Appendix A – Fence Location and Specifications

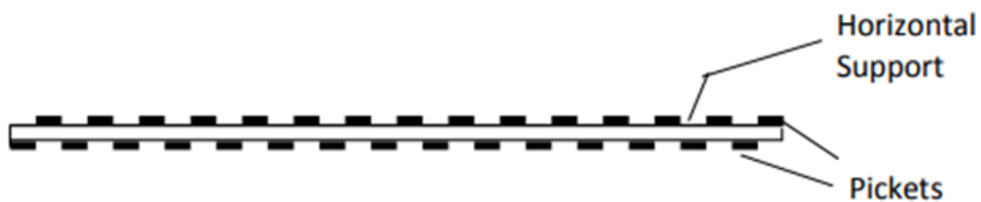
Fences are allowed in the courtyard only and require committee and board approval.

A-1: Wooden Shadow Box Fence –

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 as 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 a 4D penny or larger galvanized nails; staples are prohibited. Pickets shall be vinyl, cypress, western red cedar, or pressure-treated pine.

Horizontal Supports (Rails): The nominal dimensions shall be 2"x4"x 8' or 2"x4"x6'. Install the two horizontal supports 12 inches from the top and bottom of the pickets and 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. Install posts entirely within the Unit-owner's property.

The gates shall be in 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 to appear to be a continuous, integral part of the rest of the fence.

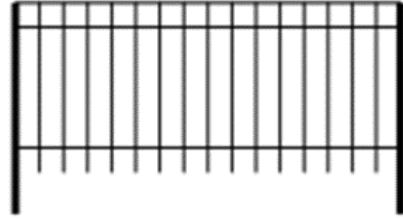
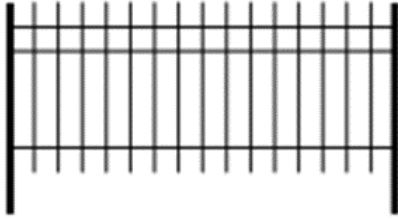
Color: The fences shall be solid latex stained in the approved house colors and painted on both sides within 30 days of installation.

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 rails or pickets, shall be level. Two permitted rail and picket configurations are illustrated below (the drawings are not to scale), but requests for similar-looking configurations will be considered.

The Alternation/Modification Request form should show the pickets' configuration, including picket heights.



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

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

Steel: It shall come with a 20-year guarantee against rusting, peeling, cracking, chipping, blistering, and corrosion. Treat components with hot-dipped zinc, zinc phosphate, epoxy primer, acrylic topcoat, or the equivalent.

Color: Black.

Pickets: Pickets shall be a minimum of 5/8"x 5/8"x5' hollow square, spaced 4 inches apart, and unadorned. Horizontal Supports (Rails): shall be a minimum of 1"x1".

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

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