

# Pineda Crossing Covenant Rules and Guidelines

Date: 7-23-2021

Revision Date: 9-6-2023

Revision Number: 3.0

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

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

These Rules and Guidelines were approved at the September 6, 2023, board meeting and notice mailed to all homeowners on July 25, 2023.

## ROOFS

The Covenants concerning roofs state:

Section 5. Roofs, Shingle Material and Exterior Elevations -

1. All roofs shall be built with a pitch of at least 5 to 12, except for those areas over porches and patios which may be at a shallower pitch with prior written approval from the ARC. Roofs must be constructed of approved framing, decking, and shingles; no metal, fiberglass, tar paper or gravel roofs shall be permitted without prior written approval from the ARC. Owner is required to obtain any permits required for roof installations.
2. The ARC must approve the type, color, and style of all shingle and roof covering materials. Shingles must be fungus-resistant 240 lb. architectural grade dimensional shingles, or higher quality. The ARC may reject any exterior elevation based on the roof line, shingle type or exterior elevation appearance that in its judgment is not in keeping with the character and standards of the Subdivision.
3. All Roofs shall be maintained in good appearance and condition. Any missing or deteriorated shingles shall be promptly replaced. Any patches of dirt, mildew, algae or other discoloration, which when viewed collectively exceed 10% of the roof area, shall be promptly cleaned.

### Guidelines regarding Roofs

No fiberglass, tar paper, or gravel roofs shall be permitted.

### Guidelines regarding Metal Roofs

- a. All metal roof installations or replacements must comply with the Brevard County and the State of Florida building codes in effect at the time of roof installation/replacement. All roof materials used at Pineda Crossing must comply at a minimum with the Florida and Brevard County building codes. Owner is required to obtain any permits required for roof installations.
- b. Requests for a Metal Dimensional Shingle System, Metal Interlock Slate Roof or metal Standing Seam System can be approved if the metal roof system uses the same color and construction criteria approved for dimensional asphalt shingle roofs.
- c. The metal roof color should be of similar shade and design as the standard asphalt shingle roof and as such the color should be muted and unobtrusive and blend in with the overall architectural design so as to maintain the homogenous continuity of the community as it exists now and was intended from its beginning.
- d. No metallic, white, silver or shades thereof, or excessively bright colors as determined by the ARC will be approved.
- e. No corrugated (galvanized or otherwise) metal or other corrugated materials, such as that used on sheds and lean-to's, will be approved as a roofing material for either the main body of the house or porch areas.
- f. A sample or detailed photo of the roof material must be provided to the ARC for review.
- g. Exposed fasteners/ fastening systems are prohibited.
- h. It is recommended that due to our humid environment the metal roofing material be attached to the decking with stainless steel screws. It has been observed by the committee that plain steel/galvanized steel or other attachment fasteners have quickly corroded in this environment and lead to premature failure of the attachment mechanism and subsequent roof leaks.