

Pineda Crossing Covenant Rules and Guidelines

Driveway Modifications and Enhancements

Date: 4/16/2003

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Revision Number: 2.0

Approval Date: October 30, 2024

The following are the Architectural Control Review Committee (ACRC) guidelines. A drawing (preferably on a copy of your site plan or survey) showing the details of the proposed modification must be submitted to the ACRC for approval before construction. The Board of Directors may, from time to time, revise, amend, alter, or otherwise modify these rules and guidelines as permitted by the Association's governing documents.

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

On August 9, 2024, a 14-day notice was mailed to all homeowners, and the guidelines posted on the website for review. The Guidelines were discussed and approved on October 30, 2024.

CONCRETE, PAVER, and CONCRETE STAMPING

1. Driveway: All homes in Pineda Crossing were built with a concrete driveway as standard.
2. Driveway Modifications: Three types of materials are permitted for modifying an existing driveway: concrete, paving stones, or stamped concrete on a 4-inch structural base.
 - a. Concrete Driveway – The contractor's plans for installation will be attached to the ACRC Form. The concrete driveway must be installed with a 4-inch structural base, reinforcing the concrete with steel mesh or rebar and using at least 4 inches of concrete. The color (if other than transparent-neutral) will be shades of gray (**see note 1**), tan, or light brown not to contrast with the home, and be of a non-slick paint/sealant. **No colorant shall be applied to the concrete mix.**
 - b. Paver Driveway – The contractor's plans for installation will be attached to the ACRC Form. The pavers will be of any Appian Combo or Ashlar Combo, (excluding any style of cobblestone, random stone, or wood appearances) and have a thickness of 2 3/8". The color will be shades of gray (**see note 1**), tan, or light brown not to contrast with the home, and be of a non-slick paint/sealant. Borders must match the design of the driveway.
 - c. Concrete Stamped Driveway – The contractor's plans for installation will be attached to the ACRC Form. The stamping will be of any Appian Combo or Ashlar Combo,

(excluding any style of cobblestone, random stone, or wood appearances). The color will be shades of gray (**see note 1**), tan, or light brown not to contrast with the home, and be of a non-slick paint/sealant. Borders must match the design of the driveway.

- i. Before installing concrete stamping, the contractor must properly repair any cracks or imperfections on the existing driveway intended for stamping to ensure the concrete stamping will not break or crack.
- ii. Stamped concrete must be installed on top of the original 4" concrete driveway and should not be more than 3/8" thick.
- iii. If thicker concrete stamping is desired, the existing driveway must be removed and replaced with a new 4" structural base concrete driveway, constructed following the Brevard County Building Code for residential driveways. This new driveway should be deep enough to accommodate a concrete stamping thickness of no greater than 2". The driveway's surface must not be higher than the garage floor to prevent water ingress.

3. Guidelines for Driveway Installation:

- a. Must be accomplished by a state-certified contractor experienced in driveway installation. No DIY, homeowner installations will be approved unless the homeowner is a state-licensed contractor experienced in driveway installations.
- b. Decorative stones are not acceptable. No brick or stone veneer can be embedded or laid on top of the concrete.
- c. Approval is only granted for the area between the garage and the property line on the house side of the sidewalk. The sidewalk and the driveway apron to the street are under the control of Brevard County and permission and permitting from the county must be obtained by the homeowner for changes to that area.

DRIVEWAY WIDENING

The following driveway widening requirements/limitations are defined:

1. Inboard side widening is limited to the outside corner of the garage wall on that side. **(See Diagram #1)**
2. The outboard side is limited to up to 6.0 feet, provided that the extension does not come closer to the property by more than 2.5 feet. All properties have a five (5)-foot setback, utility, and draining easement on both side property lines.
3. The inboard driveway side must end at the garage building wall. Both inboard and outboard driveway sides must remain straight, maintaining the same width from the

sidewalk to the end, and must terminate at the inner side of the sidewalk. **Cutting through the sidewalk to the street (from sidewalk to curb) is prohibited when the outboard goes beyond the outboard wall of the garage building.**

4. **When both the outboard and inboard sides end at the end of the garage building walls,** both inboard and outboard driveway sides must remain straight, no wider at the tip than at the sidewalk. If cut-through to the street (sidewalk to curb), the driveway must be no wider than the widened driveway and must maintain the same 'flare-out' on both sides as is common to all driveways in the development. The widened apron must be angled to be equal to the current angle (appearance factor).
5. A county building permit is required and must be obtained for any modification beyond the sidewalk when following step # 4 above.
6. The driveway extensions must be solid concrete, stamped concrete on a 4" concrete base or pavers (**see note 2**). The pavers or stamping will be of any Appian Combo or Ashlar Combo. The color will be shades of gray (**see note 1**), tan, or light brown not to contrast with the home, and be of a non-slick paint/sealant. Decorative stones are not acceptable. No brick or stone veneer can be embedded or laid on top of the concrete.
7. All driveway extensions require prior written ACRC approval. A drawing on a copy of your site plan or survey showing the details of the proposed driveway widening, including details of the exact location, measurements of the driveway widening, and type of materials and colors to be used, must be submitted to the ACRC for approval before construction. Any further questions should be directed to the ACRC.

DRIVEWAY SEALING AND/OR PAINTING

The following driveway sealing and/or painting requirements/limitations are defined:

1. The color (if other than transparent-neutral) shall be shades of gray (**see note 1**), tan, or light brown not to contrast with the home, and be of a non-slick paint/sealant.
2. The entrance to the driveway (apron) through the portion of the sidewalk that the driveway shares is part of the County's or City's easement (right of way). Please contact the County for information to replace or color these areas, as in doing so the homeowner could assume liability in the event of an accident. You must provide written proof that the County has permitted changes to the areas to be painted. Any changes will have to be reviewed and approved by the ACRC.

3. All sealing and/or painting driveways require prior written ACRC approval. One copy of drawings (preferably on a copy of your site plan or survey) showing the details proposed must be submitted to the ACRC for approval before sealing and/or painting the driveway.
4. One copy of the actual color swatch to be applied to the driveway, must also be provided. The ACRC may require a small (approximately 4" x 4" square) portion of the driveway to be painted for clarification.

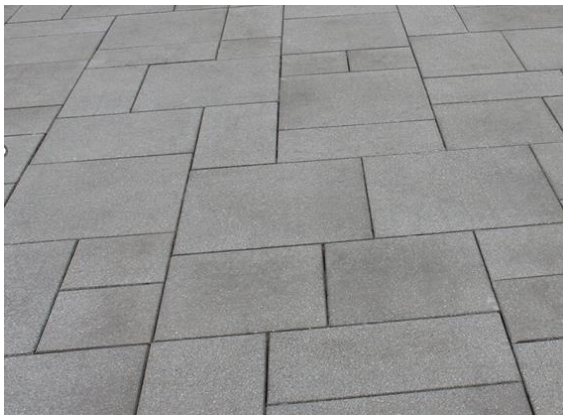
IMPORTANT NOTICE - Even though Brevard County permits homeowners to paint, pave, or concrete stamp the sidewalk and apron, any alterations made to the original finish of these areas are the homeowner's responsibility. As such, the homeowner may be held liable for any injuries that occur as a result of these modifications.

Note 1: Shades of gray including light gray, medium gray, and dark gray tones are acceptable. Shades of gray **do not include** shades that are too light, resembling white, or too dark, appearing black.



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ASHLAR COMBO DESIGN

Ashlar laying pattern is similar to brick pattern layout, but it off-sets each row by half the paver's width. Here, each column off-sets by half a paver's length vertically. (In brick, it is horizontal.) Mar 21, 2023

Note 2: The entire driveway must be constructed of the same material as the widened area to maintain **uniformity**.

Diagram # 1: Inboard and Outboard side of the house description)

