

# Pineda Crossing Covenant Rules and Guidelines

**Created:** August 4, 2024

**Revised:**

**Approved:** TDB

**Effective Date:** TBD

The following Rules and Guidelines have been developed to clarify any ambiguity in the Pineda Crossing Covenants and to state any additional rules that the HOA documents give the Architectural Control Review Committee (ACRC) the right to include. **These guidelines do not replace or supersede the Pineda Crossing HOA governing documents in any way.** The Board of Directors holds the authority, as outlined in the Association's governing documents, to revise, amend, alter, or otherwise change these rules and guidelines as needed.

These Rules and Guidelines were posted on the mailed to the homeowners on \_\_\_\_\_, 2024, and approved at the **TBD meeting**.

## GARAGE SALE EVENTS

The following guidelines will provide a clear and fair process for homeowners to prepare, submit, and receive approval for holding a garage sale within the Pineda Crossing HOA community.

### **Homeowners will fill out an ACRC form with the following information**

1. Description of items to be sold.
2. Any Homeowner's name, address, and contact information.
3. Proposed date and time of the garage sale, to include rainy days.
4. signage plans, including size and location of signs.
5. Plan for traffic management and parking.
6. Ensure the garage sale complies with all HOA Covenants and Guidelines.
7. Confirm the proposed date does not conflict with community events or previously scheduled garage sales.

### **2. Submission of ACRC Request**

1. Requests can be submitted via email to [pinedacrossinghoaacr@gmail.com](mailto:pinedacrossinghoaacr@gmail.com) or place your complete application in the secure Drop Box located on the south end of Crane Lake. Crane Lake is located just before you reach Buttonwood Dr. from Pineda Crossing.
2. Use the official ACRC Request Form available on the HOA website.
3. Requests must be submitted at least 30 days before the proposed garage sale date.
4. Homeowners will receive confirmation of receipt within 5 business days of submission.

### **3. ACRC Review Process & Approval Process**

1. The ACRC will review the request for completeness and compliance with HOA rules.
2. The homeowner may be contacted for additional information or clarification.
3. Any single ACRC member may approve an application for a garage sale if all required conditions are met and the application is received 5 business days before the date of the sale. All applications received less than 5 days before the date of the sale will not be acted on and will be denied.
4. Decisions will be communicated in writing via email or mail directly to the applicant before the proposed sale date or within 5 business days of the scheduled ACRC meeting, whichever comes first.
5. If approved, the homeowner will receive an official approval notice with any conditions or restrictions.
6. Approved garage sales must adhere to the specified date, time, and other conditions set by the PCHOA Governing Documents and ACRC. Any changes to the approved plan must be resubmitted for approval.

### **5. Conducting the Garage Sale**

1. Signs must comply with the approved plan and HOA signage rules.
2. Signs may be placed no earlier than 24 hours before the sale and must be removed within 24 hours after the sale.
3. Homeowners must manage traffic and parking to minimize disruption to neighbors.
4. Ensure driveways, fire lanes, and hydrants are not blocked.
5. Homeowners are responsible for cleaning up all items and debris immediately after the sale.