

Pineda Crossing Covenant Rules and Guidelines

Date: 7-23-2021

Revision Date: 8/17/2021

Revision Number: 2.0

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 August 17, 2021, board meeting and mailed to all homeowners on July 29, 2021.

GARAGE DOORS

- 1) Installation of garage doors must comply with the Brevard County and the State of Florida building codes in effect at the time of installation/replacement.
- 2) All garage doors need to conform to our subdivision and be similar in style to what currently exists and was approved in Pineda Crossing. The color of the garage door must be either Base color -or- Trim color of the home. **NEVER** Front Door /decorative shutter color, unless front door and garage door are both white and the house has no more than three colors.
- 3) ARC will need a copy of the scope of the work, including the dimensions, style and color of garage door and a brochure or photo of the door.
- 4) Owner is required to obtain any permits required for installation of the garage door.
- 5) As with any outside home improvement or construction project, Owners are required to fill out and file an ARC form with the ARC for approval **BEFORE** starting the project. Incomplete applications will not be reviewed until all requested information is provided to the ARC.