

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.

GENERATORS

- a. Permanently installed emergency/automatic turn-on generators, if other than the manufacturer's standard color, should be cream, beige, or gray. The generator color should be submitted with the ARC application. The color should harmonize with the natural environment of the Subdivision and should be neutral, soft and unobtrusive.
- b. Automatic/emergency generator's placement should be consistent with the guidance in the manufacturer's instructions and PCHOA Covenants for fences, Article III, Section 10(c) and shall be placed no further forward on the lot than 10' behind the front building line of the house. The emergency generator must be obscured from view from the street by plantings or fencing (as described in the covenants) as approved by ARC.
- c. Emergency generator installation must comply with the Brevard County and the State of Florida building codes in effect at the time of installation/replacement.
- d. Generators may be operated only in accordance with established rules and ordinances of Brevard County and consistent with manufacturer's instructions.
- e. These emergency generators shall not be used to replace public utility residential electrical power supply on a permanent basis in any residence in Pineda Crossing Subdivision and may be used during periods of electrical outages.
- f. It is recommended that homeowners take reasonable effort and consider placement and installation of automatic/emergency generator so as to minimize noise and vibration. Manufacturers make sound reducing devices for their generators and it is advised that sound reducing materials are used for installation of these generators.