

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.

LAWN CARE GUIDELINES

1. All lawn areas shall be kept in a neat and attractive manner which includes watering, fertilizing (as permitted by Federal, State, and local laws), mowing, edging, removal and replacement of dead or dying sod areas, removal of weeds and noxious grasses and removal of trash. Lawn areas may not be kept higher than eight (8) inches.
2. It is recommended that bare and dying lawn areas shall be replaced with sod. If seed is to be used, growth should be evident within a month. Weeds and crabgrass must be removed from lawn areas and plant bed areas. Insects or disease on trees, shrubs, and grass must be treated to prevent infestation of surrounding areas.
3. Owners are responsible for maintaining the trees, plants, hedges and shrubs on their Lot. This responsibility includes watering, fertilizing (as permitted by Federal, State, and local laws), pruning, trimming, and removal and replacement of dead/diseased trees, plants, hedges and shrubs as required.
4. Trees must be pruned and trimmed so they are at least seven feet above the sidewalk and do not overhang the sidewalks such as to cause injury to persons walking on the sidewalks. Trees must be trimmed to prevent hazardous interference with buildings, fences, walls, pool enclosures, etc. Dead limbs and palm fronds must be removed. No hedge or mass planting of any type exceeding a height of six (6) feet above the finished graded surface of the ground upon which it is located shall be planted or maintained upon any Lot without the approval of the Committee. As to any Lot which adjoins a lake or conservation area, any hedge or mass planting or portion thereof growing behind the rear building line of the residence may not exceed four (4) feet in height.
5. With ARC approval, dead or diseased trees must be cut down and stump ground or removed. If tree is not replaced, the ground area or landscape bed must be restored to

original material or chosen ground cover (sod/mulch/rock). Dead plants in flowerbeds must be removed and the plants must be replaced, or the ground cover restored.

6. Lawns, flowerbeds, and tree rings shall be maintained free of weeds. Tree rings must contain a tree. If a tree dies or is removed with ARC approval, the tree ring must be removed, and the ground restored to its original condition.
7. Lawn clippings or waste must **NOT** be swept or blown into the street, storm drains or drainage easements, or lakes. Lawn clippings and waste should be removed from driveways and sidewalks upon completion of lawn work.
8. Each owner's responsibilities include maintenance of any and all easement areas upon such owner's lot.
9. Properties must be inspected for anthills and the mounds must be treated.
10. Weeds must be sprayed or killed and removed from cracks in sidewalks and driveways.