

# 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.

## SHUTTERS

Hurricane Shutters, Bahama, Accordion, Panel, Roll-up, or any other type meant to remain permanently installed on the building should be neutral in color or the same color as the house or trim.

A neutral color such as white or beige or gray is acceptable.

Shutter installation must be treated as any other architectural change to the residence per the PCHOA covenants and submitted with detailed plans to the ARC for approval prior to work beginning.

Permanently attached shutter installation must comply with the Brevard County and the State of Florida building codes in effect at the time of installation/replacement.

Deviations from these guidelines will be considered by the ARC on a case-by-case basis.

All shutters must be maintained in the same standard as the house, including but not limited to good working condition and free from algae, mold, mildew and other growth or stains.