

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 ordinances for the community and are intended to enhance property values and sustain high standards of development.

STORAGE SHEDS

1. Storage sheds (not including Rubbermaid or other similar types of prefabricated small sheds or storage bins less than 92 cubic feet) must be approved in advance and in writing by the ARC.
2. Applications must include a site plan identifying the proposed shed location, the proposed materials and colors, and an elevation drawing depicting the length, width, and height of the proposed shed.
3. All sheds shall have an appropriate base for its location and size, e.g., ground contact, landscape timbers, gravel or cement base, or cement footers.
4. Sheds may be tan or gray in color or the house color or fence color.
5. Shed dimensions shall not exceed 8' wide X 10' long.
6. Overall shed height shall not exceed 7 feet in height and must be behind a privacy fence. This does not include the height of the foundation. The foundation may only be so tall as to ensure levelness. At least one corner of the foundation must be at ground level if the ground is sloping.
7. Sheds shall not be used as a residence.
8. Sheds on waterfront houses cannot go beyond the rear building line so as not to hinder the view for adjacent homes.
9. Sheds attached to the dwelling are prohibited.
10. Sheds must be kept and maintained to the same standard as the home, including not limited to structurally sound and free of mold, mildew, and other growth. Stains from rust or hard water or other stains must be cleaned.

Board of Directors
Pineda Crossing Homeowners Association

Approved Date: 29 May 2024
Effective Date: June 30, 2024

Subject: Notice of HOA's Intent to Enforce Covenants and Guidelines for Shed Construction

The Pineda Crossing Homeowner's Association (HOA) is committed to enforcing the covenants and guidelines outlined in the governing documents concerning the construction of sheds on residential properties within our community.

These covenants and guidelines have been thoughtfully established to ensure the overall aesthetics, safety, and harmonious environment of Pineda Crossing. By adhering to these rules, we collectively safeguard property values and preserve the unique character of our neighborhood.

Before undertaking any shed construction project on your property, you must follow the procedure outlined below:

- 1. Submit an Architectural Control Review Committee (ACRC) form:** This form must be completed and submitted before initiating any construction or installation of the shed. The ACRC form should include essential details such as the shed's type, dimensions, design, and proposed location. Additionally, please provide a copy of the approved city building permit.
- 2. Compliance with HOA and county guidelines:** The information provided in the ACRC form will be reviewed by our ACRC team. This assessment ensures that the planned construction aligns with the established HOA regulations, as well as county zoning and building guidelines. This process helps prevent potential violations and ensures that all construction is done under the applicable standards.

We understand that there might already be existing oversized sheds that were constructed without meeting the regulations in place at the time of their installation. As a result, we have decided to implement a grandfathering provision for such sheds. Oversized sheds constructed before the date of this letter will be allowed to remain, even if they exceed current guidelines, provided they were legally permitted and do not pose any safety or structural concerns. These existing oversized sheds will be grandfathered in with current variance restrictions if applicable.

However, it is essential to emphasize that strict adherence to the current HOA covenants and guidelines is required for any new shed construction or installation. Any future additions must comply with the standards set forth by the HOA to maintain aesthetic harmony and property values within our community.

It is vital to highlight that according to our covenants, you must not commence any shed construction or installation until you have received written approval from the ACRC.

Please be aware that non-compliance with the covenants and guidelines may result in enforcement actions, which can include, but are not limited to, fines, corrective measures, or legal recourse.

If you have any questions, require further clarification, or wish to submit your notification for shed construction, please don't hesitate to reach out to the HOA via email at: pinedacrossinghoa.arc@gmail.com

As a community, we deeply value your contribution to the spirit of Pineda Crossing, and by working together to uphold these guidelines, we can ensure the continued prosperity and beauty of our neighborhood.

Board of Directors,
Pineda Crossing Homeowners Association