

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.

TRUSSED-PORCH/PATIO ROOF EXTENSIONS

The following are the guidelines applicable for back porch and/or patio roof extensions built at Pineda Crossing other than totally screened enclosures. For those areas extending trussed-porches and patios, other than totally screened structures, the following structural requirements are defined:

1. The "ELITE" roofing system, or equivalent, is the **ONLY** structural system approved and allowed. No other substitute roof or roof system is permitted.
2. All enclosed "walls" of the structure will be either totally open or totally screened. No Florida rooms, enclosed areas (by windows, paneling, etc.), partially enclosed areas (by windows, paneling, etc.) will be permitted.
3. The top of the roof must be covered with shingles of the same style, type and color as the main roof shingles existing on the home. The roof system is also available with top-panel selections imprinted with several color of roof shingles. The imprinted shingles may be approved on a case-by-case basis based on the color of the existing main roof shingles and the availability of roof top panels to match the main roof color.
4. All electrical wiring, fan, and light fixture installation must meet all county and building code requirements. (The contractor is familiar with these electrical code requirements)

5. **ALL TRUSSED-PORCH/PATIO ROOF EXTENSIONS REQUIRE PRIOR WRITTEN ARC APPROVAL.** A drawing or a copy of your site plan or survey showing the details of the location and design of any all-proposed porch extensions or covered patio additions must be submitted to the ARC for approval prior to construction. If designed at the same time as the house construction or screen enclosed pool addition, it can be part of the initial ARC submittal through the builder. All submissions to the ARC must also have roof system specified and contractors' drawings attached to the ARC approval form. Owner is required to obtain any permits required for porch and patio extensions.