

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.

WINDOW GUIDELINES

- 1) Windows must comply with the Brevard County and the State of Florida building codes in effect at the time of installation/replacement.
- 2) All windows need to conform to our subdivision. **All windows must be of the same type, color, material, style, size and number of grids of the windows that currently exist and were approved in our subdivision.**
- 3) ARC will need a copy of the scope of work, a diagram of the house, indicating which windows and the number of windows being installed or replaced and a photo or brochure of the color and type of windows to be installed and replaced.
- 4) If sliders are being changed, ARC will need a copy of the contract, a diagram of the house, including which sliding glass doors and the number of sliding glass doors being installed or replaced and a photo or brochure of the color, style and type of sliding glass doors to be installed or replaced.
- 5) As with any outside home improvement or construction project, Owners are required to fill out and file an ARC form with the ARC for approval **BEFORE** starting the project. Incomplete applications will not be reviewed until all requested information is provided to the ARC. Owner is required to obtain any permits required for installation of windows and sliding glass doors.