

RULES AND REGULATIONS FOR PINWOOD LAKE

The definitions contained in the Declaration of Covenants, Conditions and Restrictions for Pinewood Lake are incorporated herein as part of these Rules and Regulations.

These rules are enacted for the safety, security and quality of life for all residents.

1. The owners and lessees of each Lot shall abide by each and every term and provision of the Declaration of Covenants, Conditions and Restrictions, and each and every term and provision of the Articles of Incorporation, and By-Laws of the Association. Owners shall provide copy of these Rules and governing documents to all lessees.
2. No bicycles, tricycles, scooters, go-peds, baby strollers, basketball hoops or other similar vehicles or toys shall be allowed to remain in the Association Property or visible to other units. Walkways, sidewalks, and streets shall not be obstructed.
3. Any damage to the Association Property, property, or equipment of the Association caused by any Owner, his family member, guest, invitee or lessee shall be repaired or replaced at the expense of such Owner.
4. An Owner will not park or position his vehicle so as to prevent access to another Lot. The Owners, their families, guests, invitees, licensees, and lessees will obey posted parking and traffic regulations installed for the safety and welfare of all Owners.
5. Guest parking spots are for guests only. Owners and lessees should park in their garage or their driveway. Any car that is left in a guest spot for 7 consecutive days will be towed without warning at the car owner's expense.
6. No Owner shall do or permit any assembling or disassembling of motor vehicles except within his garage. Each Lot Owner shall be required to clean his driveway of any oil or other fluid discharged by his motor vehicle.
7. Except as may be permitted in accordance with the Declaration, no transmitting or receiving aerial or antenna shall be attached to or hung from any part of a Lot or the Association Property.
8. All garbage and refuse from the Lots shall be bagged and deposited with care in each Owner's private covered garbage container. Garbage and recycle containers must be stored within the unit until the night before garbage pick-up and must be brought back in no later than 9PM on the day of garbage pick-up. No garbage or refuse shall be deposited in any Common Area for any reason, except on the correct days of the week for pickup and removal. Any debris left outside a unit or on Common Area is litter. Littering is prohibited throughout the community and entrance road.
9. All Owners shall comply with the Use Restrictions as set forth in the Declaration of Covenants, Conditions and Restrictions
10. No garage doors shall be permitted to remain open except for temporary purposes, and the Board may adopt further rules of the regulation of the opening of garage doors.

11. No garage sales, estate sales, yard sales, moving sales, or any other sales that invite the public, shall be allowed on or about any portion of Pinewood Lake. No signs of any type may be displayed within or outside of any unit or placed in any common areas.
12. Complaints regarding the management of Association Property, or regarding actions of other Owners, their families, guests, or lessees shall be made in writing to the Association and shall be signed by the complaining Lot Owner.
13. Any consent or approval given under these Rules and Regulations by the Association may be revocable at any time by the Board.
14. Pool hours are dawn to dusk. The pool is monitored after hours by video surveillance. Anyone entering the pool after hours will be notified the pool is closed and will be expected to leave. Failure to leave the pool area after hours will result in Police notification.
15. No Owner shall allow more than 5 guests in the pool area at any time. Parties of more than 10 guests must be pre-approved by the HOA. No cooking, glass containers, balloons, or alcoholic beverages are allowed at the pool. Residents must clean up any common area after use – no littering.
16. All Owners will observe quiet hours and avoid loud music, loud voices on patios or common areas after 10 PM.
17. All pets must be leashed at all times. Pet waste must be picked up immediately and properly disposed of in available pet waste stations located in the community.
18. Building exteriors and community landscaping are permitted and controlled by the City of Greenacres. Any modifications to building exterior paint, gutters, windows, patio structures, satellite dishes, plantings around the unit must be submitted for approval to the Board of Directors prior to any work being performed. Architectural Change Forms (ARC) are available from Property Management.
19. All residents must use the security gate and call box systems properly. Residents must use gate remotes for daily access through the gate. All visitors must use the call box to be admitted to the community. Issues with access must be reported to Property Management immediately. Pedestrians and bicycles must use the pedestrian gates. It is unsafe to walk under the gate barrier arms. Do not admit unknown individuals or vehicles, for the safety of all residents.
20. These Rules and Regulations may be modified, added to, or repealed in accordance with the By-Laws of the Association.

