

PINEHURST VILLAGE
OF TIMBER GREENS HOMEOWNERS ASSOCIATION, INC.
A NOT-FOR-PROFIT FLORIDA CORPORATION

**GUIDELINES
AND
STANDARD
ARCHITECTURAL
REQUIREMENTS**

INITIATED, ESTABLISHED AND APPROVED BY Board of Directors
MOTION ON JULY 4, 2019, EFFECTIVE August 1, 2019

FORWARD

It is the intent of the Pinehurst Documents and the Board of Directors to maintain and preserve the architectural integrity of our Community. The appearance needs to be consistent and not comprised in such a way as to change the overall application of materials and landscaping as best we can control. Thus, there is a need to determine and set a list of standards to ensure this architectural integrity.

AUTHORITY

Under the By-Laws of the Association, ARTICLE VII, Powers and Duties of the Board of Directors.

SECTION 1 Powers:

A. Adopt and publish rules and regulations governing the use of the Common Area and the personal conduct of the Members and their guests thereon, and to establish penalties for the infraction thereof.

B. Accept such other functions or duties with respect to the property hereunder, including Architectural Control, in addition to maintenance responsibilities, as are determined from time to time to be proper by the majority of the Board of Directors.

SECTION 2 Duties:

A. To cause the Common Area and those portions of Lots and Dwellings to be maintained in accordance with the Declaration.

RULES AND REGULATIONS AND STANDARD ARCHITECTURAL REQUIREMENTS

This document is the fourth in a series that all unit owners should have in their possession and be knowledgeable of its contents. The preceding three documents include the Declaration of Covenants, Conditions and Restrictions,

Articles of Incorporation, and By-Laws of not only Timber Greens Homeowners Association but of Pinehurst Homeowners Association.

GENERAL INFORMATION

It is known and understood that the Major Rules and Regulations Document and Architectural Manual of Timber Greens Community Association apply to all Pinehurst Village units and the following is deemed more restrictive towards the application of these rules to Pinehurst Village units.

When Timber Greens Homeowners Association Architectural approval is not required, approval will be required by the Pinehurst Village Homeowners Association Board of Directors.

SPECIFIC ITEMS

- A. SCREEN DOORS** - In the case of an addition or replacement of Screen Doors, it shall be of approved Bronze color.
- B. GARAGE SCREEN DOORS** - In the case of an addition or replacement of a Garage Screen Door, it shall be of approved Bronze color.
- C. REPAINTING** - Any maintenance or repairing or additions to any painted surface of Stucco, Downspouts, Gutters, Soffits, and Screen Doors or Enclosures must match current approved Pinehurst Village colors.
- D. OUTSIDE LIGHTING** – Lamp post or coach lights shall be maintained in good working order. Replacement of lamp posts or coach lights shall be materials or fixtures similar to others in Pinehurst Village and must go through the Architectural approval process.
- E. ROOFING** - Replacement of roofing shall be done with the official color and quality standards as set by Pinehurst Village and approval through the Architectural process.
 - 1. **SHINGLES** - New and Replacement shall be by Manufacturer, Atlas. Color shall be Heatherblend. All shingles on individual units must be of the same lot number.

2. The Roofing Contractor is of the homeowner's choice, but the Contractor must off the above named shingle and color.

3. As a last resort, half of the roof may be replaced by a Villa owner if the owner of the other half will not agree to replace the entire roof of the building at the same time.

4. The Contractor is required to obtain all permits and should offer Wind Mitigation Report to reduce homeowner's insurance costs.

F. LANDSCAPE

1. **Shrubs and Foliage** - Any removal, changing or additions to existing ornamental shrubs or foliage must be approved through the Architectural approval process. When replacing existing shrubs, consideration should be given to indigenous Florida plants that will stay green year round and not be subject to killing by frost.

2. **Landscaping Edging** - Edging may be used but must go through the Architectural approval process.

3. **Landscape Mulch** - The standard to be used is red mulch. Other types of mulch may be used but must go through the Architectural approval process.

G. IRRIGATION

Any removal, changing, or additions to existing irrigation lines or heads must be approved through the Architectural approval process.

H. HORIZONTAL CONCRETE SURFACES - Driveways and sidewalks are to be maintained. Architectural approval is required for any changes.

I. REPLACEMENT WINDOWS AND/OR SCREENS - The window frames,

mullions and screens shall be of approved Bronze Color.

J. MAIL BOXES AND POSTS - Mail boxes shall be Black. Mail Box Posts shall be replaced with same approved materials and painted Brown. Post Paint may be obtained at the Clubhouse.

K. AWNINGS - Permitted in the rear of the Villa only. All owners wishing to install or replace awnings must submit a completed Exterior Change Request describing color, design and location. Awnings are not permitted on windows facing any street. Glass doors, glass sliders and the like are not considered to be windows. The awning width cannot be more than ten inches (10") outside the window frame nor extend more than three and one half feet (3 ½') from the outside surface of the home. Cloth window awnings are not permitted. Awnings must compliment the color of the home.

Retractable fabric patio covers, with a required automatic motorized wind sensor are allowed with ARC approval. No support posts are allowed. Color of fabric should match or be compatible with the house colors. The cover shall not exceed more than ten feet (10') from the house.

ENFORCEMENT OF PINEHURST VILLAGE HOMEOWNERS ASSOCIATION GUIDELINES

The enforcement of these Guidelines shall be through the same procedure as documented in the Timber Greens Guidelines and the Timber Greens Architectural Manual. In general, the succession of events is (a) there will be a reporting of the incident or infraction, (b) an investigation, (c) a series of letters sent to the Villa owner, (d) penalties process, (e) and an appeal process.

Pinehurst Village of Timber Greens Homeowners Association, Inc.

September 5, 2019

Amendment to Guidelines and Standard Architectural Requirements.

Change tile color to Barkwood.

SPECIFIC ITEMS - E. ROOFING -

1. **SHINGLES** - New and Replacement shall be by Manufacturer, Atlas. Color shall be Barkwood. All shingles on individual units must be of the same lot number.