

The Pines Owners Association, Inc.

**A Corporation Not-for-Profit
1400 Nebraska Ave
Fort Pierce, Florida 34950
772-466-0031**

**A RESOLUTION OF THE BOARD OF DIRECTORS
TO ADOPT AND PUBLISH ASSOCIATION RULES**

BE IT HEREBY RESOLVED by the Board of Directors of The Pines Owners' Association, Inc., that the association rules are adopted as attached hereto and by this reference incorporated here.

REVISION JULY 17, 2012

Pursuant to Article III, paragraph B.8. Of the Articles of Incorporation of The Pines Owners Association, Inc., and in accordance with restrictions and regulations outlined in Section 15 and Section 16, (a) through 16(q) of the Declaration of Protective Covenants for The Pines, the Board of Directors has adopted and published the rules listed below. This revision supersedes all previously published rules.

1. No owner or lessee, their dependents or guests may make or permit any disturbance that will infringe on the rights, comforts, or conveniences of other residents. The quiet hour shall be 9:00 P.M. to 8:00 A.M. for people outside.
2. Pets shall be restricted to not more than two pets per dwelling. A pet shall mean a dog or cat, which shall not exceed Twenty (20) pounds in weight upon reaching adulthood. The Association may remove offensive pets after notice to the owner. Dogs that are considered as dangerous breeds shall not be kept within the Pines community. In the Event that legal proceedings are required to remove such a pet, the prevailing party will be entitled to recover the costs of the proceedings and attorney's fees.
3. Pets shall be on a leash at all times when outside the pet owner's unit. Animals may be walked and exercised on all paved areas. The pet owner shall not exercise the animal on grass other than the grass immediately surrounding their residence. Individuals shall clean up their animal's droppings. All pets shall be controlled at all times. A dog that barks constantly is considered "out of control".
4. Household garbage and waste shall be placed in plastic bags, tied and placed in the receptacle provided. Household waste may include furnishing, appliances, packing crates and boxes, and building materials from do-it-yourself-projects. These items must be disassembled or flattened so that the items fit into the receptacles. All items should go into the dumpster. If it will not fit call Solid Waste (460-2200) for pick up.
5. Toys, bicycles, skateboards, roller skates and such items shall not be stored or left outside the fenced patio areas. Lumber and other building material shall not be stored

outside the fenced patio area. Such items and material shall be subject to impoundment by the Association. These items and materials shall not be stored in such a manner that the items and materials can be viewed above the patio fence.

6. Bicycles, roller skates and skateboards are restricted to the asphalt area only. Riding on the resident sidewalks can cause serious injury to both the child and anyone exiting their patio area.

7. Because of the very real possibility of damage to vehicle windows and residence windows, hard ball such as baseball and softball and basketball shall not be played within the Pines property.

8. Outdoor barbecue grills and cookers or smokers shall be used and stored within the owner's fenced patio only. Grilling must be 10 feet from the building.

9. Bedding, rugs, clothing, cleaning equipment or similar articles shall not be hung outside for any purpose whatsoever, except within the occupant's fenced patio below the height of the patio fence.

10. The American Flag, decorative flags and other flags, except flags used in advertising or political campaigns, may be displayed on the appropriate mast or staff. All flags displayed must be in good condition. Written permission to install a permanent mast or staff must be obtained from the Board of Directors before such installation is allowed.

11. A sign depicting the family surname may be installed upon the patio fence providing it does not exceed 24 inches wide by 10 inches high and first approved in writing by the Board of Directors. Signs indicating the installation of home security systems may be installed on a ground stake next to the patio entrance of the unit. Other signs shall not be displayed on the patio fence, any exterior portion of the dwelling, mounted in windows or posted in any of the common areas.

12. Unit owners may install hurricane shutters when necessary. Those owners that will be absent for extended periods may install shutters that will remain for the duration of their absence. Hurricane shutter systems must be approved by the Board of Directors.

13. Certain improvements by owners are allowed providing that a request is submitted describing the improvement and approved in writing by the Board of Directors. An example is the installation of split rail fence at the entrance to the townhouse or the planting of certain shrubbery or trees.

14. Unit owners and their lessees shall be held responsible for all property damage to the common areas to include sod, trees, shrubbery, and all decorative plantings caused by them, their dependents, guests, individuals or companies hired by them.

15. The installation of television and radio antennas shall not be permitted upon the exterior of any building or unit, each townhouse is equipped with cable television connections. A direct receiving dish, may be installed providing that no damage to the

exterior of the townhouse results from the installation of such dish and permission in writing is first obtain from the association.

16. The swimming pool is provided for the residents and their guests. As a general rule, the number of guests is limited to two guests per residence. An adult shall accompany children less than fourteen (14) years of age. The posted rules will be strictly enforced.

17. Pursuant to regulation of the Pines Owners Association, the parking of buses, motor homes, recreational vehicles, boats, trailers and other such vehicles overnight is prohibited. Trucks and vans that do not exceed seven (7) feet high and eighteen (18) feet long are permitted, providing that the beds are clean and the vehicle has no commercial writing or logos that may be considered to be of a commercial nature.

18. Commercial vehicles shall not be garaged on the common property of the Pines. Those commercial vehicles providing services shall not park on the common property of The Pines after normal working hours. Exceptions for parking after normal working hours will be made for those companies providing emergency repairs and services.

19. Each unit has two (2) parking spaces assigned. These spaces are owned and maintained by the Pines Owners Association but deemed appurtenant to the unit once assigned. The occupant of the unit is responsible for cleaning of any oil or other liquid spills. The unit owner can be charges for damage caused by carelessness such as oil leaks. The occupant of the unit to which the spaces are assigned can have your vehicle towed should you park in that occupant's space without permission.

20. The parking spaces marked "Visitors" are not for overflow parking. These spaces are reserved for visitors only. If your guest's visit will be longer than seventy-two (72) hours, you should obtain an extended visitor's permit at the manager's office. There will be a fee for parking in the visitors' parking spaces for a period greater than fourteen (14) days. Failure to obtain an extended permit can result in your guest's vehicle being towed at their expense.

21. Improperly registered vehicles and disabled vehicles will be considered abandoned and shall be towed regardless of where the vehicle may be parked after twenty-four (24) hours notice.

22. There shall be no assembling or disassembling of motor vehicles within the Pines property. There shall be no draining of the cooling system, transmission system or brake system. Only emergency repairs to a disabled vehicle such as changing tires, replacing broken belts or batteries are allowed. Washing and polishing vehicles is allowed. All vehicles shall be parked and maintained so as not to create and eyesore in the Pines community.

23. There is a speed limit of 10 miles per hour within the Pines Community. The vehicles of habitual speeders can be banned from parking within the Pines community.

24. Vehicles shall not be driven or parked on any grassed area. Those vehicles involved in providing services such as roof repair, repair of air handling equipment, etc. must coordinate with the association's staff before driving on any grassed area.
25. Motorized two-wheeled scooters shall not be operated for the purpose of recreation within the Pines Community.
26. The leasing of any of the townhouse units in the Pines Community shall be subject to Section 16, paragraph (p) of the association's Declaration of Protective Covenants.
27. Pursuant to Section 16, paragraph (p) (5) of the association's Declaration of Protective Covenants The Pines Owners Association shall be deemed to be a party to any lease executed for a lease of a unit at the Pines, so that if any lessee residing in the Pines shall violate any of the provisions of the governing documents of the Pines or the rules and regulations of the Association, the Association shall have the authority to evict such lessee.
28. Upon receiving a hurricane warning that indicates the hurricane will affect this area, all resident are required to remove from their patio and store elsewhere all equipment and/or material that can become missiles.
29. The Board of Directors shall review all complaints providing the complaint is in writing and signed. The board will determine what action will be taken and notify the complainant in writing. Those complaints about and concerning other residents or involving disputes between residents will be considered confidential and the identity of the complainant shall not be made known to any person not a member of the board of directors without the permission of the complainant.
30. In the event that a resident desires to bring a complaint before the Board of Directors, the resident must submit a letter requesting this action no less than five (5) working days prior to the next scheduled Board of Director's meeting. Those items not listed on the agenda will only be discussed as new business, time permitting. This does not preclude the resident from participating in the comments and question period of any meeting.
31. Pursuant to s. 720-303 (5), upon receiving a written request the association shall make the official records available to all members desiring to inspect the records. Every effort shall be made to schedule a time for the convenience of the requester. Members desiring to inspect or photocopy those records that pertain to them only, may do so during normal business hours without submitting a written request. All coping will be at the expense of the requester.
32. In accordance with Section 15 of the Protective Covenants, the Association may suspend the rights of a member or a member's tenants, guests, or invitees, or both, to use the common areas and facilities and may levy reasonable fines for violations of the Pines

Protective Covenants and these rules.

33. A fine or suspension may not be imposed without notice of at least fourteen (14) days to the person sought to be fined or suspended and an opportunity for a hearing before a committee of at least three members appointed by the board who are not officers, directors, or employees of the association, or the spouse, parent, child, brother, or sister of an officer, director, or employee. If the committee by majority votes does not approve a proposed fine or suspension, it may not be imposed.

34. The office hours shall be posted on the office door.

ADOPTED by the Board of Directors the 17 day of July 2012.


(Corporate Seal)

The Pines Owners Association, Inc.

By:


Vice President

ATTEST:


Secretary