



Pine Harbour Property Owners' Association, Inc.
Environmental Control Rules
New Homes
(Adopted July 1, 2026)

As stated in the by-laws of the Pine Harbour Property Owners' Association (PHPOA), Article IV, Section 5,(E), the Board shall "adopt such rules and regulations relating to the use of Association property, and sanctions for non-compliance therewith, as it may deem reasonably necessary for the best interest of the Association and its members." Accordingly, the Board of Directors of PHPOA has established and approved the following environmental control rule to aid the Environmental Control Committee (ECC) in the performance of their duties:

1. The plans for any new home to be constructed shall be approved in writing by the Committee prior to the start of construction or alteration. Any owner or builder who has contracted to build a new home in Pine Harbour, shall post a \$5,000 cash bond to protect the PHPOA against damage to the roads and other property owned by the Association. Funds must be deposited with the Treasurer of the Association in an escrow account prior to the issuance of a building approval letter from the Committee. Seven hundred fifty dollars (\$750.00) of the deposit amount is non-refundable by the Association for damage to roads (known or unknown) by heavy equipment used in the construction of any structure.