

**PINEWOOD CONDOMINIUM ASSOCIATION, INC.**

**PINEWOOD CONDOMINIUM II ASSOCIATION, INC.**

***Rules and Regulations***

The By-laws relating to use and decorum hereinafter as follows shall be deemed in effect until amended.

The Renter and Owner shall, at all times, obey the same and use their best efforts to see that the By-Laws and Rules and Regulations are faithfully observed by their families, guests, invitees, and persons under their control and/or supervision to maintain a peaceful and harmonious atmosphere.

Owners and Renters are responsible for any damage or defacing of the property, which they, their guests, families or invitees have caused.

**RULES WE LIVE BY:**

1. Sidewalks, entrances and all other common elements must not be obstructed, encumbered or used for storage of carriages, bicycles, wagons, shopping carts, etc.
2. All living areas of the second floor units except bathrooms when replaced must have a sound barrier per code that will reduce the transfer of noise to the unit below.
3. Hurricane shutters may be installed on windows and patios with approval of Eastlakes ACC. Patios shall not be otherwise enclosed. Approved hurricane protection for units can include accordion metal or vinyl shutters, metal panels painted to coordinate with a home's exterior color, clear lexon panels, and fabric/material shutters and must be approved by the ACC before installation. During the official hurricane season from June 1st to November 30th seasonal Owners may put up approved hurricane protection for the duration of their absence, but not before June 1st nor after November 30th. When there is a hurricane forecast or warning issued by the National Hurricane Service, Owners may put up hurricane protection. Such protection must be removed within seven days after the hurricane passes. It is the responsibility of the Owner to make all arrangements for the installation and removal of hurricane protection.
4. No clothing, cloths, blankets, towels, rugs, mops or laundry of any kind, or any other article be hung or exposed from the exterior of any unit or common element.
5. No Unit Owner or resident shall direct, supervise, or attempt to assert any control over the employees of the Association.
6. No nuisances shall be allowed upon the condominium property nor any use or practice which is the source of nuisance to residents or which interferes with the peaceful possession and proper use of the property by its residents.
7. Signs, advertisements, notices or other lettering are prohibited on the premises of the condominium property.

8. The Eastlakes ACC must approve any exterior modifications to your unit. Please note: When any remodeling, improvement, removal and replacement of existing carpet, tile, or flooring it is required that a waterproof membrane to be applied to the concrete before the new flooring is installed to prevent future cracking. Proper drainage on the lanai is the responsibility of the owner. Floor coverings that retain moisture and have caused damage to the concrete will be the responsibility of the owner.
9. Residents must park in their assigned parking spaces. Do not park in the space assigned to another unless approved by the Owner of the space. (Parking assignments are attached). Golf carts are to be garaged at day's end per Eastlakes POA Rules and Regulations.
10. Contractors must park in guest spaces only or Owner's assigned space with the approval from the Owner.
11. Electrical rooms on the side of each building are only for utilities. Any other items found in the rooms will be removed and disposed of immediately.
12. Unit Owners are allowed to have one pet not to exceed 30 lbs. at maturity. All pets must be properly leashed when outside of the Owner's unit. Feces must be immediately picked up and properly disposed of. No animal shall be maintained or harbored within a Unit that would cause a nuisance to others. Be thoughtful of those who do not have pets.
13. Wildlife shall not be fed, harassed, injured, or killed.
14. Grills may be used 10 feet from the buildings. No gas grills shall be used on any balcony or under overhanging portions of the structures.
15. Dumpster usage:
  1. The lid of the dumpster must not be left open.
  2. Close and latch the gate properly so it doesn't blow open.
  3. Boxes and cartons MUST be broken down.
  4. Do not place anything outside the dumpster.
  5. If the dumpster is full, place trash in the other dumpster.
  6. The dumpster is not to be used for construction debris.
  7. Solid Waste Authority (561) 697-2700 must be contacted if you require a special pick up for any large objects.
16. LEASING YOUR UNIT:

The Eastpointe HOA handles the leasing approval process of the Pinewood units with the review of the Eastlakes POA Property Manager. The HOA office can be contacted at (561) 775-4640.

**17. WHEN LEAVING YOUR UNIT UNOCCUPIED IT IS SUGGESTED THAT:**

1. Shut off the main water supply valve.
2. Disengage the hot water circuit breaker.
3. Moveable objects or furniture should be removed from the porch during hurricane season.
4. Leave air conditioner temperature control or humidity control set to "ON" to prevent mildew.
5. Arrange for periodic inspection of your unit during your absence.
6. Leave a key with a neighbor and notify the property management company with your contact information. (Phone # where you can be reached) or leave the key with property management.

**THANK YOU FOR YOUR COOPERATION.**

*Note: The Eastpointe Home Owners Association also has regulations which contain additional information for all Home Owners.*

***Adopted on March 13, 2020***