

STATE OF SOUTH CAROLINA            )  
  )  
COUNTY OF BEAUFORT                )           AFFIDAVIT TO RECORD

IN RE:            Pincrest Property Owners Association, Inc.

The attached documents are being recorded to comply with the South Carolina Homeowners Association Act, Title 27, Chapter 30, Section 110, et. seq., South Carolina Code of Laws (1976), as amended.

- Pincrest Architectural Control Committee Guidelines (Revised June 16, 2021)

Pincrest Property Owners Association, Inc.

By: *Charles*

*Charles David Coker*

(Printed name)

Its: *President*

SWORN TO BEFORE ME

On this 16 Day of June, 2021.

*Tasha Ard*

Notary Public for South Carolina

My Commission Expires: May 22, 2023

TASHA ARD  
NOTARY PUBLIC  
State of South Carolina  
My Commission Expires May 22, 2023



# Pinecrest

## Architectural Control Committee Guidelines

### **Our Philosophy:**

The Architectural Control Committee (ACC) has been created to interpret, communicate, and adjudicate the items in the covenants related to the appearance of homes and yards in Pinecrest. To this end, the ACC focuses on certain core principles:

Maintaining the Curb Appeal of the front as well as rear yards of homes

Enhancing the value of homes through the appearance of the neighborhood as a whole

Recognizing the fact that Pinecrest homes are somewhat uniform in their appearance, another goal is to allow the homeowners to individualize by adding tasteful treatments to their homes

Creating and publishing clear standards for structures, materials and colors to be used on the exterior of homes, gardens, and in yards

Continually monitor and update the published standards to reflect changing styles, colors and materials

Ultimately, no homeowner should have to ask permission to simply maintain their investment

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This document is provided as a guide for:

- (a) the architectural objectives to promote and maintain a high level of design, quality, and harmony throughout Pinecrest while also being sensitive to home owner's individuality.
- (b) the submittal and approval procedures, and
- (c) further clarification to the Declaration of Covenants, Restrictions and Easements

## **I. Development Objectives**

The tasteful and ecological quality of Pinecrest requires that all structures and landscaping be compatible with one another, and insofar as possible, be in harmony with the natural surroundings. To achieve this goal, the following guidelines have been adopted and may from time to time be amended. Architectural controls governing additions and alterations at Pinecrest are administered by an Architectural Control Committee (ACC) appointed by the Board of Directors of the Pinecrest Property Owners' Association, Inc. Architectural style is to be consistent while maintaining a highly-compatible appearance throughout Pinecrest. Vivid color and radically different styles will not be permitted. All architectural styles and exterior colors must be approved by the ACC. Prior decisions or rules regarding matters of design or taste will not be deemed to have set a precedent if the ACC feels that the repetition of such action will have an adverse effect in the community. Each project submitted to the Board will be reviewed toward:

- A.** Ensuring that the location and configuration of structures are visually harmonious with the terrain and vegetation of the residential lot, with surrounding residential lots and structures, and does not necessarily block scenic views from existing structures or tend to dominate any general development or natural landscape.
- B.** Ensuring that the architectural design of structures and their material and colors are visually harmonious with Pinecrest's overall appearance with natural landforms and native vegetation, and with development plans, officially approved by the Pinecrest ACC and any governmental or public authority, if any, for the areas where the proposed structures are to be located.
- C.** Ensuring the plans for landscaping provide visually-pleasing settings for structures on the same lot and on adjoining or nearby lots, and blend harmoniously with the natural landscape and adjacent landscaping.
- D.** Ensuring that any structure, building or landscape complies with provisions of the Covenants.

## **II. Adoption of Rules**

The following rules are adopted pursuant to the Declaration of Covenants for Pinecrest and Provisions for Pinecrest Property Owners' Association, Inc.

### **III. Administrative Procedures**

The ACC may establish, and from time to time amend, its administrative procedures. In general, the procedure will be as follows:

- A. The ACC will meet as submissions are received or may be called from time to time as necessary.
- B. All changes and/or amendments to this document proposed by the ACC will be ratified by the Property Owners' Association Board of Directors before being affected.

### **IV. Submittal and Approval Procedures for Improvements**

ACC Guidelines and the Declaration of Covenants and Restrictions for Pinecrest Owners' Association, Inc. require that all proposed additional construction, remodeling, improvements, fencing, landscaping, change, including exterior painting, and their improvement of private areas be approved by the ACC before work of any kind is begun. An ACC Approval letter is needed for any major addition or alteration on the structure of the home. You may reference the Architectural Application for descriptions of the various categories. The procedure to apply for project approvals will be as follows:

- A. Complete the Pinecrest Application for ACC Approval (see copy attached) along with required drawings and specifications (see Section V) for any proposed additional construction, remodeling, improvements, fencing, landscaping, change or other improvements. Projects involving specifications and materials using the Pinecrest Approved Materials List (AML) will not require material submittals. AML material will be spelled out in a separate document on the Pinecrest website for inclusion on the application.
- B. Submit the request to the Management Company along with the required fee made payable to Pinecrest POA (if applicable). The ACC has a 60-day review period for all submittals per Article 11, section E of the Declaration of Covenants. If the application is deemed to be deficient and additional information is required, the 60-day review period starts again upon receipt of the new information.
- C. After ACC review, the homeowner will receive an email advising the status of their request. If approved, a Pinecrest Certificate of Plan Acceptance will be issued and must be received by the applicant prior to commencement of any clearing, material delivery, or construction.
- D. ACC approval **does not** include Town of Bluffton/Beaufort County building permits. Applicant is responsible for obtaining and displaying these permits.
- E. The ACC Certificate of Plan Acceptance and applicable building permits must be prominently displayed at the job site and covered with clear plastic to prevent fading and deterioration.
- F. Changes, additions or alterations will be constructed in accordance with the plans as approved by the ACC. Fines or revocations of permit may be recommended by the ACC for noncompliance. Any changes, after final plan approval by the ACC, must be submitted and approved prior to any construction of those changes.
- G. All construction work for which a permit is required will be subject to inspection by the ACC, Beaufort County and the Town of Bluffton.
- H. No work should be done on any part of the building beyond the point authorized in each successive inspection without first obtaining written approval of Beaufort County and the Town of Bluffton. Such written

approval will be given only after an inspection has been made of each successive step in the construction as required.

**I.** When the work is complete, the homeowner must contact the Management Company to request a final ACC inspection. This final inspection will be completed by the ACC or its representative to ensure that the building is completed in accordance with approved plans, colors and material samples.

**J.** Applicable deposits will be refunded within thirty (30) calendar days of an acceptable final inspection.

## **V. Design Submittal Documentation Requirements**

The following items must be submitted to ensure expeditious issuance of an ACC Approval letter. Plans not in compliance with this listing will not be placed on the ACC agenda.

**A.** A completed Pinecrest Application for ACC Approval (see sample provided).

**B.** Site Plan: Legal descriptions, lot/phase and street address, existing easements, building setbacks.

**C.** Submissions require a plot plan with a sketch of the location of the requested item, addition, etc.

**D. Tree Survey** (if applicable): No tree with a trunk diameter measuring 8" or more at a distance of 4' above ground level diameter breast height (DBH) shall be removed, **by any means**, without written approval by the ACC. A Town of Bluffton review is required only if the tree is on common property or within an easement or wetland area. An on-ground survey should show the location and type of trees over 8" in diameter and measuring 4' above existing grade, to be removed. This drawing may be combined with a topographic map.

**E.** Fence plan will be drawn on an easily readable, legal survey plan, showing the actual property lines on previously-approved site plan. If original survey pins cannot be found a new survey is required. Plan will show elevation of one section of fence.

**F.** Color Board - Will include paint sample chip(s) or chart showing exterior and trim colors.

**G.** Walks, retaining walls, or other hardscape improvements will be identified by color, material and dimensions including height above finished grade.

**H.** At the request of the ACC, construction plans may be required.

## **VI. Fees:**

The fee structure may change depending on administrative need (see ACC application for amounts). Refundable fees are held on deposit until:

**A.** Construction is in full and complete compliance with the application or plans approved by the ACC.

**B.** Any damage to adjacent lots, street, common area or public utilities has been resolved.

**C.** Trash, building materials, contractor equipment or temporary buildings has been removed from the lot or adjacent lots.

## **VII. Fines:**

Non-compliance with approved plans can result in the levying of a fine by the POA Board upon the recommendation of the ACC or management company (refer to Article 14, section C of the Declaration of Covenants) as well as potential liens until the construction is brought into compliance.

In order to enforce the Pinecrest Covenants, regulations and Architectural Control Committee (ACC) Guidelines, the Pinecrest POA has developed a fining system to help facilitate compliance. Fine schedule can be found on the POA website.

In the event a fine is to be levied due to a violation of the ACC guidelines, per the Declaration of Covenants, Restrictions, and Easements for Pinecrest at Buckwalter in Article 14, Section C on page 37, the residential owner shall be afforded the opportunity for a hearing after reasonable notice to the residential owner of not less than 14 days. For further information regarding the appeals process please refer to the aforementioned section in the Covenants.

## **VIII. Easements:**

**A.** Setbacks for lots adjacent to environmentally sensitive areas (wetlands, marshes, rivers, and wildlife management areas) will be influenced by the presence of the Ocean and Coastal Resource Management (OCRM) Critical Line and/or the U.S. Army Corps of Engineers and may have a greater setback requirement than the distance stated above.

**B.** There is an easement along or around the entire perimeter of any river, creek, lagoon, marsh or wetland. This easement is a non-exclusive easement for ingress, egress, and access to the above water bodies by Pinecrest Property Owners' Association, Inc. for the purpose of maintenance and repair.

**C.** Improvements other than landscaping may be permitted within easements. Landscaping and any improvement permitted by the ACC, placed within an easement by a property owner shall be considered installed at a risk. If a legitimate user of the easement (utility company or Property Owners' Association) disrupts such landscaping, the legitimate user may not be required to replace it.

## **IX. Use Restrictions**

**A. Guest Parking/Parking Violations** - Boats, trailers, trucks, recreational vehicles, commercial and similar vehicles must be stored in an enclosed garage and not be exposed to view.

**B. Screen Porches** – are not to be used as storage facilities

**C. Dog owners** – Dogs must be secured via a leash at all times when they are away from their home. Pet owners are responsible for cleaning up after their pets as the feces are unsanitary, present health hazards and kills the grass. Dogs should be controlled to prevent them from urinating or defecating on homeowners' lawns as it is considered trespassing when picking up the feces. Please be considerate of sidewalk borders as the homeowner must maintain them. Doggy bags to collect feces are available at multiple stations within Pinecrest where dog owners are encouraged to bring their dogs for exercise. Collected feces should be disposed of in the pet refuse stations located in common areas of Pinecrest or in the homeowner's own garbage can.

## **X. Guidelines:**

**This section is for clarification only. Homeowners should refer to the Declaration of Covenants, Restrictions and Easements for complete architectural controls.**

### **A. Lots:**

Each individual lot will be judged based on its own particular merits, vegetation, trees, views, and compatibility with adjacent properties. The ACC is prepared to make exceptions when necessary. Compliance with building setback requirements will be determined by measurements of the distance from property lines to the closest portion of the building foundation. The following are standards:

- Front 15' (Gables - 10')
- Side 5'
- Rear 10' (lot lines not adjacent to front lot lines)

### **B. Decks, terraces and patios:**

Must be designed as an extension of the architecture of the main structure using compatible materials.

### **C. Outdoor fireplaces/firepits:**

Addition of a natural gas line for an outdoor fireplace/firepit must be installed by a licensed plumber or tradesman. All firepits must be covered with a spark suppressor or screen

### **D. Exterior Lighting:**

Exterior lights must be installed to avoid glare from light sources to neighboring properties.

Night lighting should be directed downward and confined to drives, paths and steps for safe pedestrian movement.

Walkway illumination sources should be concealed into steps, walls, bollards and handrails whenever possible to avoid direct view of light sources.

Lighting used to accent vegetation should be subtle, subdued and hidden from view.

Colored lighting is not acceptable with the exception of December to January 15 holiday lighting.

### **E. Propane Tanks:**

Must be located outside the service yard (if applicable), provided they are located within the setback underground, and meet the requirements of the National Fire Protection Association (NFPA) Document 58 administered by the Office of the South Carolina Fire Marshall.

### **F. Antennas, Satellite Dishes and Accessory Structures:**

Per the Declaration of Covenants, Restrictions, and Easements for Pinecrest at Buckwalter in Article 12 - Use Restrictions, Section P on page 33, satellite dishes which do not exceed 2' in diameter may be erected and maintained on the rear roof or rear yard of the residential property. For further clarification of these requirements, please refer to the referenced section of the Covenants.

Other than as noted above, no television antenna, radio receiver, sender, or other similar device shall be attached or installed on the exterior portion of the property within Pinecrest.



No exterior speaker, horn, whistle, bell or other sound, which is unreasonably loud or annoying, except security devices used exclusively for security purpose (provided it is in good working condition) shall be located, used or placed upon lands within Pinecrest. The playing of loud music within any family dwelling unit or from the patio, balcony, pool or deck thereof shall be considered a nuisance.

Two types of wells are allowed in Pinecrest - irrigation and closed loop. All wells must be drilled by a South Carolina licensed well driller. Closed loop water source heat pump systems require the holes bored for the loop to be no deeper than sixty (60) feet below the natural existing grade.

Per the Covenants, garage doors shall remain closed when persons or vehicles are not entering or exiting the garage. The only exception to this rule is if the homeowner is working in the garage or in the yard. If the garage is equipped with a framed, full-size garage screen this screen may only be engaged as a barrier while actively working. Curtain style garage screens are not acceptable. The garage door itself must be closed overnight regardless of the presence of a screen.

A free-standing permanent 10' x 10' or smaller pergola or gazebo in rear yard is allowed. No temporary beach-types of the above are allowed. A pergola over 10' x 10' in size must be attached to the back wall of the home or anchored next to an existing patio. Vinyl, wood or metal kits are the only materials allowed for pergolas and gazebos. Check with Town of Bluffton for permit requirements.

The appropriate utility companies shall provide underground connections to water, sanitary sewer, gas, electricity, telephone and cable TV. The installation of all utilities to homes within Pinecrest will be installed meeting the specifications prescribed by the providing utility.

#### **G. Landscaping:**

Every property owner is responsible for preventing the development of any unclean, unsightly or unkempt condition of building or yards, which shall reduce the beauty of the neighborhood as a whole or the specific area. In formal landscaped areas, bed and lawn areas must be maintained. In natural areas, weed growth must be controlled.

Any change in landscape bedding materials must comply with the Approved Materials List, which is shown on the Pinecrest Website.

Any tree(s) removed from a front yard must be replaced with another tree(s) and must be shown on the ACC Application. Reason for tree(s) removal/replacement must be listed on application. If damage is the reason, you must indicate if damage is existing, threat of damage is starting, or suspected damage in the future. Any removal/replacement tree(s) application that lists existing, or threat of future damage, must be inspected and verified on site by the ACC, or expert documentation provided at the time of application. Tree(s) replacement must be a 30 gallon, or 8 feet tall variety type tree(s). If tree(s) to be removed meets "Grand tree(s)" designation, homeowner must follow Town guidelines for removal. Replacement tree(s) must be able to grow to a minimum height of twelve (12) feet. Homeowner must plant new tree(s) within 30 days of removal of old tree. The ACC reserves the right to disapprove any tree not in compliance with these guidelines.

Permanent, evergreen shrubs, are required along a minimum of 50% of the home's front and side foundation beds, including the fronts of garages in the Crossings.

All landscape beds are to be kept free of grass, weeds, dead flowers and dead plants. Mulch is to be replaced as needed.

Shrubs and plants are to be well manicured and trimmed when necessary. Shrubs in landscaping beds along sides and rear are to be kept at a maximum height of 7.0 feet. Shrubs on the sides of the home need to be trimmed to maintain a clear passage between homes. No hedges over 4 ft. are allowed alongside property lines between yards. Tree that overhang the sidewalk must be trimmed up at least 7ft above the sidewalk so as not to impede walking on the sidewalk.

Gutters are to be cleaned periodically so they are not full of pine needles, leaves, or have weeds growing from them. Rain chains are permitted.

Exemptions to the application/fee process include:

- a. thinning of existing beds when they get overgrown
- b. adding plants or flowers to existing beds; areas around the mailboxes; at the ends of driveways, etc.
- c. plant or tree additions in the back yard

All residences, with or without a sidewalk are responsible for the landscaping from the house to the street. Lawns must be kept watered, mowed, and edged to maintain curb appeal. Bare spots in the lawn must be re-seeded or be planted with sod. In the area under large trees where grass may not grow due to significant shade, the homeowner has 3 options:

- a. planting with a low-light grass such as fescue or rough bluegrass
- b. planting a ground cover such as pacasandra within a landscape border under the tree
- c. creating a landscape border and fill it with mulch of some type.

For options b and c, the landscape border should not extend beyond the drip line of the tree.

#### **H. Landscape / Accessory Structures:**

One service yard, 4 ft. wide by 6 ft. high by 8 ft. long, made of white vinyl panels, is allowed per home, contingent upon ACC approval. See photo of sample panel at the end of the ACC Approved Materials List. No items, such as ladders, are to be visible above the service yard.

One (1) raised vegetable bed shall be permitted per home. Its dimensions shall be no more than 8 ft. by 8 ft. and it must be made of cedar or vinyl. Pressure-treated wood is not recommended due to the chemicals added to the wood. A sample may be found on the last page of the ACC Approved Materials List. Bed must be located in the back yard close to the house.

Accessory structures such as trampolines and playground equipment are permitted with written approval of the ACC except for Little Tykes equipment which does not require prior approval.

All playground equipment and trampolines must consist of green, blue, black or brown color materials except Little Tykes equipment. All trampolines must also have a safety net. The placement of playground equipment must be shown on the plat plan as it should not be placed too close to the golf course. All equipment must be well-maintained and kept in good working condition.

Freestanding portable basketball equipment (base, pole, backboard, rim and net) may be placed in the driveway but not at the end of the driveway near or in the street. No basketball backboards and rims may be attached to the home. All equipment must be well-maintained and kept in good working condition.

Trellises, small statuary, and fountains may only be placed in garden beds.

No exposed clotheslines are permitted (per Covenants Article 12, Use Restrictions, letter O, page 33).

### **I. Swimming Pools:**

In ground pool and pool decks shall be placed behind the rear of the home such that they do not extend beyond the sides of the home. Pool equipment shall be placed inside a service yard. Top of pool construction may not be over 1' above existing grade unless integrated into terraced construction and with ACC approval. Backwash is not permitted to be discharged into the sanitary sewer system, or onto the golf course, and must be contained on the lot. Homes with pools (other than temporary) must be fenced in per fencing guidelines in section K, unless they are enclosed in a screen room.

Temporary pools are permitted, but cannot be deeper than two (2) feet. No internal dimension can be longer than eight (8) feet long. Pool may be located on the lawn, but it can only be located at the back of the house. All lawn care, as per the covenants apply. Pool must be removed from the yard at the end of the pool season, as designated when the amenity pool closes.

### **J. Street Addresses, Mailboxes, and Signage:**

All homes shall be identified only by the house identification number. The house number shall be located on the mailbox and over the garage. Mailbox numbers are to be white, approximately 2 in. high and are provided by the POA. They can be picked up at the Management companies office or upon request mailed to the owner. The mailbox assembly must be purchased from the approved supplier as designated by the ACC. Details for ordering are provided on the POA website. House numbers on the garage must be readable from the street. The use of any sign, including those for the purpose of identification, commercial contractors, renting or selling of property is not allowed without prior written consent of the committee.

### **K. Fences:**

Legal property surveys must accompany any fence application. Fences are to be constructed on the property lines or within 4 inches thereof. If there is an existing fence on an adjacent property, the new fence must either attach to the existing fence or be installed close enough to the existing fence ends that the existing fence can be used to complete the enclosure.

Maximum fence height is 4 ft. above grade. It must be black powder metal. Any fence gate(s) must only open to access the owner property, or Golf property. Wooden fences are not allowed.

Walls and fences may be approved provided they are attached to the rear of the house as an architectural extension.

Deer fences are not acceptable. When planting their landscaping each homeowner is asked to consider using plants less attractive to deer, since they are prevalent in the community.

Invisible dog fencing, when installed, must be placed within 2 ft of the property lines.

**L. Flags:**

Each home is allowed two flags. They may be attached to the house or mounted on a tree. No flag may be faded, or frayed. In addition, one small decorative flag may also be used in landscape beds or near the mailbox. Free-standing flag poles are permitted only with ACC approval. An application must be submitted with plans indicating the location of the flag pole. Flag poles may not exceed 12ft. The Board reserves the right to vote on and disapprove any flag that the Board deems as inappropriate for the community.

**M. Repainting or Re-staining:**

A homeowner may repaint his home the same color provided a notification-only application is submitted to the ACC for record keeping. If a change in color is desired, whether on the home or any trim pieces, an Application for Approval must be submitted to the ACC along with 2-6 paint chips of the colors of paints being used. Approved colors are listed on the Pinecrest POA website under design guidelines. These guidelines show which colors are acceptable. When approved, the applicant will receive a Letter of Plan Acceptance. Repainting or re-staining may not take place until approval has been issued. This includes exterior repainting and re-staining a house the existing color.

A storm door may be black, white or either the same color as the front door or the trim. The door must be full view glass or upper and lower glass panes separated by a horizontal bar. Decorative glass is also permitted in a storm door.

Front doors may be painted a color different from the shutters using the colors in the Approved Materials List. If another door color is desired, 2-6 paint chips of the color desired. This must be approved by the ACC. Front doors, sidelights, and the palladium above the door may have decorative colored glass with ACC approval.

On stucco homes, raised architectural pieces, such as the decorative corners, may be painted white or a complimentary color of the home upon application and approval by the ACC. 2-6 paint chips of the color desired must be submitted here as well.

**N. Storage Boxes:**

- A low profile storage shed no taller than 56" high, 48" deep, 72" long may be placed on the rear wall of the dwelling no further than 12" from rear wall. If there are too many windows in the rear of the home the shed may be placed along the side of the home at the rear. A shed on the side of the home must be screened by vegetation or vinyl panel on the street-facing side.

- A garbage can storage shed no taller than 41", 29" deep, 50" long may be placed at the side of the home at the rear screened by vegetation or vinyl panel on the street facing side. This shed should only be used for garbage and/or recycling can.

An application with a plot plan showing the location must be submitted for these boxes. Colors must be white, tan, or earth tone.

Smaller-sized "deck" boxes, no larger than 26" high, 28" deep and 55" long, in the same colors, are permitted on rear patios or rear side of house (well-hidden by vegetation). No application is required for these smaller boxes.

**O. Concrete treatments:**

Concrete stamping, coloring, and overlay pavers (1/2 pavers) shall be allowed on front porches and front walks from front door to driveway. Approved colors are listed on the Pinecrest POA website under Design

Guidelines. Coloring or stamping of driveways or driveway aprons is allowed provided an application is submitted to the ACC that shows the proposed treatment is in conformance with the Approved colors or materials. Paver installation may be allowed upon approval of the ACC.

**P. Rain barrels:**

Are allowed, but only on the sides and rear of the properties. Maximum set back from structure is 12". Barrels must be screened by vegetation or natural earth tone fence. White fencing is not permitted. No more than two can be placed in tandem, with a total not to exceed four barrels per property. Barrels permitted per POA AML list. Those applications using barrels not on ALM list must submit model number and manufacturer's specification sheet with application. Placement of barrels must be submitted on plot plan. Gutter connection detail is required, and must be submitted with application.

**Q. Roofs:**

Roof replacements where there is a change in materials used or the roof color, must comply with the approved roofing materials shown in the Approved Materials List (AML) and be approved by the ACC. If there are no changes to the materials/color from the existing roof, a notification only application may be submitted.

**R. Driveways/Sidewalks:**

Driveways and sidewalks must be kept clean of debris, oil stains and dark mold. They should be power washed as needed. Driveways may be widened no more than 2 feet per side, except cottage type homes which are allowed more, on a case by case basis.

**S. Car Covers:**

Fitted covers, not tarps, are allowed on vehicles but they must be beige, brown, black or gray in color.

**T. Vehicles:**

Shall not be stored on jacks or jack stands. All vehicles must remain on all four tires when parked in the driveway.

**U. Permitted Work Days:**

Below is a list of days on which vendors may not perform any work in Pinecrest. Vendor working hours are:

- Monday thru Friday, 7 am to 7 pm;
- Saturday, 8 am to 5 pm; and
- Sunday, no work is allowed except for Emergency Repairs.

The following holidays are restricted for work to be performed:

- Easter
- Memorial Day
- Fourth of July
- Labor Day
- Thanksgiving
- Christmas
- New Year's Day

**V. Solar Panels:**

Solar Panels may be installed with ACC approval with the following conditions:

When and if available, frames on panels are to be low-profile and black in color.

Mounting rails are to be flush cut and have black end caps.

Panels can be placed on any side of roof for energy efficiency.

Conduit attached to the sides of the homes may be painted to match the color of the home if so desired and in which case must be maintained by the homeowner (Note: paint does not typically adhere well to galvanized pipe and may require additional maintenance)

#### **W. Pinecrest Approved Materials List**

An Approved Materials List (AML) for certain applications will be found on the Pinecrest HOA/Bluffton website. The AML may be updated by the ACC to include new materials not currently on the list.

#### **X. Lagoon Maintenance (as per the Covenants):**

The Residential Owner of a Lot (a "Waterfront Lot") shall be required to maintain the lot to the edge of the water line of the lagoon as if that area were a portion of the Lot owned by such Residential Owner. Please consult the copy of your covenants for exact wording. Owners must:

1. Keep all banks clear of non-indigenous growth such as sapling pine trees, wax myrtles, etc. Other than ground growth (weeds that grow similar to grass), weeds must be removed or controlled by machine to an acceptable height.
2. Lagoon banks may be sodded but then must be maintained as would a lawn.
3. Maximum height of natural growth, erosion control grasses or otherwise, from the lagoon bank to the water's edge shall not exceed **4 ft.**

#### **Exception:**

**Certain lots may be in fact on a lagoon that would require maintenance, but special circumstances (i.e., lots that face the Bluffton Parkway and need higher growth to deflect headlights at night and for natural noise abatement), are not impacted by the maintenance requirement, but good judgment on back yard harmony should be invoked.**

**Association's Right to Perform Maintenance-**The Association shall have the right to perform the maintenance on a lagoon bank if warranted. All expense of such maintenance will be billed to the owner.

#### **XI. Disclaimer**

The foregoing rules have been adopted to assist the ACC in performing its duties pursuant to the Declaration of Covenants for Pinecrest and Provisions for Pinecrest Property Owners' Association, Inc. Compliance with these rules is not intended to guarantee that the proposed improvements will satisfy all the requirements of the Declaration of Covenants, Restrictions and Easements for Pinecrest or that the proposed improvements will be structurally sound, or that they will comply with any applicable building code, or that they will be free from damage from wind, rain, flood, or that they will not encroach on easements, or that they will divert surface water in a manner not allowed by law. In giving any approval, the ACC finds only that improvements are satisfactory to it. Approval of the ACC is not an opinion, approval, warranty, or representation by it as to any of the matters mentioned in the foregoing paragraph.