

Pinewood Village Condominium Association, Inc.

Rules and Regulations

2/2026

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1) Pets

- A)** Weight limit, 25 lbs. Maximum 2 pets per unit.
- B)** Only dogs, cats, fish, and small birds are allowed.
- C)** Pets may not be walked on association property except in the open field to the west of pool or on the city right of way between the sidewalk and Thrush Dr. Pets must be walked directly to the designated pet walking areas stated above on walkways or sidewalks, pets will not be allowed to walk on the grass areas in front of or behind units. All pet waste must be cleaned up, animals may not be allowed to relieve themselves on back porches or any other areas that may cause a nuisance to other owners.
- D)** No Pets are allowed in Association pool area, clubhouse, Tennis and shuffleboard courts.
- E)** Owners & Renters will, prior to a pet being brought on site, register their pet with the association. Contact management for registration form.
- F)** Pets must always be on a handheld physical leash and under the physical control of a resident over the age of 12 years old, no pets are allowed to be left outside at any time without a resident being present and in control of the leash.
- G)** Pet droppings are to be picked up by the owner and disposed of within trash receptacles.
- H)** The unit owner or tenant shall be financially responsible for any personal injury or personal property damage caused to another unit, occupant, tenant of the building or any member of the public, by the unit owner's or tenants' pet. Should any resident's animal attack or bite any owner, resident, or other member of the public while on Pinewood Village property, the following applies: If the Brevard County Animal Control has been called, their directives are to be honored first. After satisfying their requirements, if any, the animal will be immediately removed from the premises permanently as a matter of public safety.
- I)** Pets may not be kept for commercial purposes.
- J)** Emotional Support Animals: Definition of Emotional Support Animal: An animal that does not require training to do work, perform tasks, provide assistance, or provide therapeutic emotional support by virtue of its presence which alleviates one or more identified symptoms or effects of a person's disability.

Rules regarding Emotional Support Animals Effective August 1st, 2020

- 1) Animal must not pose a direct threat to the safety or health of others or pose a direct threat of physical damage to the property of others.
- 2) If disability is not readily apparent, supply the following.
 - a. Determination of disability from any federal, state, or local government agency.
 - b. Receipt of disability benefits or services from any federal, state, or local government agency.
 - c. Proof of eligibility for housing assistance or a housing voucher received because of a disability.
 - d. Information from a health care practitioner, a telehealth provider or any other similarly licensed or certified practitioner or provider in good standing with his or her profession's regulatory body in another state but only if such out-of-state practitioner has provided in-person care or services to the tenant on at least one occasion. Practitioner or provider must have personal knowledge of the person's disability and is acting with the scope of his or her practice to provide the supporting information. Supporting information must include:
 - i. The assistance or therapeutic emotional support provided by the **specific animal**.
- 3) Proof of compliance with state and local requirements for licensing and vaccinating. (Copy of current pet license and vaccinations)

These must be submitted to the association and association written approval received prior to the animal coming on property.

Emotional Support Animals must follow the approved pet guidelines in the most current version of the Pinewood Village Condominium Rules & Regulations. Violation of any of the Rules & Regulations will result in immediate fines being levied and eviction of the resident.

Items required for approval of an Emotional Support Animal

- 1) Proof of disability and need for an ESA as outlined above.
- 2) Current license and vaccination record for animal Including photo of pet.

Once these items are received Association will provide written approval within 7 days of receipt. Animals are not allowed on property until written approval is provided to the owner/tenant by the Association.

All Emotional Support Animals must be registered with the Association PRIOR to the animal coming on the property Any animals on site which have not been registered and have not provided the above and received written confirmation from the association of ESA approval will be in violation and fined \$100.00 per day up to the statutory maximum of \$1,000.00.

K) Guests are not allowed to bring pets on the property.

2) Nuisances

- A) Owners & Tenants shall not allow/engage in any noise making activity to be a cause of annoyance to the other residents at any time.
- B) Radios, stereos, televisions, musical instruments, fireworks or other noise making devices (such as wind chimes, animals, power tools, etc.) must be kept to a level not able to be heard outside of the originating unit. No resident may allow any noise making activity to be a cause of annoyance to the other residents, day or night. No noise by congregation of large groups of people in the parking lots or in front of units is allowed.
- C) Motor vehicle sound systems must not be heard outside of the vehicle. Motor vehicles must be maintained in such a way to minimize vehicle noise.
- D) Radios, stereos or other noise making devices at poolside must not be loud enough to annoy other residents in the surrounding areas. The use of headphones is encouraged.

3) Leasing of units:

- A) Prior to moving in, New Renters or Owners shall make an appointment for an orientation by a representative of the Association, at which time, keys to the facilities and a copy of the Pinewood Village Condominium

Association Inc.'s Rules and Regulations will be provided. The orientation must be scheduled with the Association's Property Manager, Nexus Real Estate, Inc. (321) 242-9997. **If renters are found to be moving in without the orientation taking place, then the owner will be immediately fined \$100.00 and given 7 days to coordinate the orientation meeting. If the orientation is not completed within those 7 days then an additional \$50.00 per day fine will be imposed for every day the orientation does not take place.**

- B) Unit owners are legally and financially responsible for the behavior and any damages to the common elements caused by themselves, their family members, guest, their tenants or persons on the condominium property because of that tenant.
- C) No unit can be rented for less than one year (12) months. Refer to and comply with, the associations Policies and Procedures for leasing a unit at Pinewood Village.
- D) Each owner is responsible for registering all renters with the association or its agent prior to such renter's occupancy of any unit. Registration shall include renters' names, phone number and vehicle license tag number(s).
- E) Units can only be used as Single-Family Dwellings.
- F) Owners will include the Pinewood Village Lease Addendum with their lease packages and return executed copies to the Association within 3 days of signing a lease.

4) Signs

- A) No sign or advertising of any kind, including but not limited to, "For Sale" or "For Rent" signs shall be displayed or maintained on or in a unit or the Common Areas in any manner where the sign or advertising is visible from the common elements.

5) Parking

- A) No commercial vehicles are allowed in any numbered or visitor parking spaces.
- B) Trailer, Boat & Commercial Vehicle Parking: There are a limited number of spaces on the south end of the property designated as trailer/boat/commercial parking. To park in these spaces, you must live on the property & the vehicle/trailer must be registered to a Pinewood Village Condominium Address. Also, if you will be parking in these limited spots, you must submit a written request to the Board including make, model, license tag and a copy of the registration showing primary owner is a resident of Pinewood Village Condominium and the registration must be to an address within the association. This information must be renewed annually. Trailers must fit within the confines of the parking space with no overhang.
- C) There will be no parking on the grass, sidewalks or any other common areas at any time.
- D) Motorcycles are not permitted to be parked under stairwells, on walkways, balconies and patios or within the confines of any unit.
- E) Residents will always abide by posted speed limit of 10mph.
- F) All vehicles must have a current registration, license tag and insurance.
- G) All vehicles must be in working order.
- H) No repairs may be done on vehicles within or on the association property.
- I) Owners must use their numbered parking space for your building.
- J) Owners with more than one vehicle, extra vehicles must be parked in the guest parking designated for your building.
- K) Vehicles over ½ Ton must be parked on the East side of the property along the fence line in guest parking.
- L) Pods: Storage Pods may be used but must be parked along the east side of the property in guest spots and should not be onsite longer than 5 days. Owners/Residents wishing to utilize a pod must inform the association prior to placement.

6) Common Area

- A) No personal property may be left on any common area at any time.
- B) No skateboards, skates, roller blades, scooters, bicycles, or any other wheeled vehicles are allowed to be ridden on the walkways, sidewalks, grass and other common areas.
- C) No climbing on Trees or Pump houses. No rock throwing, No swinging on lamp post. No playing, digging, changes, or damage is allowed to plant beds, grass or any common areas.
- D) Any changes to the exterior of the buildings, Re; Screen rooms, partitions, hurricane shutters, door/window replacement, hanging of ornaments, or plants of any kind on common property, etc....**Must** be approved by the

B.O.D. prior to work being done. Owners must submit a copy of the vendors' license and insurance, along with detailed information regarding the work to be completed. Any exterior changes made without prior approval is subject to removal and the cost of the removal will be charged to the owner.

- E) No ball playing is permitted on grass, in parking lot, on stairways, walkways, landings or in front or back of units.
- F) Common elements are to be used for their intended purpose.
- G) Use of the clubhouse is by reservation only and must be made in advance for such use with the condominium agent. Damage and cleaning deposit of **\$50.00** shall be paid. No fee for the use of the clubhouse will be charged. All reservations and use of the clubhouse shall comply with specific separate rules adopted by the Board of Directors. The swimming pool, sauna, and tennis courts shall not be used for, or in connection with, any reserved social function.
- H) No videotaping of common areas by residents is allowed.
- I) Minors under the age of 16 must be accompanied by an adult resident at all times when on common property.

7) Changes to the Interior of Units

- A) Owners must notify the Association of renovations to the interior of a unit one week prior to work starting the project, this includes bathroom or kitchen renovations, new flooring, drywall work, etc....
- B) No structural changes to the interior of units are allowed.
- C) Demolition: Association dumpsters/Bulk trash are not to be used for renovation trash. Owner will be billed for items the association must haul away.
- D) Cleaning: Owner/Vendor is responsible for cleaning walkways of any and all debris daily (i.e.: stucco/plaster dust, garbage, any and all debris associated with renovation.
- E) Time Frame: Work may only be done on units between 8am and 5pm Monday through Friday and between 9am and 4pm on Saturdays, no work will be done on Sundays.
- F) Roll off Dumpster: If renovation requires a roll off dumpster management must be contacted to find the least invasive location for the dumpster and the dumpster cannot be on site for more than 10 days. Maximum Size for roll off dumpsters is 20ft. Plywood must be put under the dumpster to protect the parking lot.
- G) Any renovation work that requires a permit will be submitted to the Board prior to work being done with copies of the license and insurance of the contractor doing the work along with a detailed breakdown of work to be done.

8) Use and Appearance of Individual Units

- A) No plants are allowed on the second story balconies or on screened patios without the benefit of an apparatus to catch and hold standing water. No plants are allowed on stair steps or walkways. No planting of bushes, trees or flowers around patios or exterior walkways is allowed without the written approval of the Board or its Agent. No artificial flowers, trees, or plants are allowed around patios, exterior walkways and common areas.
- B) No laundry, towels, rugs, etc. may be hung over railings or on enclosed balconies, patios, of stairs landings to dry. No clothes lines of any type shall be permitted on the balconies, patios, or in the common areas. Mops, brooms and clutter must be stored inside the unit and not around entrance ways. Condominium property shall be kept in a clean and sanitary condition. No rubbish, refuse, and/or garbage shall be allowed to exist. Fire and safety laws mandate that all doors, stairways, and walkways must be kept clear of all things. Balconies, patios, walkways and stair landings, must be kept neat and orderly. Screen/Storm doors must close properly and not blow open.
- C) No alterations of any common area elements i.e.; (Painting of screen patios, exterior doors, or enclosing balconies or patios or installation of non-conforming windows, window treatments, doors etc.), may be done without the written consent of the board. No modification of existing external appearance of individual condominium units may be done without the written approval of the Board of Directors or its Agent.
- D) **No resident** is permitted to use a unit in any way that would create an insurance risk or in a manner that would **endanger others**.
- E) The maximum occupancy per unit is two (2) people per one-bedroom unit and four (4) people per two bedroom units, or a lesser number if required by any state or county zoning laws or regulations. All residents' names must be registered with the Association or its agent prior to such resident occupancy of any unit and any changes thereof must be reported to the Association. Regarding Guests: Any guests who will be residing within a unit for

a period of 2 weeks or longer must register with the association. Failure to do so will result in possible fines to the owner.

- F) Window, Door and Patio Screens must be maintained in a working manner with no tears, loose or damaged screens and must be repaired or replaced in a timely manner.
- G) All residents/guests under the age of eighteen (18) years must always be accompanied by an adult resident.
- H) Individual units and common area facilities shall not be used for any business purposes or any commercial purpose. Units are to be used for the express purpose of residential, single-family use.
- I) Units and common areas must not be used for any **illegal** purposes and residents should report such suspected illegal activity to law enforcement and the Association or its agent immediately.
- J) No lawn furniture may be left out on lawns or common areas for extended periods of time. This interferes with lawn services, encourages vandalism and provides an unsightly appearance for the community.
- K) For fire safety reasons, outdoor deep frying is not permitted, and grilling is not permitted on screened balconies, patios, walkways or stair landings. Grills must be pulled away from building overhangs at least 10 Feet to avoid smoke and possible fire damage. Grills must be used with a lid, grills must not be left unattended when in use. All grills must be stored in an orderly fashion on patios or balconies. No fire pits, open fires, gas heaters or other types of fires may be lit or used on any common property.
- L) The Association is not responsible for the safety of children in or around the common area which includes the retention pond located on the south side of the property.
- M) Patio Blinds: Blinds used on patios will be brown or dark tan, roll up plastic or bamboo slats.
- N) Patios: Owner may have the following on screened patios: Up to 4 Chairs, Up to 2 Tables, Plants, Up to 4 Bikes or non-gas powered 2 wheeled vehicles, One enclosed plastic storage unit whose dimensions will be at maximum 2ft wide by 1 ½ft deep and 5ft tall, 1 Cat tree, Up to 2 Coolers, Wall Ornaments. There are no hazardous materials and no propane tanks allowed on any patio. Holiday Ornaments are allowed. They can be put up 1 month prior to the holiday and must be removed 1 week after the holiday.

9) Unit Access:

- A) Each owner shall provide the Association with a working key to their unit per 7.1 (B) of the Association Declaration. Each owner shall allow access from time to time for maintenance, repair, pest control or emergency repairs necessary to prevent damage to the common elements or other units per State Statute. A 24-hour notice will be given.
- B) During **Pest Control** applications, all Residents must allow access to their Units by being present, providing an escort or providing a duplicate Unit key to the Association or its Agent. The failure of any Resident to allow pest control treatments on a regular basis (**a minimum of three months**) may create a health hazard to the Unit Residents and to the Residents of surrounding Units. Any fees, costs, and expenses incurred by the Association or its Agent and any other Owners adversely affected by an Owner's denial of regular monthly pest control treatments will be assessed to the offending Unit's Owner as a special assessment to the violating Unit Owner. Additional fines may be levied by the Board after a review of the violation as set forth in section 12.
- C) Owners/Renters who will be away for periods of two weeks will turn off the water to their unit and inform the association that they will be gone.

10) Pool, Sauna, Tennis & Shuffle Board Courts:

- A) All association amenities are open from dawn till dusk only.
- B) An adult resident must accompany all guests when using any association amenity.
- C) Residents will only use amenities for the purpose in which they were designed.
- D) Residents or guests under the age of 18 must be accompanied by an adult resident over 18 years of age.
- E) Guests are limited to two (2) per unit within association amenities.
- F) Proper swimming attire is required in the pool. No jeans, cutoffs, or other street attire is permitted.
- G) Diving, jumping, running, rough-housing or other similar activity which poses a threat of injury to any person shall not be allowed in or around the pool.
- H) No floats, balls, paddles, Frisbees, or similar equipment shall be allowed in or around the pool area. Small personal flotation items that are worn on the body for children are allowed.
- I) No food, glass containers or alcoholic beverages are allowed near the pool or sauna.

- J) No **Smoking or Vaping** in or around pool.
- K) Rope will be replaced prior to leaving pool area.
- L) No person shall wear a wet bathing suit in the interior of the clubhouse.
- M) Pool Gate to remain closed and secure at all times. Owners/Residents will not allow individuals in pool area who do not have a key.
- N) Access keys to the pool are to be maintained by adult residents only and are not to be used by any other persons but residents.
- O) Each resident has been issued one (1) common area key. Any replacement keys shall be purchased from the association agent at a cost of \$25.00.
- P) Residents should report any damage to common facilities to the association or its agent immediately, especially if it represents a safety hazard to people or property.

11) Dumpsters:

- A) All boxes must be flattened.
- B) Any large items must be disposed of by the Resident. If the Association incurs extra costs for the disposal of large items, the resident responsible will be billed.
- C) No construction/Renovation debris is allowed. If you are renovating your unit, please contact management regarding where to park a small roll off dumpster.
- D) No hazardous items are allowed in the association dumpsters. Paint, oil, batteries etc. must be disposed of properly by the residents.
- E) Recycle bins are for recyclables only, no regular trash should ever be placed in recycle bins.

12) Fines Process:

These Rules and Regulations may be modified, added to, or repealed at any time by the Board of Directors. The unit owners shall always obey said Rules and Regulations and shall use their best efforts to see to it that they are faithfully observed by their Families, Guests, Tenants and other persons over whom they may exercise control and supervision.

Overview of Fines Process:

- 1) Notice of Violation
- 2) Board approves fine for violation if not cured (Board can set a standard fine for specific violations if it is done in a Board meeting and fine amounts are listed in the minutes)
- 3) Owner is sent 14-day notice to request a fining committee hearing.
- 4) Fining committee will approve or deny the fine if hearing is requested.
- 5) If no request is made within 14 days, fine is levied and fines per day can begin.
- 6) Maximum fine is \$100 then \$100.00 per day not cured up to \$1,000.00

These Rules and Regulations are in place to allow all the residents at Pinewood Village Condominiums to live in a safe, clean and attractive Environment that we all may enjoy.

Revised 2/2026

Pinewood Village Condominium Association, Inc.

I HEREBY ACKNOWLEDGE THAT I HAVE READ AND RECEIVED A COPY OF THE RULES AND REGULATIONS OF PINEWOOD VILLAGE CONDOMINIUM, INC.

Owner Name

Owner Phone Number

Owner Email

Owner Signature

Date

Unit #