

PINE TRACE CONDOMINIUM ASSOCIATION, INC.

DOCUMENTS REVISIONS

APRIL 28, 2016

Attached you will find revised **ARCHITECTUAL STANDARDS Rev 4/28/16**. This revised copy replaces the ones dated 2/8/07 and 1/11/08.

If you have any questions, please contact any Board Member.

The Board of Directors

REMEMBER,

**IT IS THE UNIT OWNERS RESPONSIBILITY TO KEEP THEIR DOCCUMENTS
COMPLETE AND CURRENT AND TO TURN THEM OVER TO THE NEXT
OWNER AND, IF THE UNIT IS RENTED, TO INFORM
THE RENTER OF THEIR RESPONSIBILTIES.**

PINE TRACE CONDOMINIUM ASSOCIATION, INC.

DOCUMENTS REVISIONS

Rev. 4/28/16

NOTE:

a. 30 DAYS SHALL BE ALLOWED FOR ARC REMOVAL AND WORK SHALL NOT BEGIN PRIOR TO RECEIVING ARC APPROVAL.

b. APPLICATIONS ARE TO BE SUBMITTED ON AN APPLICATION FORM PROVIDED BY THE ARC CHAIRPERSON AND BE CLEAR AND LEGIBLE. DRAWINGS AND/OR SKETCHES ARE TO BE ATTACHED AS NEEDED.

c. IT IS THE OWNER'S RESPONSIBILITY TO OBTAIN A BUILDING PERMIT, IF MANATEE COUNTY REQUIRES ONE, FOR THE WORK COVERED BY ANY ARC APPROVAL. ARC APPROVAL DOES NOT ELIMINATE THIS REQUIREMENT.

1. PRIVACY FENCES: Privacy fences may be installed along unit property line(s) and at desired locations within the unit. Height shall be 6 feet to 6 feet 6 inches. The fence shall be made of white PVC (preferred) or wood painted white both sides and must be constructed in horizontal Shadow Box style defined as alternating placed horizontal boards staggered alternately from side to side so as to form a screen. **ALL PRIVACY FENCES REQUIRE ARC APPROVAL AS TO MATERIAL, LOCATION AND STYLE AND A BUILDING PERMIT IF REQUIRED BY MANATEE COUNTY BUILDING DEPARTMENT. ARC REQUEST MUST INCLUDE A DETAILED AND DIMENSIONED LOCATION LAYOUT (SURVEY) THAT LOCATES THE PROPOSED FENCE IN RELATION TO THE UNIT'S BOUNDARIES AND BUILDING.**

NOTE: EXISTING FENCE STYLES IN PLACE AS OF JUNE 1, 2007 ARE GRANDFATHERED, REPLACEMENT OF GRANDFATHERED FENCES SHALL BE AS NOTED ABOVE FOR A NEW FENCE.

2. AWNINGS: Matching solid colored awnings may be installed over windows, doors or within caged areas. **COLOR MUST BE SOLID, MATCH THE HOUSE AND APPROVED BY THE ARC.**

NOTE: EXISTING AWNING COLORS IN PLACE AS OF JANUARY 11, 2008 ARE GRANDFATHERED, REPLACEMENT OF GRANDFATHERED AWNING SHALL BE AS NOTED ABOVE FOR A NEW AWNING.

3. HURRICANE SHUTTERS: See Hurricane Shutters Specification on page 5.

4. SCREEN ENCLOSURES: All screening, doors and screen enclosures shall be constructed utilizing bronze anodized aluminum. **ALL SCREENED ENCLOSURES MUST BE APPROVED BY THE ARC.**

5. SIGNS: All signs of a commercial nature are prohibited. This includes "For Sale" signs. **HOWEVER, "OPEN HOUSE" SIGNS MAY BE POSTED ON THE DAY OF AN OPEN HOUSE ONLY.**

6. ACCEPTABLE UNIT ACCESSORIES: "Welcome" plaques and Homeowner Identification plaques are permitted with size not to exceed 120 square inches. Plaques (no more than 1 of each type) can be affixed either to the lamppost or to the unit itself. Holiday wreaths cannot exceed 25 inches in diameter. Decorations for holidays generally observed in the United States are acceptable, but must be removed at its conclusion. **ALL OTHER ACCESSORIES ARE PROHIBITED.**

7. EXTERIOR LIGHTING: See Exterior Lighting Specifications on Page 6 (approved April 28, 2016).

8. POWER GENERATORS: Permanent or temporary power generators may be installed and/or used during power outages but noise levels must not be so great as to disturb other unit owners. **PERMANENTLY MOUNTED UNITS REQUIRE ARC APPROVAL AND, IF REQUIRED, A BUILDING PERMIT.**

9. ADDITIONS AND OUTBUILDINGS: **A UNIT MAY NOT BE ENLARGED OR ADDED TO NOR MAY OUTBUILDINGS BE ERECTED.**

10. GRADING: **NO CHANGES SHALL BE MADE IN THE GRADING OF A UNIT THAT WILL AFFECT AREA DRAINAGE.**

11. EXTERIOR PAINTING: **IF A UNIT OWNER INSTALLS GUTTERS AND DOWNSPOUTS THEY MUST BE PAINTED (BY THE UNIT OWNER) TO MATCH THE UNIT'S COLOR IN ORDER TO MAINTAIN COLOR INTEGRITY.**

12. FLAGPOLES: Temporary flagpoles for the display of permitted flag(s) are permitted on the front of the garage. **NO PERMANENT POLES MAY BE INSTALLED IN THE GROUND.**

13. LANDSCAPING: Landscaping must remain within the original areas designed at time of first purchase of the unit from the Developer and adequately maintained. **ANY ADDITIONAL LANDSCAPING IS SUBJECT TO THE APPROVAL OF THE ARC.**

14. TREE REMOVAL: Removal or disturbing of existing trees should be avoided or minimized. **NO LIVE TREE 4 INCHES IN DIAMETER OR MORE THAN 5 FEET ABOVE GROUND LEVEL SHALL BE REMOVED WITHOUT THE APPROVAL OF THE ARC. WHEN A TREE IS REMOVED ITS STUMP SHALL ALSO BE REMOVED AT THE SAME TIME.**

If the ARC requires, or of the owner wishes, trees must be replaced with a tree of potential proportion and quality as soon as possible. **LOCATION OF A NEW TREE IS AT THE DISCRETION OF UNIT OWNER WITH APPROVAL OF THE ARC.**

15. DRIVEWAYS AND SIDEWALKS: Driveways and sidewalks can be 1) painted (any color that is compatible with the surroundings), 2) sealed with a decorative acrylic cement topping, 3) poly-pebbled, or 4) covered with pavers **ALL SUBJECT TO THE APPROVAL OF THE ARC.** If pavers are used, care must be taken so as to not cause drainage changes or damage to irrigation pipes that may be under the driveways or sidewalks.

16. WINDOWS AND DOORS: New windows and doors shall match the existing type used on the unit. Window and door frame colors can be white or bronze. **ANY CHANGES IN STYLE MUST HAVE THE APPROVAL OF THE ARC WITH DETAILS PROVIDED WITH THE REQUEST.** Front door(s) may have glass panels to a max of 50% of the door area. Use of reflective or mirror finish tinting on windows or doors is prohibited.

17. ANTENNAS: Any exterior antennas or satellite dishes must comply with the Declaration of Condominium. **ARC APPROVAL IS REQUIRED.**

18. AIR CONDITIONERS: AIR CONDITIONING UNITS EXTENDING FROM WINDOWS OR WALLS ARE NOT PERMITTED.

19. MISCELLANEOUS: There are numerous exterior modifications, which are of a small scale, **BUT THAT REQUIRE ARC APPROVAL.** The same basic principles of compatibility of scale, materials and color apply. Consideration must also be given to impact on adjoining properties.

20. WINDOW BOXES: Window boxes may be placed under windows or in caged areas. They must be mounted to the window trim only. Color must be solid and match the trim it is mounted on. **ARC APPROVAL IS REQUIRED.**

NOTE: EXISTING WINDOW BOX COLORS IN PLACE AS OF JANUARY 11, 2008 ARE GRANDFATHERED. REPLACEMENT OF GRANDFATHERED WINDOW BOXES SHALL BE AS NOTED ABOVE FOR A NEW WINDOW BOX. WHEN THE HOUSE TRIM IS REPAINTED THE WINDOW BOX SHALL ALSO BE PAINTED.

HURRICAN SHUTTER SPECIFICATIONS & REQUIREMENTS

This Hurricane Shutter Specification is provided to control the application of such Hurricane protection on a unit and insure uniformity. Hurricane shutters must be installed in accordance with local codes & requirements and to the manufacturer's specifications. **ARC APPROVAL IS REQUIRED TO INSURE COMPLIANCE WITH THIS SPECIFICATION. IT IS THE OWNER'S RESPONSIBILITY TO OBTAIN A BUILDING PERMIT IF MANATEE COUNTY REQUIRES ONE FOR THE WORK.**

A. Allowed Types

1. Ridged removable types that utilize permanently mounted brackets and removable corrugated steel, aluminum or Lexan panels that are stored out of site and mounted only during a Hurricane Warning. The panel mounting brackets are to be painted the same color as the surface they are attached to.
2. Flexible removable types that utilize permanently mounted brackets and removable high strength fabric panels that are stored out of sight and mounted only during a Hurricane Warning. The panel mounting brackets are to be painted the same color as the surface they are attached to.
3. Permanently mounted accordion type constructed of rigid interlocking segments. This type of protection is only to be used at large openings such as on an open lanai and kept in the open position other than when under a Hurricane Warning.
4. Temporary plywood panels that are only mounted during a Hurricane Warning and then removed and stored in an out of sight place.

NO OTHER TYPE OF PROTECTION IS ALLOWED. HOWEVER, AS NEWER TYPES OF PROTECTION COME TO THE ARC'S ATTENTION THEY WILL BE EVALUATED AND THIS STANDARD REVISED ACCORDINGLY.

B. Use

All protection, regardless of type, is to be mounted at the beginning of a Hurricane Warning and removed at the conclusion of the warning. This includes all protection types with the exception that specific approval may be requested to permanently install sheet type transparent Lexan or similar material over hard to reach fixed windows.

EXTERIOR LIGHTING SPECIFICATIONS

7. EXTERIOR LIGHTING – Due to the extreme difficulty in finding identical fixtures to replace the deteriorating garage fixtures on individual residences, a more updated and readily available style is recommended for any replacements by owners. In order to make the transition, new garage fixtures must continue to be black metal. New garage fixtures are to be rectangular in shape. Sides should be flat, white, frosted, or clear glass, which can be replaced if broken. Overall height of each garage fixture should be approximately 15-19 inches. Any other fixtures, such as porch or pendant lights that cannot be seen directly from the street, should be the same black color and similar style as the new garage fixtures. Any changes to the outside house lighting need to be approved by the *Architectural Review Committee*. HOWEVER, ARC approval is NOT needed if residents choose any of the lights listed below. Lampposts continue to be the responsibility of the Association.

FRONTIER LIGHTING	Lg Garage-8112BK	*Found in Acclaim Lighting Book
Style: Somerset	Porch-8102BK	pages 48-49
Material: Cast Aluminum	Pendant-8126BK	

HOME DEPOT	Lg Garage-9022BK
Style: Artisan	Porch-9012BK
Material: Powder Coated Steel	Pendant-9026

BEE RIDGE LIGHTING	Lg Garage: 123935
Style: Stratford	Porch:123915
Material: Cast Aluminum	Pendant: 123900