

**PINEWOOD LAKE HOMEOWNERS ASSOCIATION
POLICY RESOLUTION NO. 2011-03**

(Driveway Rules and Regulations)

WHEREAS the Declaration of Covenants, Conditions and Restrictions state that its purpose is to enhance and protect the value, desirability, and attractiveness of the real property; and

WHEREAS Article X of the Declaration prohibits members of the Association from doing anything with or on their property that is or may become a nuisance or an annoyance in the neighborhood; and

WHEREAS Article VIII of the Declaration states that driveways and structures erected or placed on member's property are under the architectural control of the association,

NOW THEREFORE BE IT RESOLVED that the Board of Directors duly adopts the following rules for the driveways of Pinewood Lake:

1. The following definitions shall apply:

a. Major maintenance shall refer to any vehicle under construction, repair, or placed on jacks or other support for longer than twenty four hours.

b. A designated representative shall include all current board members, the ACC administrator, the community manager, the assistant community manager, and the maintenance worker.

2. No inoperable vehicle, including any vehicle with a flat tire, shall be parked in the driveways of Pinewood Lake for more than 48 hours.

3. No major maintenance shall be performed in the driveways of Pinewood Lake.

4. No vehicles shall extend from the driveway over the sidewalk or may be parked on the sidewalk at any time. Violators shall be subject to towing without notice.

5. No toys, tools, firewood, trash cans, recycling bins, building materials, supplies, automobile parts or tires, rubbish, cut vegetation, junk, or pots and containers of any type shall be allowed to remain in the driveway overnight.

6. With the exception of basketball hoops, no structure of any kind shall be erected or allowed to remain overnight in the driveways of Pinewood lake.

7. A single basketball hoop may be placed in a driveway in Pinewood Lake provided, however, that it is removed from the driveway before dusk and not allowed to remain overnight. Merely covering, disassembling, lowering, collapsing, or turning the basketball hoop on its side, shall not be considered

removal and shall not be in compliance with this section. Any member who is found to habitually violate this section, shall, upon referral to Due Process, be thereafter forbidden from having a basketball hoop in their driveway as otherwise provided for in this section.

8. Nothing that is or may become a nuisance or an annoyance, or threat to the health or safety of the community, shall be permitted in a driveway in Pinewood Lake.

9. Any homeowner or tenant may notify the Pinewood Lake office of a suspected driveway violation.

10. A designated representative of the Board of Directors shall witness the violation, write a *Driveway Violation Notice* and notify the Community Manager or Assistant Community Manager. Either of those people shall record the action in a *Driveway Violation Log* in the Pinewood Lake office and mail the violation to the homeowner (with a copy to the tenant, if applicable) on the next working day, by certified mail, return receipt requested, and by regular first class mail.

11. The owner shall have 48 hours for the first violation to correct the violation. At the close of that period, a designated representative of the Board of Directors shall revisit the property. If the violation has not been corrected, the representative shall record the action in the *Driveway Violation Log* and notify the Community Manager or Assistant Community Manager. Either of those people shall schedule the homeowner for the next due process hearing in accordance with Pinewood Lake Policy Resolution 2008-03.

12. The owner with more than one violation shall not have 48 hours to correct the violation. Instead, the designated representative of the Board shall write a *Driveway Violation Notice* and notify the Community Manager or Assistant Community Manager. Either of those people shall record the action in the *Driveway Violation Log* and schedule the homeowner for the next due process hearing in accordance with Pinewood Lake Policy Resolution 2008-03.

13. The effective date of this resolution shall be ten days after the date of its adoption as set forth below. It supersedes Pinewood Lake Policy Resolution 2002-05, dated June 13, 2002.

This resolution was duly adopted by the Board of Directors on this the 9th day of June, 2011.

PINEWOOD LAKE HOMEOWNERS
ASSOCIATION

By: _____
William Gleason, President, Board of Directors