

COMMUNITY STANDARDS

PINEWOOD ACRES LLC

SECTION 1: ROOF

1. Roof of each home and shed must be **shingled or corrugated metal**.
2. Roofs on all homes must have **gutters**.
3. For existing homes/sheds with shingled roofs, once the roof takes on a **“gravel” appearance**, it must be replaced. Any **patch work repair** must match existing roof in color and style and cannot exceed more than 25% of the entire roof surface.

SECTION 2: STEPS/DECKS

1. All entry/exit ways must be **concrete &/or wood** and must have railings on all sides. These must be **built to code** as determined by Kent County Permit Office.
2. All must be maintained for **safety and appearance**.
3. All wooden fixtures must be **sealed/stained**. Any colored stain or seal must have prior approval by Management.

SECTION 3: SKIRTING

1. All skirting must be an **approved color, matching in color/style, hole free, and cut to accommodate** lot inconsistencies such as tree roots, irregularities in ground, and corners, etc.
2. It must be **properly installed** with tracking at the bottom.
3. **Tape and flashing** will not be allowed to cover holes of any kind.
4. There must be a **5”-6” gap** around the entire home between the bottom of the skirting going into the yard. Stones, mulch, or grass/weed killer may be used to create this gap. In lieu of the gap you may raise your skirting off the ground by using a 4x4.

SECTION 4: HOME EXTERIOR AND SHEDS

1. Homes must have vinyl siding.
2. When determined by Management (or prior to at owner's discretion), homes, exterior doors, and sheds must be painted with **approved colors ONLY**.
3. Shutters, doors, trim, and skirting must also be painted with **approved colors ONLY**.

SECTION 5: SHEDS

1. Only wood, resin, or vinyl sheds are allowed.
2. Color, size, and placement to be determined and approved by Management.
3. Rotting wood and any broken glass must be replaced.
4. All structures must be up to code as determined by Kent County Permit Office.

SECTION 6: WINDOWS

1. Windows cannot have **visible obstructions** such as refrigerators, desks/wires, beds, etc.
2. No broken glass, ripped screens, broken or sagging blinds, hanging sheets, or towels are permitted.
3. Windows must be replaced if the frame is sagging or rotting.

SECTION 7: DOORS

1. All doors and trim must be in good condition. No rotting wood or peeling paint allowed.
2. The storm door cannot have broken glass, ripped screens, or broken hinges/automatic door closure hardware.
3. All front doors must have a storm door.

SECTION 8: TRASH CANS

1. All trash cans must be pulled up on the evening of trash removal day.
2. Fines will be charged if trash cans are pulled up by PWA Management (see Fee Schedule for service fee).

SECTION 9: HOUSE NUMBERS

1. House numbers must be a minimum 3" tall, visible to the road, and clear from all obstructions. This is for safety and emergency response purposes.

SECTION 10: Yard

1. All grass maintenance, seeding, weeding, and care is the responsibility of the Homeowner.
2. Yards/homes need to be clear from excess items.
3. An umbrella-style laundry/clothes line is permitted.
4. All grass must be cut, mulched, raked, or bagged on a weekly basis. **NO large clumps of cut grass** may remain in yard. All edging/trimming of sidewalks, driveways, around the home and electrical boxes are the responsibility of the Homeowner.
5. Yard waste debris must be **bagged in biodegradable yard waste bags** for pick up.
6. Grass/trim notices will be given out weekly based on Management's discretion.
7. There must be a **5"-6" gap around** the entire home between the bottom of the skirting going into the yard. This includes all shrubs, bushes, trees, grass, and garden beds. Stones, mulch, or grass/weed killer may be used to create this gap.
8. Flower beds must be weed/grass free.
9. Any shrubs, bushes, trees, and/or plants cannot cover windows, sidewalks, driveways, decks, stairs, or shed doors.
10. All trees must be maintained by Homeowner unless it is larger than 25' high and 6" in diameter.
11. All shrubs and/or trees planted by Residents becomes the property of the community and cannot be removed without prior approval.
12. Trees expected to grow taller than 20' are not permitted.
13. No yard fencing is permitted without prior approval by Management.
14. No cinderblocks, metal poles, or tires may be used as decoration or barriers. Landscaping boulders will be accepted or 4x4 posts that are 24" above ground painted white.