

Note to Tenants and Guests of Pinewood Country Estates

Pinewood Country Estates is a Deed Restricted Community governed by rules called “Declarations of Easements, Covenants, Conditions and Restrictions”. These rules are **part of the owner's deed and guests and tenants**, whether staying long term or short term, are **bound to adhere to these rules**.

The Rules can be viewed on the HOA website, www.pinewoodcountryestates.com. Or, for a copy, email the board at pinewoodcountryestates@hotmail.com. Some of the items covered in the document that affect renters and guests are:

The Rules require the owner/occupant to prevent the development of any unclean, unhealthy, unsightly or unkempt condition on the lot. **This includes anything deemed to disturb the peace, quiet, safety, comfort or serenity of the occupants of the surrounding properties and keeping them from enjoying Florida outside living. Radios and other electronic equipment, as well as occupants and guests, that generate noise should be at low volume and not be able to be heard by neighbors after 10 pm Sunday through Thursday and after 11 pm on Friday and Saturday.**

Due to nationwide issues, including fatalities, Airbnb and VRBO have established rules prohibiting rental properties being used as “party houses” and limiting gatherings to 16 people maximum. As Pinewood experienced an out of control high school graduation party at a rental property in May 2021, these rules will prohibit such events in the future. **Owners will be responsible for fines should violations occur.**

All trash, garbage and other waste shall be kept in sealed sanitary containers and be kept out of sight from the street. Sides of homes must be kept clean and free of bikes, containers or any similar.

Recycling is collected on Monday and Trash is collected on Tuesday mornings and bins and barrels are **not to be put out to the curb before the evening before**. If you are a short term renter not staying on one of these mornings, the owner's management company is responsible for putting the bins out and taking them in. **Bins should be hidden from sight by the morning after collection.**

There is **no parking on the grass** and **speed limit** inside the Estates is maximum 25 MPH. **On street parking** is only allowed directly in front of the owner's home.

Trailers, campers, motor homes and commercial vehicles are not allowed overnight in Pinewood Country Estates.

According to Polk County Ordinances, **dogs must be under the restraint of a leash** or chain and dog **waste must be picked up and properly disposed of.** **Dogs and cats** must be under control and **shall not become a nuisance** by making noises or wandering onto other person's property.

Pinewood HOA Board requests that all owner's of rental properties, long or short term, have this note displayed in the home and transmitted to potential renters as part of the rental contract. Adopted April 2, 2012. (Edited February 5, 2018 and again January 6, 2022.)