

	Reasonable Use Rules
Fencing - 2.02	In accordance with provisions stated in 9.02 and 9.04, fencing shall require application approval.
	Finished boards bordering the street and side lot line to the front line of the home must face the street and be placed on the outside of all posts. However, boards may be placed on the inside of the posts when being placed behind the front line of the home to accommodate the keeping of equine animals. All Owners within Pine Ridge who house or otherwise keep equines on their property shall be responsible for such equines, including being responsible to make sure that such equines are properly kept within any fence approved pursuant to this Section 2.02, when such equines are on the Owner's property. All other solid panels, chain link and decorative aluminum fencing must be placed on the outside of the posts with the finished side facing the road or neighboring properties and as further specified under section 2.02.
	Boards shall be wood or wood looking. i.e. vinyl
	Must be maintained, in good repair, not broken, mildewed or if painted faded as per 4.09
	Fences may have an electric wire, and or no climb wire located on the inside of the fence boards.
Home Colors - 3.02 (3)	A selection of various house colors and suggested combinations are on file with the Pine Ridge office and will be used for application approval.
Greenhouse - 3.03 (a,b)	Needs permit, setbacks and ADC approval.
Businesses - 4.01 (1)	No traffic, employees or obvious signs of business.
	A Pine Ridge resident may not advertise their business on their residential lot.
Signs - 4.03 (1-8)	Each candidates name can be displayed only once, each property is limited to three (3) political signs. No larger than 24" X 24". No political signs will be permitted on vacant lots.
	One sign per lot allowed for a short duration of 24 hours (yard sale)
	Signs attached to trees, shrubs or utility poles are prohibited.
Vessels & RV's 4.08	Such recreational vehicles or vessels deemed in poor repair or that appear to be inoperable must be moved completely out of sight or stored in a structure until repaired.
	Vessels are to be parked with the engine facing toward the back line of the home, so that the engine is not visible to the street.
	RV parking pass must be completed and submitted to the office for approval where a unit will be parked in front of the home for repairs,preparing/returning from a trip, and where the unit will be out front for more than fourteen (14) consecutive days- guests may park RV's in driveway behind the front line of the house not to exceed (14) calendar days.
	Boat covers must be in good repair when a boat is visible.
Yards, Landscape, & Turf 4.09	Hedges that encompass the front of a home where it defines windows or any areas that line the home, must be maintained at a height that does not cover that feature.
	Properties where grass has been removed or has become completely weeded must be re-seeded or sodded.
	Trees placed in a landscape theme must be removed if they are dead or dying and are located within the front yard.
	Trees that encroach on a neighboring property should be trimmed by the tree owner, when access is available.
	Landscape beds must be free of weeds and underbrush that hide or obscure the landscaping feature.
	Height of turf not to exceed 12 in. excluding Bahia seed heads.
	Vines are not to overgrow homes or improvements with the exception of decorative vines.
Gardens (Vegetable) - 4.09	Vegetable gardens are permitted behind the front line of the home, and an exception to this shall be ornamental vegetables and plants and gardens will comply with yards, landscape and turf maintenance. Any and all style of fencing encompassing a garden must be approved by the ADC and conform to R 2.02.
Lawn Decorations - 4.15	Decorations and lawn art shall not exceed a height of four (4) ft. with a width of three (3) ft. for one main structure, out of the ten permitted. The only exception will be one fountain or water feature that will substitute the above.
	Landscape feature or decorations on any lot shall not be allowed to become in disrepair, broken or heavily soiled with mildew.
Building, detached -9.01	No free standing wall, breeze way or retention structure shall be considered to be part of the main structure when adding an accessory building.
	No formal kitchen
	Barns & Stables, see Barns & Stables
	Paint like primary structure or as acceptable to the ADC
Building styles - 9.01	Summer kitchens are permitted provided that they are constructed at the exterior of the home.
	No exterior stairwells or stairways, except where a balcony leads to a pool area or deck.
	No kit, log or dome style structures.
	The roof pitch for a two story homes lower level may be half of what is required in section 3.02 (2) and taking into consideration safety for emergency personnel and egress for resident.

Hurricane Shutters - 9.01

Hurricane shutters made of plastic, metal, or wood may be utilized. The utilization time frame is predicated on the months that NOAA (National Oceanic and Atmospheric Administration's) designates as hurricane months. Hurricane shutters may be deployed upon issuance of a Hurricane Watch and must be removed within fourteen (14) days after a Hurricane Watch or Warning has been lifted. Homeowner must make provisions to install and remove hurricane shutters in the allotted time. The exception will be those utilizing clear plastic shutters, they may be deployed and remain for the entire duration of the immediate hurricane season.