



Pine Ridge

Property Owners Association, Inc.

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A Deed Restricted Community

August 20th, 2026

To All Pine Ridge Property Owners,

The community has spoken by a two-thirds majority vote. Pine Ridge residents have chosen to preserve the beautiful, wooded character that makes our community unique. Thank you to everyone who participated in this important decision.

Below is an overview of the new Tree Deed Restriction and what property owners need to know moving forward.

Key Points of the New Tree Deed Restriction

1. Existing Developed Lots Are Grandfathered

All currently developed lots are grandfathered with their existing tree coverage. No additional tree planting is required.

2. Tree Preservation Zones (TPZs) Have Been Established

Trees greater than 4 inches in diameter may not be removed within designated Tree Preservation Zones:

- Residential lots: continuous 15 foot zone parallel to side and rear property lines
- Equine pasture lots: Continuous 10 foot parallel to side and rear property lines

In addition, Citrus County regulations require that specimen trees (24 inches in diameter or larger) be preserved unless they are determined to be hazardous.

3. Clear-Cutting Is Prohibited

4. Tree Clearing Approval Is Required for all ADC applications

Tree clearing request forms must be submitted to the ADC for review and approval prior to any work being performed.

5. Minimum Tree Requirements Remain in Place

The existing requirement of 30 mature trees per full acre remains unchanged.

Important Information for New Construction Projects

For new builds, general contractors must follow specific inspection and compliance procedures. **Property owners can also help support these preservation efforts by ensuring the following requirements are met before work begins:**

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1. A permit box containing all required documentation must be present on-site.
2. The Tree Preservation Zone must be clearly marked with continuous yellow caution tape, which must remain in place until construction is completed.
3. Contractors are responsible for scheduling and passing required inspections before advancing to each stage of the project.

Failure to comply with inspection requirements may result in a Stop Work Order until all violations have been corrected.

“See Something, Say Something”

Protecting Pine Ridge’s natural beauty is a community effort.

1. Management is responsible for restriction inspections and enforcement compliance.
2. **As with many Citrus County code and restriction enforcement processes, community reporting plays an important role. Management cannot be everywhere at all times, so resident awareness and cooperation are essential.**
3. If you notice survey stakes on a vacant lot, construction activity may be planned. Please report any site activity where equipment is present but no permit box or yellow TPZ caution tape is visible. **Reports may be made anonymously.**
4. Please remember never to enter private property without the owner’s permission. Observations should be made only from public roadways or your own property.

Thank you for helping preserve the natural beauty and wooded character of Pine Ridge for current and future residents.

From the Pine Ridge Board Of Directors