

# **PINEHURST @ STRATFORD PLACE RULES AND REGULATIONS C/O Paramount Property**

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**THESE RULES AND REGULATIONS MUST STAY WITH THE TENANT, DO NOT RETURN TO  
PARAMONT PROPERTY.**

As new **Rules and Regulations** are adopted or existing ones changed or eliminated a dated page change will be distributed to all homeowners. The following important rules and regulations are included in the Declarations or have been adopted by the Pinehurst Board of Directors:

1. **Trash Collection.** Trash is collected on Wednesdays and Saturdays. Recycling is collected on Wednesdays. Receptacles, containers, and bins should be placed at the curb after 6 PM on the evening prior to collection and returned to storage by 6:00 AM on the day after collection
2. **Bulk item pick-up.** For large items and appliances call 239-252-2380 48 hours prior to Wednesday's pick-up. Items may only be left at the curb during the normal trash can schedule (6 PM on the evening prior)
3. **Garage Doors.** Garage doors are to remain closed except when (exiting or entering of vehicles). The garage door may be kept open as long as someone is in the garage.
4. **Garage Usage.** Conversion of the garage to a living area or any other use including a business is strictly prohibited.
5. **Prohibited Vehicles.** Boats, buses, mobile homes, and campers may not be parked overnight or during the day in Pinehurst, except in garages.
6. **Work Vehicles.** May be parked in your driveway or garage but are not to be parked in guests at any time.
7. **Parking - Active Towing Policy in Force.**
  - a. On-street parking of all vehicles and trailers is **PROHIBITED** on **ALL** streets.
  - b. No blocking Sidewalks
  - c. "Guest Parking" is **strictly** for **Guests**, who must have a guest pass that is good for 3 days or an extended pass that has been requested through the management company and approved by the board. Please email Cecilia Vivas for an extended parking pass at [cv@paramontproperty.com](mailto:cv@paramontproperty.com).
  - d. Limit of **TWO** vehicles per unit on a permanent basis.
  - e. No parking on any Grass/Landscaped areas.
  - f. No parking in the neighbor's driveway.
8. **Driving Speeds.** The speed limit in Pinehurst is 15 MPH. The Association has installed speed humps to help remind drivers of their responsibility to limit their driving speed. Please help us protect our residents, children, and property by respecting these limits and encouraging others to do so. Also, please keep all motorized vehicles off sidewalks which are reserved for pedestrians.

9. **Home Improvements.** Any Exterior alteration requires the Homeowner to obtain approval from the Board of Directors. Please contact your management company for further information.
10. **Landscaping.** The Association is committed to maintaining high-quality standards for landscaping throughout the community. Please **do not** alter or remove any landscaping. Contact your management company with any concerns. **Neighborhood Street Lighting.** Please contact the Master Association with the street address of the closest unit or the street light pole number if a streetlight is not operating.
11. **Signs.** The only signs allowed are "Open House" Signs during the hours of the open house.
12. **Home Sales & Lease Application.** The sale/lease of each home must be documented prior to closing by the selling homeowner or leasing through the completion of a Home Sales/Lease Application. Purchaser acknowledges the receipt and acceptance of the Association Documents. Leases not to exceed 4 times per year, 30 days minimum. Please contact Vanesa Beaussejour for leasing at [vb@paramontproperty.com](mailto:vb@paramontproperty.com) or Tammy Randolph for sales at [tr@paramontproperty.com](mailto:tr@paramontproperty.com) to receive any application or information.
13. **Community Security.** It is the responsibility of each homeowner to report any suspicious activity or damage to Pinehurst property. Please do not hesitate to contact the Collier County Sheriff to report any unlawful or dangerous behavior. Property Manager Alicia Vivas of Paramount Property serves as the Property Manager for Pinehurst. She may be reached at 239-734-3200 [or av@paramontproperty.com](mailto:av@paramontproperty.com).
14. **Dogs/Cats. Tenants are not allowed to have pets per the Master Association Rules.** By County Ordinance and Pinehurst Bylaws, **All Pets** must be on leashes or carried by the owner when taken outside. It is the owner's obligation to pick up and dispose of the waste materials immediately from pets. Failure to leash or clean up after your animal shall be deemed a nuisance to the community. Violation of this covenant could cause you to incur a fine and or be ordered to have your animal removed from Pinehurst. This covenant is for the health of the owner and the community. **All Pets must be registered with the management office.**
15. **Hurricane Shutter Policy.** Hurricane shutters may only be installed or lowered up to fourteen (14) days before a storm warning is announced and must be removed or raised within fourteen (14) days after the storm passed. The only exception to the policy is that the Lexan (Clear) and Protexan (Clear) may be left up on the sides and rear of a home from June 1<sup>st</sup> to November 30<sup>th</sup>. The ARC and Board of Directors must approve any installation of new shutters that will be permanently attached to the home.
16. **Skateboards, Bicycles, Unlicensed Battery-Operated Vehicles.** All Skateboards and rip sticks are banned from use on any streets and sidewalks or guest parking within the Pinehurst community. **Bikes and toys are to be stored in the garage when not in use. Unlicensed Battery-operated vehicles are not permitted on the property.**
17. **Recreation activities should be restricted to the basketball court, or the soccer field located under the power lines.**
18. **NUISANCE Activities** are annoyances to your neighbors. No obnoxious or unpleasant offensive activity shall occur. Parties with loud music or loud talking are not allowed after **10 pm**. If continues after hours, please call the non-emergency number at 239-252-9300
19. **Front Entrance** are to be clear of all clutter this includes potted plants toys and other items. You may only have a floor mat and or a small décor on your door such as a wreath. **Water hoses and rails** are to be stored in the garage unless being used at that moment.

20. **Holiday Décor** is allowed from October 1st through January 6<sup>th</sup> to coordinate with the current holiday. No Décor can interfere with the landscape maintenance every week. Also, the landscapers are not responsible for any of the holiday décor that may get broken or destroyed.
21. **WATER.** No Fishing, Swimming, or any water sports in any of the bodies of water in the community. This also includes no feeding of any wildlife.

Questions, comments or concerns relating to the **Pinehurst Community** or requests to receive emailed notices and up-dates may be directed to [av@parmontproperty.com](mailto:av@parmontproperty.com). We look forward to your participation and hope that you will enjoy being a part of this dynamic community.

**PINEHURST RECREATION ASSOCIATION BOARD OF DIRECTORS**

## **Regulations for Pinehurst Contractors**

1. **\*\*Working Hours:\*\*** Contractors are permitted to work from Monday to Saturday between 7:00 AM and 7:00 PM. Unauthorized entry by workers is strictly prohibited. No work is allowed on Sundays or Holidays, except for emergency repairs.
2. **\*\*Traffic Safety:\*\*** All contractors must adhere to and observe all traffic signs within the Pinehurst community. Caution should be exercised in congested areas and around crosswalks to ensure the safety of residents.
3. **\*\*Speed Limit:\*\*** Speeding within the Pinehurst community will not be tolerated. Contractors found violating speed limits will be denied entrance to the premises.
4. **\*\*Property Regulations:\*\***
  - No littering, pets, alcohol, or non-prescription drugs are allowed on Pinehurst properties.
  - The use of swearing or foul language on-site is strictly prohibited. Workers who fail to comply will be asked to leave Pinehurst and will not be permitted to return.
5. **\*\*Radio Usage:\*\*** Radios are not permitted on the work site within Pinehurst.
6. **\*\*Sidewalk Maintenance:\*\*** Sidewalk areas are designated for resident use and must be kept clean and free of obstructions at all times.
7. **\*\*Cleanliness Standards:\*\***
  - The job site must be kept clean throughout the project. Trash and unused materials should be removed regularly.
  - Any trimmings, cut-offs, or waste must be disposed of in dumpsters or hauled away daily.
8. **\*\*Dumpster Usage:\*\*** Subcontractors and workmen are prohibited from overfilling dumpsters. They must notify the contractor in advance of any large volumes of materials that require disposal. This allows the contractor to plan for the timely replacement of dumpsters.
9. **\*\*Material Handling:\*\*** All new materials must be stacked neatly until installation to maintain organization and efficiency.
10. **\*\*Spillage and Cleanliness:\*\*** Any dripping, spillage, overspray, or other forms of mess must be cleaned immediately, not left to harden. Contractors are responsible for ensuring that any dirt or debris tracked into the street is promptly cleaned up to prevent runoff and maintain a clean environment.
11. **\*\*Compliance:\*\*** Contractors and subcontractors will be responsible for the actions of their workmen and their compliance with the regulations outlined here in.

By adhering to these regulations, Pinehurst Contractors can ensure a safe, orderly, and respectful work environment within the Pinehurst community.