

**PINEHURST ESTATES ARCHITECTURAL COMMITTEE  
APPROVAL CHECKLIST**

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**Construction or Structure Modifications**

1. The AC must approve or disapprove plans and specifications within 45 days after full and final plans have been submitted and deemed to comply fully and all specified fees have been received.
2. All types of development must comply with regulations of applicable governmental agencies.
3. Buildings and landscaping must be compatible with what exists within PE.
4. All improvements to lots must be in harmony with the general plan of PE.
5. All new construction or alterations to existing homes must have prior approval in writing by AC.
6. Requirements exist for neat and orderly lot maintenance and condition during and after construction.
7. Provisions exist that require the repair of any damage to roadways or any other amenities caused by contractors or subcontractors.
8. The AC must approve or disapprove plans and specifications within 45 days after full and final plans have been submitted and deemed to comply fully.
9. The HOA has a right of entry during construction to monitor compliance.
10. A Certificate of Completion and Compliance is required.
11. No duplicated house plans are allowed.
12. There are minimum and maximum structural requirements outlined in the CC&R's.
13. There are requirements and restrictions related to building materials.
14. Natural colored exterior cedar shingles are required as siding.
15. There are color requirements and restrictions related to building materials.
16. Antenna and service facilities require specific written approval from AC.
17. The construction time limit is 12 months from start date. Work hours are 7AM to 6PM Mon-Fri., 9AM to 5PM Sat & Sun.
18. Driveways require specific AC approval.
19. There is a five foot height limitation for projections (chimneys) that exceed the height limitation for the structure and the width of any projection must be approved by the AC in writing.
20. There are specific structural height limitations.

**Landscaping Installation or Modification**

21. All landscaping plans or significant existing landscape modifications must have written AC approval.
22. New home landscape plans must be submitted during the last phase of construction to ensure approval within 45 days then completed within 120 days of construction completion. Any extensions must be approved by the AC.
23. No ground disturbance of any kind can be caused until approved in writing by AC.
24. Native material for landscaping is encouraged.
25. Erosion control must be maintained as outlined in the CC&R's.
26. All outdoor structures need approval by AC. (fire pits, enclosures, sheds, barbeques, etc.)

**General Indications**

27. Whether owned by individuals or an entity, there shall be no more than four owners residing in two separate households, or a family trust created for the benefit of descendants or any owner. In no case shall title to the property be held by any entity which make the house available to a multiplicity of owners in a time share or other structured availability other than to social guests or tenant as allowed in the Declarations.
28. Approval of plans and specifications as submitted may be withheld, not only because of non-compliance with specific provisions, but also because of dissatisfaction with any and all other matter or things which in the sole judgment of the AC would render the proposed structure, improvement, landscaping alteration or use in any manner in violation of declared rules, or otherwise out of character with the general improvement of PE or with the other improvements throughout the remainder of PE.