



## **Sunny Pines Homeowners Association**

### **Covenants, Conditions & By-Laws**

*Revised 2025 Edition*

*“Uniformity Is the Foundation of Peace.”*

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#### **ARTICLE I: Purpose & Intent**

The Sunny Pines Homeowners Association exists to preserve the aesthetic integrity, safety, and quality of life of the neighborhood through fair, clear, and completely non-negotiable rules.

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#### **ARTICLE II: Exterior Appearance & Architectural Review**

##### **Section 2.1 – Paint Colors**

All exterior paint colors must be chosen from the HOA’s Approved Color Palette, available upon request. The palette consists of 12 shades of beige and two approved “expression tones.”

##### **Section 2.2 – Decorative Elements**

Seasonal decorations are permitted from November 15 through January 2. Any inflatables exceeding 3 feet in height must be approved by the HOA.

**Section 2.2.1:** Decorative Flag Duration - 3 days only (day before, day of, and day after).

##### **Section 2.3 – Lawn Ornaments**

Lawn ornaments are limited to three (3) items per front yard, must be under 18 inches in height, and must face forward. Flamingos must face east.

##### **Section 2.4 – Mailboxes**

Mailboxes must be of uniform design. Painted flags, stickers, or decorative wraps are considered visual disruptions.

##### **Section 2.5 – Light Bulbs (Exterior)**

60-watt soft white LED bulbs are now mandatory for porch use.

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#### **ARTICLE III: Landscaping & Maintenance**

### **Section 3.1 – Lawn Height**

Grass must be always maintained between 2” and 3.5” in height. Variances may be requested in writing but are unlikely to be approved.

### **Section 3.2 – Shrubbery**

Shrubs must be evenly trimmed and may not exceed the height of adjacent windowsills. Artistic topiary is discouraged.

### **Section 3.3 – Edging & Borders**

All lawn edging must be straight and continuous. Natural curves will be reviewed on a case-by-case basis.

### **Section 3.4 – Yard Waste**

Yard waste must be bagged in brown paper bags and placed curbside no earlier than 12 hours before collection. Bags that “appear too full” may be flagged.

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## **ARTICLE IV: Recreational Activity**

### **Section 4.1 – Approved Games**

Outdoor games may be played in backyards only. Cornhole, ring toss, and similar activities must not be visible from the street. Unregistered tournaments are prohibited.

### **Section 4.2 – Noise Control**

No shouting, cheering, or laughter that exceeds a polite chuckle after 7:00 PM.

### **Section 4.3 – Wobbly Pops**

Alcohol may be consumed outdoors only in inconspicuous containers. HOA-approved koozies are available upon request – for a fee.

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## **ARTICLE V: Violations & Enforcement**

### **Section 5.1 – Reporting**

Residents may report violations anonymously using the “Submit a Concern” form. However, we already know who did it.

### **Section 5.2 – Citations**

Violations will be issued in writing and mailed within 7 business days (or personally delivered by Ken Nojoyla, if he's available and already pacing).

### **Section 5.3 – Repeat Offenders**

Repeat offenses may result in public mention in the Community Gazette or a formal “Reminder Chat” hosted on your front porch.

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### **ARTICLE VI: Amendments**

The HOA Board reserves the right to revise these By-Laws at any time with no less than 48 hours’ notice (or immediately if Karen sees something she doesn’t like).

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**Signed in steady, quiet alignment,**

A handwritten signature in black ink that reads "Karen Nojoyla". The script is fluid and cursive, with the first letters of each word being capitalized and prominent.

**Karen Nojoyla**

President, Sunny Pines HOA

*“Quiet Yards. Quieter People.”*