

Pine Tip Hills HOA Covenant Amendments approved members at the annual meeting May 4, 2026.

PINE-TIP HILLS HOMEOWNERS ASSOCIATION, INC.
COVENANT AMENDMENTS

Amendment to Paragraph 6 of the Restrictive Covenants as follows:

6. No trailer, basement, tent, shack, garage, barn or other outbuilding shall be constructed as a temporary or permanent residence on this lot, nor shall buildings with the exception of approved out-buildings, be allowed on this lot. Temporary storage units may not be located on this lot for a period of more than six (6) months within a single twelve-month period unless approved by the Architectural Control Committee.

Amendment to Paragraph 12 of the Restrictive Covenants as follows:

12. The owner of this lot shall belong to the PINE-TIP HILLS HOME OWNERS ASSOCIATION and may be assessed by said Association ~~no less than \$10.00 or no more than \$200.00~~ \$450.00 per year to maintain common areas, roads, and for miscellaneous expenses, no less than \$250.00 of which shall be reserved for road repair and paving. Any assessment delinquent more than a year shall become a lien on the property in favor of said Home Owners Association. This lien shall be subordinate to any first mortgage now or hereafter existing on any lot and placed thereon for the purposes of constructing and financing a residence and also subordinate to any purchase money mortgage.”

New paragraph 16 to the Restrictive Covenants as follows:

16. The rental, lease, or the granting of a license for someone other than the individual Owner to occupy the home or dwelling unit for a term of less than six (6) months is strictly prohibited. This provision is specifically intended and designed to prevent or prohibit the use of homes or dwellings from being used as short-term rental houses and transient lodging facilities. No home or dwelling shall be advertised, rented, leased or a license granted for use thereto for any time period, through any online rental websites, including, but not limited to, Airbnb, VRBO, HomeAway or any other similar online sites and services. Violation of this provision shall be subject to strict enforcement by the Association as provided for herein.