

Property Maintenance Guidelines for Huntington Homeowners

(Approved by Huntington Board of Directors on June 8, 2022)

House – Neat and Attractive Condition (By Laws Section 2.12). The following should be clean, in good repair, and free from obvious dirt, mold, debris, rust and fading:

- Roof
- Paint
- Brick
- Windows
- Chimney - Chimney Cap should be painted to match house.
- Exterior Lighting – Fixtures should be intact (no peeling paint, no broken or missing glass, no missing parts, functioning)
- Satellite Dishes must not be visible from street.

Landscaping – Neat and Attractive Condition (By Laws Section 2.12):

- Sod – Sodded front and side lawn (Floritam or other ARC approved ground cover), free from weed covered areas and debris, watered and maintained to achieve a healthy appearance.
- Shrubs and Plantings – Trimmed and maintained to achieve healthy appearance. Dead and diseased plants should be replaced. Leggy plants should be pruned to achieve healthy growth or replaced.
- Trees – Remove dead or diseased trees and limbs, includes removal of dead palm fronds.
- Planting beds should be free of weeds and mulched.
- Equipment for well, water treatment, water softeners, generators, propane tanks, pool and a/c should be screened so not visible from street or any lot. (By Laws Section 2.19(h))
- Landscape curbing – Intact, level, clean and free from moderate to severe dirt, mold, and stains.
- Landscape lighting – Fixtures should be upright, intact and cords hidden from view.

Sidewalks/Driveways:

- Free from weeds. Clean and free from moderate to severe dirt, mold, and major stains.
- Free from debris, including mulch, and tripping hazards. Free from low hanging tree limbs and shrubbery that interfere with ease of pedestrian usage of sidewalk. Note: Raised or uneven sections of concrete should be remedied by grinding or replacing that section.
- Driveways should be maintained in good repair. Large cracks and heaved sections should be repaired or replaced. Driveways with pavers or paver inserts should be level.
- All trailers and vehicles with signage must be parked in garage overnight. Storage in driveway not allowed.
- Vehicles should not be parked extending over or blocking sidewalk, and should not be parked on grass or lawn areas.
- No watercraft, RVs, golf carts, or other recreational vehicles can be parked outside the home.

Mailboxes – Mailbox and attached post maintained straight, in good condition/repair, and vines/shrubbery growing over mailbox maintained.

Trash Cans – Maintained in location where not visible from front property line. Trash and trash can to be placed curbside no earlier than the evening before collection, and emptied cans removed from curbside same day as collection. (By Laws Section 2.22)

Fences – Must not be visible from street and must be clean, upright and properly maintained.

Hurricane Shutters – Used only when needed during an approaching named storm. Many not be installed more than seven days prior to and must be removed seven days after the storm has passed or when safe to do so.

****IMPORTANT NOTES FOR HOMEOWNERS****

- Homes using water from wells must prevent rust/iron stains from occurring on home, plants, trees, sidewalks and driveways. Drainage of rust/iron water onto common areas or neighboring property is not acceptable.
- Homeowners completing landscape, paint, roof, window, fencing, mailbox and solar panel installation/changes must receive ARC approval prior to start. Projects are to be completed within one month of start. Lawn ornamentation and use of curbing visible from street also require ARC approval. If ARC approval was not granted for any of the covered projects, the changes will be reviewed and homeowner may receive a letter for corrective action.
- Properties adjacent to the walls must allow access to the face of the wall for maintenance completed by the association. Trees, plants and their root systems must be maintained away from the wall to prevent structural damage and allow access.
- All children's toys, including bicycles and sports equipment, must be taken inside each evening.
- Contractors may only work Monday – Friday between the hours of 8:00AM and 5:30PM, not on weekends and Federal holidays.
- The above attempts to cover the more common issues/concerns and is not a complete list. Other violations may be noted and issued as needed.