

APPROVED BY BOARD
AND DISTRIBUTED
TO ALL HOMEOWNERS
PRIOR TO 10-25-89
ANNUAL MEETING

RULES AND REGULATIONS

HUNTINGTON HOMEOWNERS ASSOCIATION

Following is a listing of the Rules and Regulations which your Board of Directors wishes to bring to the attention of all homeowners. Your Board of Directors responsibility is to insure their is equal awareness and reasonable enforcement to maintain the integrity of the community and its governing documents.

Only those Rules and Regulations have been referenced where there are existing violations and where there have been previous occurrences. Refer to your documents for other interpretations.

NOTE: ANY PARAGRAPH PREFIXED WITH AN * MUST BE REVIEWED FOR OTHER RESTRICTIONS APPLICABLE TO EACH SECTION.

* Section 2.01 - Lots:

Lots and units shall be used for residential purposes only.

* Section 2.02 Vehicular Parking:

No vehicle shall be parked on any part of the land, except on paved streets and paved driveways. No vehicles may park on paved streets overnight.

Section 2.03 Unit Plates & Mailboxes:

All mailboxes shall be placed atop a wooden T-beam or post, minimum 4" x 4" construction, to be consistent in color with the paint stain of mailbox beams currently applied to existing mailbox beams in the neighborhood. The height, size and location of said mailbox beam is to be consistent with U.S. Postal regulations. Mailbox is to be black in color, and of the type currently in use in the community. Lot owners wishing to install mailboxes not conforming to the described standard, must submit their request in writing to the Board, with appropriate drawings, type and kind of construction.

* Section 2.04 - Signs:

No sign of any character shall be displayed or placed upon any lot, except for the small burglar security warning signs.

* Section 2.05 - Aerials:

No exterior radio or television mast, tower, pole, wire, aerial, satellite receiving station or dish, antenna or appurtenances thereto, nor any other exterior electronic or electric equipment, structures, devices of any kind shall be installed or maintained on the exterior of any unit or on any portion of any lot. All grandfathered satellite dishes currently located on any lot shall be removed upon sale or transfer of the titled lot.

* Section 2.06 - Electrical Interference:

* Section 2.07 - Animals:

* Section 2.08 - Nuisances:

* Section 2.10 - Clotheslines:

* Section 2.11 - Fences, Walls and Hedges:

All fences must be approved by the Board of Directors prior to the start of construction. All wooden fences that are considered grandfathered in, shall remain until they are in need of replacement.

* Section 2.12 - Lot Maintenance:

In the event owner fails to maintain his lot, the Association shall have the right, but not the obligation, to go upon such Lot and to cut and remove tall grass, undergrowth and weeds, and to remove rubbish and any unsightly or undesirable things and objects therefrom, and to do any other things and perform and furnish any labor necessary or desirable in its judgment to maintain the property in a neat and attractive condition, all at the expense of the owner of such lot, which expenses shall be payable by such owner to the Association on demand.

* Section 2.19 - Dwellings:

- (a) No dwelling shall have a square foot area of less than 3,000 square feet, exclusive of screened area, open porches, terraces, patios and garages.
- (b) No dwelling shall exceed 2-1/2 stories in height.
- (c) All roofs shall be covered with Gory roof tile, cedar shakes of equal quality or other equal quality roofing material if approved in advance by the Board of Directors. Solar collectors shall not be visible from front street.
- (d) No dwelling shall have an exposed structural block, imitation brick, or imitation stone face.
- (e) All dwellings shall be constructed with solid concrete driveways with decorative driveway treatment with prior approval of the Board of Directors.

- (f) All lots shall have solid sodded front, side and rear lawns of Floratam sod or such substitute sod as approved by the Board of Directors.
- (g) No basketball backboards or hoops shall be located on any dwelling or any lot.
- (h) All oil, soft water tanks, wood piles or other ancillary or mechanical equipment, including, but not limited to, water softeners, pumps or pool heaters shall not be visible from a street and shall be suitably screened so as not to be visible from any lot or street.
- (j) All lots shall have installed 100% underground sprinkler and irrigation system.
- (k) No elevation changes shall be permitted which materially affect the surface grade of surrounding lots.
- (l) No docks or similar structures shall be constructed without the written approval of the Board of Directors.
- (m) All landscaping plans for any lot must comply with the \$20,000 minimum landscaping requirement established for the community and have the Board of Directors approval prior to the commencement of work.
- (n) No window air conditioning units shall be installed.

* Section 2.20 - Use of Accessory Structures:

No tent, shack, garage, barn or other out building shall be erected and used temporarily or permanently as a residence or for any other purpose, except as approved by the Board of Directors, nor shall any trailer be parked permanently or temporarily as a residence or for any other purpose on any of the lots in the development.

* Section 2.22 - Refuse Collection:

All trash, garbage or other refuse shall be maintained in a location not visible from the front property line, and shall not be placed for pickup until the preceding evening.

Board of Directors
October 5, 1989

**HUNTINGTON HOMEOWNERS ASSOCIATION
OF PINELLAS COUNTY, INC.**

Refer to Article II Restrictions:

- Section 2.02 – Vehicular Parking. Except as provided in Section 2.08, no vehicle shall be parked on any part of the Land, except on paved streets and paved driveways. No vehicles may park on paved streets overnight. No commercial vehicles, except those present on business, and no trailers, boats, trucks, mobile homes, or motorcycles may be parked in the Development unless parked inside garages and concealed from public view. Motorized recreational vehicles shall not be parked in the Development unless parked inside garages and concealed from public view.

- Section 2.04 – Signs.

- (a) No sign of any character shall be displayed or placed upon any Lot.

- Section 2.08 – Nuisances. No illegal, noxious or offensive activity shall be permitted or carried on on any part of the Land or Development, nor shall anything be permitted or done thereon which is or may become a nuisance or a source of embarrassment, discomfort or annoyance to the neighborhood or Development. No trash, garbage, rubbish, debris, waste material, or other refuse shall be deposited or allowed to accumulate or remain on any part of the Land, nor upon any land or lands contiguous thereto. No fires for the burning of trash, leaves, clippings or other debris or refuse shall be permitted on any part of the Land. No bicycles, cars, trucks, vehicles, tricycles, scooters, wagons, carriages, shopping carts, chairs, benches, tables, toys or other such items shall be parked or permitted to stand for any period of time on the Common Area, except for the parking area provided for the security guards and except in accordance with the Regulations.

- Section 2.12 – Lot Maintenance. The Owner of each Lot shall, at his or her own expense, keep such Lot free of tall grass, undergrowth, dead trees, dangerous and/or dead tree limbs, weeds, trash and rubbish, and shall keep such Lot at all times in a neat and attractive condition. In the event the Owner fails to comply with the preceding sentence of this Section 2.12, the Association shall have the right, but not the obligation, to go upon such Lot and to cut and remove tall grass, undergrowth and weeds, and to remove rubbish and any unsightly or undesirable things and objects therefrom, and to do any other things and perform and furnish any labor necessary or desirable in its judgment to maintain the property in a neat and attractive condition, all at the expense of the Owner of such Lot, which expense shall be payable by such Owner to the Association on demand.

- Section 2.19 – Dwellings.

- (g) No basketball backboards or hoops shall be located on any Dwelling or any Lot.

- Section 2.22 – Refuse Collection. All trash, garbage or other refuse shall be maintained in a location not visible from the front property line, and shall not be placed for pickup until the preceding evening, and any and all containers for such trash, garbage or refuse shall be returned the evening of pickup to their normal location. No weeds, rubbish, debris objects or materials of any kind shall be placed or permitted to accumulate upon any property within the Land if it renders the Land or any part thereof unsanitary, unsightly, offensive or detrimental to the Land, the Development or any Lot.