

HUNTINGTON BY THE VILLAGE HOMEOWNERS' ASSOCIATION ARCHITECTURAL GUIDELINES

These guidelines supplement the Declaration of Restrictions Lowell Village Subdivision A/K/A Huntington by the Village, as amended, and the By-Laws of Huntington by the Village Homeowners' Association, Inc. Go to the HBTVHOA.COM website to obtain the required Architectural Review Application form and to view and/or print all of the governing documents.

All changes or modifications to the exterior front or side of your home, which includes fence/gate, windows, doors, driveways, and landscaping require review and approval in advance by the Board of Directors.

Please submit your completed Architectural Review Application form to the association's property manager whose information is available on the association's website.

A. FENCES:

- 1) Wood Picket Fence: 6-foot maximum vertical height; Styles of pickets: standard straight pickets, standard shadowbox pickets, or standard board on board pickets. Size of pickets: (1 in x 3 in) or (1 in x 6 in). Wood material may be standard cypress or pressure treated wood. If using a sealer, it must be a natural wood color, not painted.
- 2) Vinyl/PVC Fence: 6 foot maximum vertical height; Standard, Vinyl/PVC, picket style fence in white or light tan colors.
- 3) All fences and gates to be plumb, level, operable, and unencumbered by tree growth and free of rot and insect damage.
- 4) New fences are to be installed in their original placement and shall not infringe on common property or easements.
- 5) The perimeter fencing that surrounds Huntington By The Village and which is a common element, is to be maintained by the homeowners' association. The perimeter fencing includes the fencing facing Lowell Road, Pittsfield Avenue, and Carrollwood Creek Road. The fencing behind the homes on Lawnton Court, that back up to the county's retention pond, is not perimeter fencing and shall be maintained by the homeowners.
- 6) All other fencing/gates, not including the perimeter fences, is to be maintained in good working order and appearance by each homeowner.

B. ROOFING:

- 1) When installing a new roof, only asphalt shingles are allowed. The asphalt shingles must match the adjoining home's style/design type, (3 tab flat or dimensional), and the color must match exactly or as closely as possible to the adjoining roof.
- 2) If two adjoining units determine to replace the roofing simultaneously, both sides must match and be approved in advance by the Board of Directors.

C. WINDOWS -- REPLACEMENT:

- 1) When replacing your front windows, you must match your attached neighbor's frame color, if they have replaced their front windows with an approved color. Approved frame colors are White or Light Tan/Beige or original aluminum.
- 2) Must be Single or Double Hung.
- 3) Burglar bars on the front window openings **are not** allowed.
- 4) No window air conditioning units are allowed to be placed in the front windows.
- 5) No stained/colored glass, frosted glass (except for bathroom windows), frosted or colored film, is allowed on the front windows.
- 6) Broken window glass must be promptly repaired by the homeowner.

D. DECORATIVE SHUTTERS:

- 1) Exterior replacement shutters must match in style and color to the adjoining home. If shutters on both sides of the duplex are replaced at the same time, they must be painted the same color according to the color scheme of the duplex.

E. FRONT DOORS -- REPLACEMENT OR ADDITION:

- 1) No stained glass or colored glass is permitted. Frosted/etched glass for privacy is permitted.
- 2) Owners may choose any style of door (i.e. solid v. glass inserts).
- 3) Doors can be natural wood or an approved color only.

F. PAINTING DUE TO REPAIRS & REPLACEMENTS:

- 1) Homeowners are responsible for all prompt repairs/replacements made to exterior wood, stucco, decorative exterior shutters, and front doors which must be painted to match the existing color.

G. HOLIDAY DECORATIONS:

- 1) Holiday decorations, including lights, must be removed no longer than 30 days after the holiday is over.

H. POTTED PLANTS IN PLAIN VIEW:

- 1) Plain view includes, but is not limited to, sidewalks, driveways, window sills, eaves, flower beds or any area which can be seen from the roadway.
- 2) Acceptable container material shall be decorative and undamaged, designed to look like pottery material, pottery, cement, or clay.
- 3) The number of potted plants shall be limited to a maximum of ten (10).
- 4) All containers must display weeded and maintained live plants.
- 5) No more than two (2) shepard's hooks shall be permitted in plain view.
- 6) Window boxes are allowed.
- 7) Additional potted plants must be approved by the Board of Directors.

I. EXTERIOR WALL & YARD ART:

- 1) Exterior wall and yard art includes but is not limited to, metal, resin, or ceramic wall hangings, small flower bed statuettes, flags and signage. Exterior wall art is subject to prior approval by the Board of Directors.
- 2) All of the items stated in number one must be placed so as not to interfere with the mowing and trimming of the landscape.
- 3) The total number of items allowed shall be limited to three items per wall and six (6) items total per yard and wall. The Board of Directors reserve the right to require removal of any item if it is perceived to be offensive in any way.
- 4) The United States flag, if displayed, must be in accordance with Public Law number 94 - 344, known as the Federal Flag Code. Maximum size of flag shall not exceed 4 ft X 6 ft and may not be displayed on a free standing pole/staff in the front yard.
- 5) Additional exterior wall and yard art must be approved by the Board of Directors.

J. DRIVEWAYS & SIDEWALKS:

- 1) The sealing or painting of driveways & sidewalks is limited to the natural color of concrete.
- 2) Pavers are subject to prior approval by the Board of Directors.

K. OUTDOOR FURNITURE:

- 1) Outdoor furniture, in plain view, shall be appropriately placed on top of a paved surface in a courtyard style setting.
- 2) Outdoor furniture shall not be placed on the driveway. Furniture cannot be placed on the lawn or any area which would interfere with mowing, edging & trimming of the landscape.
- 3) Any outdoor furniture must be in good condition with no chipped, faded, or cracked paint and with no broken parts, so as to look new or like new.
- 4) A small bistro style table with a maximum of two (2) chairs is allowed or a small garden style bench.
- 5) No lounge, recliner, or settee (with a back & or arm rests) style furniture is allowed.
- 6) The color of the outdoor furniture must be neutral or match one of your exterior house colors.
- 7) Additional outdoor furniture must be approved by the Board of Directors.

L. BARBECUE GRILLS & BASKETBALL HOOPS:

- 1) Barbecue grills are not allowed to be kept in the front or side of the home or on the driveway.
- 2) In-ground or portable basketball hoops are not allowed to be kept in the front or side of the home or on the driveway.

Prepared by and return to:
Barbara J. Prasse, P.A.
Post Office Box 173497
Tampa Florida 33672

CERTIFICATE OF AMENDMENT
HUNTINGTON BY THE VILLAGE HOMEOWNERS' ASSOCIATION, INC.

This is to certify that The Board of Directors, at a duly noticed meeting of the Board of Directors held on 3RD day of July, 2020, approved and adopted the attached Huntington by the Village Homeowners' Association Architectural Guidelines.

IN WITNESS WHEREOF, HUNTINGTON BY THE VILLAGE HOMEOWNERS' ASSOCIATION, INC., has caused this instrument to be signed by duly authorized officer on this 3RD day of July, 2020.

Janice Eastburn
Signature of Witness #1

HUNTINGTON BY THE VILLAGE HOMEOWNERS' ASSOCIATION, INC.

JANICE R EASTBURN
Printed Name of Witness #1

By: Jeanice Horn
Jeanice Horn, President
Signature

Phylis Zaborek
Signature of Witness #2

Jeanice Horn
Jeanice Horn, President
Printed Name and Title

Phylis Zaborek
Printed Name of Witness #2

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me this 3rd day of July, 2020 by _____, as President of Huntington by the Village Homeowners' Association, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification.

My Commission Expires:

Rita Helen Merger
NOTARY PUBLIC- State of Florida

