

HUNTINGTON BY THE VILLAGE

IMPORTANT!! PLEASE READ!!

PERIMETER FENCING REPLACEMENT IN PROGRESS: Your homeowner's association is responsible for maintaining & or replacing only the perimeter fences which face Lowell Road, Pittsfield Avenue, & Carrollwood Creek Road; The backyard fences on Lawnton Court that back up to the county pond are the homeowner's responsibility; Fences shared between homeowners' side yards & back yards are the homeowners' responsibility; The fences & gates at the side/front of homes are also the homeowners' responsibility. The Carrollwood Creek Road & the Lowell Road perimeter wood fences have been updated to a PVC/Vinyl fence. The wood fencing on Pittsfield Avenue will also be updated to the PVC/Vinyl fencing.

DUES PAYMENTS: Your \$75.00 monthly dues are due the 1st of the month; Please pay on time to avoid running the risk of having to pay a \$25.00 late fee.

ARCHITECTURAL CHANGES: You **MUST** fill out the "Architectural Change Form", **PRIOR** to making **ANY** changes to the front of your home, which includes landscaping & driveways, as per the Declaration of Restrictions. Go to HBTVHOA.COM to get the form & send to David Drake our property manager. See "Huntington Contact Info" below. You **MUST** have approval before continuing with your project.

RENTAL PROPERTY: All prospective tenants must undergo a criminal background check **prior** to moving into your rental property; Go to HBTVHOA.COM to print out the "Landlord Lease Application" if you want Ameri-Tech to do the background check for you; Or you can use your own preferred company & send Ameri-Tech a copy of the background check & tenant's lease once they have been completed. Make sure a prospective tenant reads & agrees to abide by our association's deed restrictions before a new lease is signed.

DEED RESTRICTIONS & BY-LAWS: If you have never seen these documents, go to HBTVHOA.COM to print them so you can become familiar with them.

TRASH & RECYCLE BINS: Please keep these bins properly concealed from public view (behind your fence guarantees this requirement) in order to keep our community looking neat & attractive. See Hillsborough County Ordinance Part B, Public Utilities, Article II Sec. 130-21 & Huntington's Deed Restrictions, Article II: 2.9 Storage. If you are in violation, a notice will be placed on your front door. If the problem is not resolved, Hillsborough County Code Enforcement will be notified.

HUNTINGTON CONTACT INFO: Website: HBTVHOA.COM; David Drake, property manager (Ameri-Tech Community Mgmt.): 813-636-0000, ext 311.