

## **Huntington West Homeowners Association**

### **Protective Covenants**

All lots are subject to the following restrictions, which are covenants running this land and may be enforced by the owners of any lot in the subdivision.

1. As of Feb. 6, 1998, Association membership is mandatory for new homeowners.
2. Lots shown shall be for single family residents.
3. No lot shall be subdivided, no more than one house shall be erected on any one lot.
4. No house shall be nearer a fronting street than the building line shown on the plat, nor nearer the 10' to any side lot line (25' feet between structures).
5. No building shall be erected on any lot to be used as a school, church or a kindergarten.
6. No temporary house, shack, tent or trailer shall be occupied on any lot as a residence, school, church or kindergarten.
7. No residence of less than 1400 square feet shall be erected on any lot.
8. No vehicles or equipment, including but not limited to travel trailers, motor homes, boats, moving vans, trucks, tractors, trailers, wreckers, hearses, compressors or concrete mixers shall be regularly or habitually parked in front of any lot. Storage for all vehicles and equipment listed previously will be parked or stored in the rear of the home or in an enclosed garage. Rear of home defined as not visible from any street by means of a fence or hedge.
9. No swine, poultry or livestock shall occupy any lot.
10. A Homeowners Association has been established for ownership of pool and tennis recreation area (1.2086 acres) and continual maintenance of front entrance.
11. All TV antennas will be required to be either in the rear of the home or in the attic. Large satellite dishes shall be required to be located in the rear of the home. The board or Architectural Control Committee must give written consent to any owner/tenant for the placement of all small satellite dishes.
12. All fences VISIBLE from the road, whether from the front, side or rear yard, shall be of wooden construction or similar architectural appeal. All fences must be kept in structurally sound condition at all times. Additions to any existing fence must be constructed with the same style of fencing materials (pickets must match). The Board and Architectural Control Committee reserve the right to review and approve all fences.
13. All mailboxes are to be solid black. All mailbox posts shall be constructed in conformity to design for subdivision. All posts shall be painted to uniform color to be selected by the Board. No newspaper boxes are allowed. All mailboxes

and posts must be maintained in good repair.

14. Home builders shall be responsible for implementation of and conformance with county soil erosion control ordinance.
15. Home builder shall be required to maintain cleanliness of building site, removing all debris and construction materials after completion of construction. He shall be required to remove transported soil from street gutters and catch basins abutting developed lot. He shall seed all disturbed earth with a permanent vegetative cover.
16. No residence shall be erected on any lot without a double garage. Any enclosure of such garage for additional living space must have written consent from the Board and Architectural Control Committee prior to start of construction. All attached or detached garages being constructed must meet front entry and side entry conditions listed in Covenants 21 and 23 of the original Protective Covenants (Covenants 20 and 22 below). All residences must have a double garage at all times unless an attached or detached double garage is being constructed. Front entry garages shall have a minimum driveway width of 16 feet.
17. All residences to be brick veneer, or a Masonite siding or equivalent thereof. There shall be no exposed concrete block. No exposed foundation on front shall exceed 10" without being bricked. These requirements include all out buildings. Any out buildings shall be constructed in like style and materials as main residence.
18. All structures requiring a permit, including but not limited to, garages, storage buildings erected shall be completed within one year of when work began.
19. House elevations, exterior colors, brick and site placement MUST be approved by developer's architectural control committee or homeowners board.
20. All corner houses shall be set diagonally on lot facing a center point intersection. All corner houses will be constructed with side entry garages.
21. All vertical wood visible from street on front of homes shall be painted, included but not limited to all railings, pickets. etc.
22. All homes throughout subdivision must have brick accents on fronts of not less than 100 square feet. All homes on main roads throughout subdivision shall have side entry garages.
23. All front yards to be sodded.
24. All roof shingles to be black blend with any plumbing stacks or vents visible from street painted to match.
25. Electrical meter bases installed on side of homes are to be painted the same color as siding.
26. Air conditioning compressors located on side of homes must be screened with shrubs or fence.
27. Leasing - Lots may be leased for residential purposes. All leases shall have a

minimum term of at least six (6) months. All leases shall require, without limitation, that the tenant acknowledge receipt of a copy of the Declaration, Bylaws, use restrictions, and rules and regulations of the Association. The lease shall also obligate the tenant to comply with the foregoing. Owners will remain liable for the upkeep and maintenance of the lot. With any lease or lease purchase executed after December 31, 1999 the homeowner will be required to pay the Association dues.

28. Any vehicle requiring a CDL license cannot be parked anywhere on any lot.
29. No vehicle of any kind will be regularly or habitually parked in any yarded area whether front, side or rear yards that can be seen from the street.
30. No vehicle of any kind will be regularly or habitually parked on the street in front of any lot.
31. All residences are to observe a curb appeal. Keep newspapers picked up, remove garbage cans and recycling bins on collection days, keep yard adequately maintained.
32. All garbage cans and woodpiles should be screened from view from the front of all residences either by shrubs or fencing.
33. No window air conditioning units or window fans may be installed if visible from the residences' entry street. Corner houses can only have units in the rear of the home.
34. Pet owners are responsible for the removal of pet waste from any street in the community or lot not their own.
35. All holiday decorations including exterior lighting must be taken down within four (4) weeks of said holiday.
36. Pool parking lot for approved facility use only. 'For Sale' vehicle parking strictly prohibited.
37. No dumping of any kind including, but not limited to yard debris/trimmings, fallen trees (whole or cut up), Christmas trees or construction debris on any Common area or empty lot. Homeowner will be responsible for the removal of said debris. All common areas, excluding the Pool/Tennis areas, are to be left in its natural state.

**Please contact the Huntington West Homeowners Association Board before making any changes to your property that may be in violation of the above Protective Covenants. Additional copies of the HWHOA Protective Covenants can be obtained on the Association web site (<http://hwhoa.org>)**