



Purpose

This document is intended as a quick reference for Huntington owners and board members, which summarizes the most important policies, rules, regulations and operating procedures of the Huntington Homeowners' Association. The complete rules and regulations are contained in the association's Bylaws, Declaration of Covenants, and meeting minutes kept by the association secretary. All of these are available on this web site. This document was last updated in October, 2025, following board approval of new rules for the pool and courtyard parking.

The basics

The Courtyard: This is the central open area of the Huntington, up to the garage doors of the individual units. It is owned by the Huntington Homeowners' Association, which is responsible for all maintenance.

The Swimming Pool: The swimming pool and the area around it are owned by the association, which is responsible for all maintenance.

Public Parkway: This is the landscaped area between the sidewalks and the public streets. The association is responsible for landscape maintenance of the parkway.

Homeowners' Property: The Huntington is *not* a condominium project. Rather, the homes are individually owned. However, the homes do carry deed restrictions that delegate most aspects of exterior maintenance to the Association. The board policies and rules on maintenance, as of March, 2021, are covered in the sections below.

Building Maintenance

Exterior Surfaces: It is the policy of the Huntington Homeowners' Association to maintain the exterior of all of the buildings at the Huntington in accordance with the governing documents, as interpreted in legal opinions received in December, 2005, and in February, 2004, from the law firm of Becker and Poliakoff. If any of the policies listed below conflict with the governing documents, then the governing documents shall take precedence.

Repair and Replacement

The exterior of a building include clapboards, trim boards, gutters, roofing shingles and flashing. It does not include anything that lies beneath those surface materials, such as building sheathing.

The Association shall hire and supervise qualified contractors to make all repairs to exterior surfaces at the Huntington. Individual unit owners may not undertake such repairs or maintenance themselves, nor may they hire contractors to do so.

In the case of normal wear and tear, the cost of maintenance or repair to exterior surfaces shall be born by the association.

In the case of casualty incidents, the cost shall be borne by the individual unit owner. Casualty incidents include anything that could be covered by insurance, such as an automobile hitting a wall and breaking some clapboards.

Annual Inspection: The Board of Directors or its designee at least once a year shall examine the exterior of all buildings to assess any surface damage that needs to be repaired. Any necessary repairs, as determined by the Association, shall be made in a timely manner following the inspection. This includes repairs or maintenance necessitated by normal wear and tear, and by casualty incidents.

Non-surface Materials: In some cases, a contractor that is making repairs to surface materials may discover that there is also damage to underlying materials that are the responsibility of the unit owner, rather than of the Association. This would include such things as the sheathing that underlies the clapboards. In such cases, the Association shall hire a contractor to make all of the repairs, with the cost to be shared as appropriate between the Association and the owner.

Scheduling and Payments: In some cases, as stated above, the unit owner is financially responsible for some or all of the repairs that are undertaken by the Association.

In these cases, the Association shall coordinate scheduling and payment with the owner. The contract proposal for the work shall be itemized, and when the work is complete an invoice sent to both the owner and the Association, for each party's portion of the work.

If an owner is unresponsive or refuses to cooperate, the Association shall undertake the required work and then assess the owner for the cost. In such cases, the owner shall be given 60 days in which to pay the bill. If payment is not made within that time, then the Association may pursue legal remedies.

Landscaping

General

The association is responsible for the maintenance of *all* landscaping at the Huntington, with the exception of plants that are installed by individual owners as allowed in the rule described below. This includes the common areas such as the courtyard and swimming pool; all private yards and courtyards; and the public parkway between the sidewalk and the street.

Private Yards and Courtyards

Individual owners do *not* have the right to maintain private yards or courtyards. However, the association Board of Directors at its discretion may allow an owner to take over such maintenance. In such cases, the owner must maintain the yard or courtyard to at least the standards set by the association, and must maintain the original landscape materials such as Southern Jasmine, Liriope and Viburnum. If the Board of Directors finds that an owner is not meeting the association standard of maintenance, then maintenance duties shall return to the association.

Plants and Shrubs

The association shall maintain and when necessary replace any plants and shrubs that have been installed by the association or that were originally installed by the developer. This

includes the Confederate Jasmine on the fences; the Liriope in the patios; and the Viburnum hedges.

Homeowners may install in private yards additional new plants and shrubs that will be less than five feet in height when mature. However, it is each owner's responsibility to maintain such plantings.

Turf Grass

Routine Maintenance: The association will provide routine mowing, edging and cleanup of all turf grass at the Huntington, including in private courtyards and on the public parkway.

Replacement: When turf grass dies, the board will decide if the turf should be replanted or replaced with some other ground cover. The board will not replant large areas of turf that are damaged by drought. It has been the board experience that grass in individual courtyards, especially along 4th Avenue N, can not stand up to drought.

Sprinklers and Watering

The association follows local government restrictions on watering, which can be either once a week or twice a week, depending on conditions. The association will arrange for routine maintenance of the sprinkler system throughout the complex, including both common areas and private courtyards. Where damage to sprinkler heads is caused by an individual homeowner, that homeowner is responsible for the repair. If an association vendor, such as a landscape contractor, damages sprinkler heads, then the association is responsible.

Landscape Committee

Composition: The chair of the committee shall be appointed by the association president. The chair may be an Association Director, but if not shall report to the board. At least two committee members shall be non-board members.

Purpose: It is the purpose of the committee to keep both the common and private areas at the Huntington attractive and inviting, and to assist the Board of Directors in planning major landscaping projects.

Duties:

The Landscape Committee shall propose both one-year and long-term plans to meet the landscape and irrigation needs of the association. Plans made by the committee shall be presented to the Board of Directors for approval.

The committee shall propose an annual landscaping budget, and shall oversee the landscape budget as adopted by the board

The committee shall act as the liaison between individual owners and the Board of Directors. Any unit owner who has any complaints or suggestions about the landscaping should first go to the chair of the committee. If a unit owner does not get satisfaction from the committee, the owner may bring any issues to the Board of Directors.

Rentals:

The members of the association voted on July 14, 2019, to amend the Declaration of Covenants to regulate the occupancy and rental of individual units.

Residential use of property. Occupancy of the units is limited to single-family. One of the amendments added a definition of single-family as “one person living alone; two unrelated persons; or two or more persons related by blood, marriage or adoption.”

Leasing:

A new owner may not lease or rent the dwelling during the first 12 months of ownership.

After the initial year expires, any lease or rental shall be not less than seven months.

No more than one lease or rental is allowed in any 12-month period.

Courtyard Rules

Pets: Dogs are allowed in the courtyard, but they must be leashed and the owner must clean up after them.

Trucks: Trucks with more than six wheels are prohibited from the courtyard. Owners are asked to direct larger delivery vehicles to park on the public streets or in the alley.

Bricks: Homeowners may expand the bricked areas of their yards without permission. However, any new brick must match the existing brick. The bricks are manufactured by Pine Hill Brick and are part of their Old Series, and are named Old Tavern. They can be viewed at [www.pinehillbrick.com—Old Tavern](http://www.pinehillbrick.com—Old.Tavern). They are available at Colorok in Tampa.

Parking

Residents will utilize their garages or street spaces for parking. Street parking is free for 2 hours for residents or their guests. Resident parking permit stickers are available for an annual fee from the Municipal Parking Office on the corner of Central Ave and 3rd Street N. Resident permit parking is unlimited in Zone 1A. Each permit also comes with two guest passes that may be used for up to one week at a time.

Limited, short term exceptions to the explicit policy of no parking in the courtyard are as follows:

1. Pick up or drop off.
2. Deliveries.
3. Car washing.
4. Serious inclement weather.
5. Major downtown events where street parking is not available. Cars must be removed as soon as possible after the event has ended.
6. Short term, but not overnight guests (e.g. lunch or dinner). In such cases, it is recommended that your guest use the guest parking pass on the street. Consider also parking your own vehicle on the street and having your guest park in your garage.
7. House cleaners or service people who need to access equipment and supplies from their vehicle.
8. Contractors working on individual units or common property.

For any of these exceptions the vehicle may not block access or egress of an emergency vehicle, delivery vehicle or another unit at any time. You must be available to move your vehicle immediately, as required. Courtyard parking exceptions are limited to the space immediately behind your own garage in a manner that does not block the passage of other vehicles. In the event that you have a contractor working on your unit their vehicle may only be parked behind your garage. If your contractor has more than one vehicle (trailer) only one may be parked behind your garage. Provide

them with a guest pass for street parking of additional vehicles. Contractors may also get a commercial permit for street parking by application in advance through the Municipal Parking Office. Alley parking is only permitted for commercial vehicles identified as such for 30 minutes or less.

Pool and Pool Area

The first nine rules are required by the Pinellas County Health Department.

1. No food or beverages in pool or on pool wet deck.
2. No glass or animals in the fenced pool area.
3. Bathing load: 8 persons.
4. Pool hours: dawn to dusk.
5. Shower before entering.
6. Do not swallow pool water.
7. Do not use pool if ill with diarrhea.
8. Persons under 15 must be accompanied by an adult.
9. **NO DIVING.**

Pool Area Usage Guidelines, adopted by the Board of Directors in 2025.

1. The pool area is available for use from 8am to 9pm. Swimming is not permitted after dusk.
2. Be respectful of the neighbors adjacent to the pool at all times. No loud music or noise.
3. The pool and pool area are for all residents and their guests. They may not be reserved for exclusive use. If you wish to have a gathering at the pool that may exceed 8 people, contact any Board member in advance. They will ensure that all residents are notified and any scheduling conflicts are addressed. It is especially important with larger gatherings that you and your guests are considerate of noise and the privacy of other residents.
4. Guests should be accompanied by a resident. If your guest is at the pool without you, you are responsible to ensure that they comply with all usage guidelines. Please encourage them to introduce themselves to anyone else at the pool. If you encounter an unaccompanied guest, please introduce yourself and ask them whose guest they are. Do not give permanent gate keys to friends and family. Your guest's vehicles must be parked in accordance with our parking guidelines.
5. Before leaving the pool, arrange the furniture neatly around the deck. If you moved any furniture from under the cabana, please return it. Treat the pool furniture with respect. It's expensive to replace. Notify a Board member of any soiled or damaged furniture.
6. Replace and secure covers over upholstered furniture. Close and secure umbrellas.
7. Please clean any tables that you use. You may also want to clean them before use, as they quickly become dirty in the outdoors.
8. Take all personal articles home with you including toys, dishes, etc. They may not be stored at the pool.

9. If you have trash, please take it to the dumpster and replace the garbage bag when you leave.
10. If you use the grill, check the gas cylinder. If it is empty, there is a spare in the poolside shed. Please take the empty to be exchanged or refilled and submit your receipt to the treasurer. Cylinders may be exchanged at many locations including grocery and convenience stores. If you are unable to do so yourself, ask one of your neighbors to help out.
11. Clean the grill surface after use. There is a brush provided for this purpose.
12. Make sure the pool gate is closed and locked when you leave.

Sign Rules

For sale: When a unit is for sale, the owner may put up one sign, no larger than four square feet in area.

Professional: A sign no larger in area than one square foot is allowed.

On Common Property: Individual owners may not post any signs on the common 3. The pool and pool area are for all residents and their guests. They may not be reserved for exclusive use. If you wish to have a gathering at the pool that may exceed 8 people, contact any Board member in advance. They will ensure that all residents are notified and any scheduling conflicts are addressed. It is especially important with larger gatherings that you and your guests are considerate of noise and the privacy of other residents property. This includes the fence that borders the swimming pool area and the alley wall.

Insurance

Unit owners are required to purchase homeowners' insurance (HO-3 or the equivalent) and to provide the association with proof of such insurance upon purchase of the unit and once a year thereafter.

Pest Control

Subterranean termites: The association has a contract with Terminix Inc. for the prevention and/or treatment of any subterranean termite infestations. This contract includes insurance covering any damage caused by such termites.

Drywood termites: The association is not responsible for any prevention or treatment of drywood termite infestations. All such treatment or prevention is the responsibility of the individual homeowners.

Other insects: The association contracts for pest control related to landscaping. The association is not responsible for any other pest control either within or around the buildings, such as for ant infestations.

Maintenance Fees

Monthly maintenance fees are due on the first day of each month. On the tenth of each month, the association treasurer will:

Send out a reminder notice to any owner whose payment for that month has not yet been received.

Send out an overdue notice to any owner whose payment for the previous month has not yet been received.

Send out a letter to any owner whose payment for two months earlier has not yet been received. This letter will inform the owner that the association will pursue legal avenues to collect the overdue fee.

Hurricane Protection

The Board of Directors on October 10, 2005, adopted the following rules about storm protection:

Permission required: Any unit owner who wishes to install any form of storm protection on a unit must first obtain the permission of the Architectural Control Committee (ACC), or of the Board of Directors at times when there is no sitting committee. In making a decision, the deciding body shall follow the timetable and rules contained in the Declaration of Covenants, Article V, Architectural Control Committee. The deciding body shall apply the following criteria in making its decisions:

Replacement Windows: Replacement windows are the preferred form of storm protection. Replacement windows must match as closely as possible the color and grid pattern of the windows that were originally installed in the units. The original windows were white aluminum, with a nine over one grid pattern, with muntins of about 1.125 inches wide. Muntins in replacement windows may be installed between the panes of double-paned windows, rather than on the outside. Replacement windows may be of vinyl or aluminum and must meet the current building code. Installation must be done by a licensed and insured contractor.

Plywood: Plywood or other materials that are attached directly to the window frame are allowed. Plywood panels must be installed in keeping with the recommendations of the Federal Alliance for Safe Homes or the Florida Building Code.

Other Methods: No methods of storm protection other than those listed above are allowed. However, if a unit owner believes that some other method would be suitable for the Huntington, then the owner may make application to the Board of Directors. The board may deny permission at its own discretion. Or, the board may amend these rules to allow some new method, in which case the board shall list the criteria that must be followed for the new method to be accepted. If amendments are adopted, the board could then consider the unit owner's application.

Temporary Installations: Any temporary methods of storm protection may be put in place only during an officially declared hurricane or tropical storm watch or hurricane or tropical storm warning. Any such temporary protection must be removed within 48 hours of the ending of the warning or watch. Any damage caused to the exterior of the home by the installation must be repaired by the unit owner in a timely matter.

Miscellaneous

Front Gate: The kiosk at the front gate is programmed so that homeowners can punch in a four-digit code to open the gate. There is also a code that can be given to vendors.

Flags and Flag Poles: Free standing (ground mounted) flag poles are strongly discouraged. Flags limited in size to approximately 2 feet by 3 feet in tasteful colors are not discouraged. They should be on poles attached to the home on a bracket.

Patio Umbrellas: Patio Umbrellas are not discouraged as long as they are not too large and are in subtle colors compatible with the colors of the homes.

Satellite Dishes: Satellite dishes are permitted in the Declaration with the prior written consent of the Architectural Control Committee. The committee shall consider applications for installation on a case-by-case basis in accordance with the Declaration. Depending on the circumstances of the unit, the dish shall be permitted in the rear yard, on the rear side of the unit, or attached to the chimney.

Web Site: The association maintains a web site at www.huntingtonth.com. Various information is posted there, including budget reports and minutes of past board meetings and annual meetings.

Package Delivery: The association maintains a mailbox at the UPS Store at 2nd Street and 2nd Avenue South. Residents may use that address for delivery of parcels if they wish. To do so, have a parcel addressed to

Your Name

c/o Huntington HOA

200 2nd Avenue S. #107

St. Petersburg FL 33701

The advantage of the service is that you don't have to be home to receive a parcel. The disadvantage is that you have to go pick it up.