

Huntington Place

Vero Beach, Florida
Architectural Planning Criteria

**There is substantial rewording and formatting changes of the architectural planning criteria. For that reason, they are not shown in legislative format.*

In order to preserve the property values and appearance of the residences in a manner consistent with those of a first-class residential subdivision, the Architectural Planning Criteria for Huntington Place has been updated and amended by the Architectural Review Board, hereinafter referred to as the (ARB), and Board of Directors this 7th day of July 2022, as follows:

1. **Home Designs** – All residences must be of a style consistent in design and appearance with the other homes in the Subdivision. All exterior finish materials for each residence shall be either stucco, brick or a concrete/cement product (i.e. Hardy Board) as approved by the ARB from time to time.
Minimum air-conditioned floor space of residences is 1,800 square feet.
Minimum roof overhang 12”.
Roofing materials shall be either architectural shingles, cement or clay tile as approved by the ARB.
All residences shall be limited to two stories and shall have a minimum of a two-car garage.
2. **Landscaping Requirements** – All landscape plans must be approved by the ARB prior to installation. In general, the ARB is looking for landscape designs that are lush, natural, using a plant palette of mature vegetation, where practical, to present an established appearance within one year after the residence is constructed.
All plant material shall be in accordance with Indian River County and State of Florida requirements.
Plant beds or sodding with an approved sod species is required on all disturbed areas of the front, sides and rear of the home. Lakefront lots shall sod to the mean high-water line of the lake. No lake edge planting of trees or shrubs that will block views of the lake is allowed unless approved in advance by the ARB.
An automatic irrigation system providing 100% coverage of the landscaped areas is required for each residence.
3. **Driveways** – All driveways shall be constructed with pavers of earth tones colors as Pave Module E11, E16, E17, E345 or equivalent, as approved by the ARB from time to time.
No asphalt, concrete, gravel or dirt driveways shall be permitted.
4. **Construction Practices** – No construction shall commence until receipt of written approval of the final plans from ARB.
Building contractors shall be responsible for keeping the street in front of their homes free of mud and dirt and adjoining lots free of trash and debris at all times and shall sweep the street as needed at their expense.

Each home under construction is required to have a separate dumpster for construction debris and the building contractor shall be responsible for the cost to repair any damage done to the curbs, the street and or the right-of-way in front of their homes under construction.

5. **Setbacks** – The following setbacks apply to all lots in Huntington Place:

1. No principal structure/home shall be closer than:

- a. Twenty-five (25) feet to any front property line.*
- b. Twenty-five (25) feet to any rear property line.*
- c. Fifteen (15) feet to any side property line.*

2. No swimming pool or related structure shall be closer than:

- a. Ten (10) feet to any rear property line.*
- b. Fifteen (15) feet to any side property line.*

3. No pool deck or patio or pool enclosure shall be closer than:

- a. Ten (10) feet to any rear property line.*
- b. Fifteen (15) feet to any side property line.*

4. Fences and Walls

a. Minimum front yard setback of fifteen (15) feet from the corner of the home on each side.

Swimming pools and related structures, pool decks and patios, and pool enclosures shall only be located in the rear yard and shall not be located within any easement, including easements for utilities, drainage or access. Swimming pools and related structures, pool decks and patios, and pool enclosures shall not extend beyond the sides of the principal structure. The Architectural Review Board may grant a variance to the setback requirements for swimming pools if a variance is necessary. Such variance must also be approved by the Board of Directors.

6. **Walls or Fences** – **No wall/fence shall be constructed on any lot without the prior written approval of the ARB.** The composition, location and height of any wall/fence to be constructed on any lot shall be subject to the approval of the ARB.

In general, the ARB shall require composition of any wall/fence to be consistent with the home and the surrounding wall/fence materials. All walls/fences screening trash receptacles, air conditioning, pool and soft water conditioning equipment, etc. shall be depicted on the plans submitted to the ARB. No wall or fence shall obstruct views around

the lakes.

7. **Exterior Colors** – The ARB shall approve all exterior color plans. Each Owner shall submit to the ARB a color plan showing the color of all exterior surfaces. All colors shall be soft pastels and or earth tones. No color plan shall contain bright or offensive colors, the ARB shall have final approval of all exterior colors.
8. **Screening Equipment** – All air conditioners, pool equipment, sprinkler system equipment, bottled gas, trash receptacles and recycle receptacles, water softeners and similar type of equipment shall be screened from view or placed in the garage of the residence. See Walls or Fences in Section 6 above.
9. **Mailboxes** – All mailboxes and posts shall be uniform and the design will be selected by the Declarant.
10. **Satellite Dishes** – Satellite dishes shall have a diameter of no more than 18” and shall be positioned such that it minimizes visibility from the roadways or adjacent lots, where practical when no other option is available. Enforcement of the Covenant and Restrictions are prioritized. Installations need ARC approval. Installations shall be limited solely to the owner’s lot and may not protrude onto the common areas.
11. **Exterior Light Fixtures** – Exterior light fixtures shall be depicted on the plans that are submitted for approval by the ARB.
12. **Air Conditioning Units** – No window air conditioning units are permitted.
13. **Solar Energy Devices** – No solar energy devices shall be erected on a lot or residence without the express written approval of the ARB. The owner shall submit plans showing the intended location of the solar panels along with a picture of the panel design. Where possible, the ARB is looking for the installation to provide for screening from public view from a point in the center of the street right-of-way directly in front of the house on the intended lot.
14. **Sheds/Outbuilding Structures** - No storage sheds or outbuilding structures (collectively referred to as “sheds”) are permitted on a lot without the express written approval of the ARB. All approved sheds must comply with the following:
 - a. Side setbacks for sheds may vary due to the irregularity of the lots, however, no shed shall be set closer to a side property line than the side of the house. No shed shall be closer than ten (10’) feet from the rear property line.
 - b. Satisfy Florida Building Code standards for storage sheds and Indian River County wind load requirements;
 - c. Colors of the shed must match the main home;
 - d. Be less than 120 square feet;
 - e. The main body of the shed must be screened with privacy fencing or landscaping to minimize views from neighboring homes.

- f. ARB submittals for a shed or other outbuilding approval shall include: Site plan showing location on the homesite and setbacks from the home, side and rear lot lines and how the shed will be screened from view, evidence that the shed meets State and local building codes and wind load requirements, color samples of the home and confirmation that the shed will match, a building plan or picture of the shed along with dimensions and square footage.
15. **Modifications to Architectural Planning Criteria** – Additional Architectural Planning Criteria, together with modifications of the aforementioned, may be approved by the ARB from time to time.
16. Those provisions set forth in Article III, Section 4 of the Huntington Place Declaration of Covenants, Conditions and Restrictions, as amended, are also made a part of this Architectural Planning Criteria.

Adopted by the Board of Directors July 7, 2022