

# 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.*

To help preserve the property values and appearance of the residences in a manner consistent with those of a quality 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), this 26th day of March 2024, 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. The 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.

- a. Trees - all requests for planting or removing a tree must clearly state the type of tree, exactly where it will be planted or removed. (This will allow the ARB to ensure that no prohibited trees are planted. Should the owner mis-state the type of tree, this will place the burden on the owner and separate the HOA from any fines). The following species of trees are not permitted Per Florida Statute and Indian River County Ordinances; any Caribbean fruit fly host plants, Catiley Guava, Common Guava, Loquat, Rose Apple, Surinam Cherry, Asian Citrus Psyllid (citrus greening) host plants, Orange Jasmine, Chinese Box Orange. If any of these species have already been planted, they are required to be removed per county ordinance.

In addition to the aforementioned the following per county ordinances 929.08 and 926.05 are prohibited: Australian pine, Brazilian pepper, Melaleuca, Ear-pod tree, Chinaberry.

For a full listing of prohibited trees and plants in Florida please contact IRC Code Enforcement 772-226-1249 or the State of Florida.

[https://indianriver.gov/services/community\\_development/code\\_enforcement/index.php](https://indianriver.gov/services/community_development/code_enforcement/index.php)

<https://www.invasive.org/species/list.cfm?id=74>

3. **Driveways** – All driveways shall be constructed with pavers of earth tones colors, as approved by the ARB. No asphalt, concrete, gravel or dirt driveways shall be permitted.
4. **Walkways** –
  - a. Walkways cannot be wider than 5 feet.
  - b. Walkway must not extend more than 5 feet from the from the front of the home
  - c. Walkway must have a 3ft. set back from the property line
  - d. All walkways shall be constructed with pavers of earth tone colors, as approved by the ARB. No asphalt, concrete, gravel or dirt walkways shall be permitted.
5. **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.
6. **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. Unless otherwise approved by the Architectural Review Board, no pool deck, 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.*

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.

*4. Fences or Walls shall have a minimum front yard setback of 15' from the front corner of the home on each side of the home.*

7. **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.
  - a. Approved designs; metal chain link 4ft. (black or bronze), aluminum pool fence 4ft. (black or bronze), PVC 4ft. – 6ft. (white) style will be based on community continuity.
  - b. No fence “lattice toppers or “toppers” of any design that will extend the height of the fence will be approved.
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. 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. **Swing / Playset Criteria** – No swing / playset may be placed in the front of the house and must be maintained.
15. **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. Outbuilding structures are a structure that is separate and detached from the main dwelling and means/refer to structures such as (by way of example and not limitation) storage buildings, sheds, greenhouses, gazebos and other Roofed Structures.

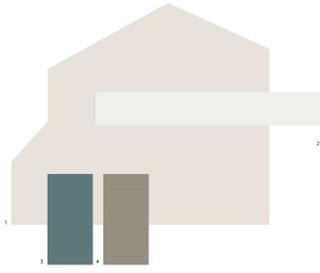
All approved sheds must comply with the following:

- 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. All sheds must follow Florida Building Code standards for storage sheds and Indian River County wind load requirements.
- c. The colors of the outbuilding must complement the dwelling and surrounding area.

- d. Be no larger than 120 square feet.
- e. The main body of the shed must be screened with privacy fencing or landscaping to minimize view 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.

16. Tents, trailers (not RV's), boat trailers, mobile homes or shacks shall be erected or permitted to remain on any lot for a maximum of 48 hours with prior ARB approval.
17. **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.
18. **Common Areas / Conservation Easement, Area or Tracts** - Residents are not permitted to do any work, to include but not limited to adding or removing plants/trees from any common area, conservation areas, tracts and easements. Should any work be required, the BOD will contract with a licensed contractor to pull the required permits and complete the work.
19. The following exterior color schemes have been adopted and approved. Additional colors include original exterior colors on homes built by approved builders in Huntington Place. Additional pastels and earth tone colors, as stipulated in the Covenants that keep with the continuity of the community will also be considered for approval.

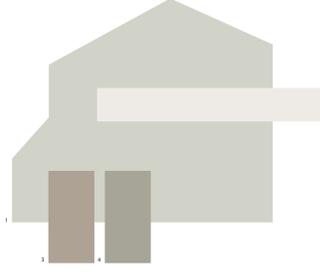




**Scheme 4**

- 1. Body SW 7005 Pecky Shale
- 2. Trim SW 7006 Extra White
- 3. Accents SW 7017 Indigo Bay
- 4. Shutters SW 7125 Dutch Gray

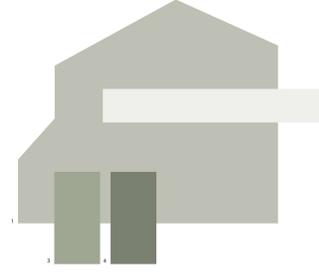
Color samples shown approximate actual paint colors as closely as possible. © 2019 Sherwin-Williams



**Scheme 7**

- 1. Body SW 6100 Olive Green
- 2. Trim SW 7006 Extra White
- 3. Accents SW 7017 Indigo Bay
- 4. Shutters SW 7021 Doves Gray

Color samples shown approximate actual paint colors as closely as possible. © 2019 Sherwin-Williams



**Scheme 8**

- 1. Body SW 6100 Olive Green
- 2. Trim SW 7006 Extra White
- 3. Accents SW 7017 Indigo Bay
- 4. Shutters SW 7021 Doves Gray

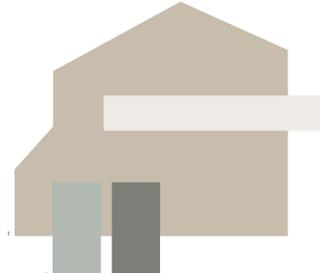
Color samples shown approximate actual paint colors as closely as possible. © 2019 Sherwin-Williams



**Scheme 9**

- 1. Body SW 7005 Accent Gray
- 2. Trim SW 7006 Extra White
- 3. Accents SW 6123 Indigo Bay
- 4. Shutters SW 7021 Doves Gray

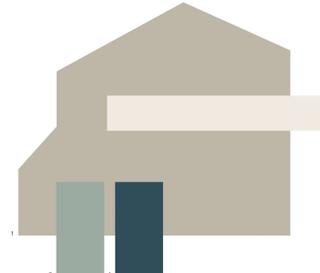
Color samples shown approximate actual paint colors as closely as possible. © 2019 Sherwin-Williams



**Scheme 10**

- 1. Body SW 7123 Olive Gray
- 2. Trim SW 7006 Extra White
- 3. Accents SW 7021 Doves Gray
- 4. Shutters SW 7006 Accent Gray

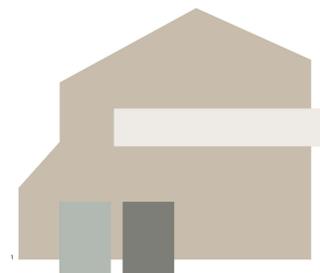
Color samples shown approximate actual paint colors as closely as possible. © 2019 Sherwin-Williams



**Scheme 9**

- 1. Body SW 7005 Accent Gray
- 2. Trim SW 7006 Extra White
- 3. Accents SW 6123 Indigo Bay
- 4. Shutters SW 7021 Doves Gray

Color samples shown approximate actual paint colors as closely as possible. © 2019 Sherwin-Williams



**Scheme 10**

- 1. Body SW 7123 Olive Gray
- 2. Trim SW 7006 Extra White
- 3. Accents SW 7021 Doves Gray
- 4. Shutters SW 7006 Accent Gray

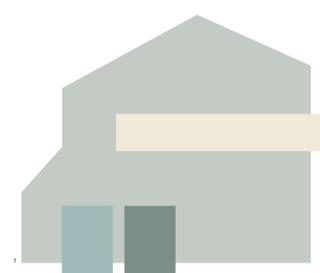
Color samples shown approximate actual paint colors as closely as possible. © 2019 Sherwin-Williams



**Scheme 11**

- 1. Body SW 7102 White Floor
- 2. Trim SW 7006 Extra White
- 3. Accents SW 7006 Accent
- 4. Shutters SW 7019 Eternal Wood

Color samples shown approximate actual paint colors as closely as possible. © 2019 Sherwin-Williams



**Scheme 12**

- 1. Body SW 6100 Ocean Blue
- 2. Trim SW 7006 Extra White
- 3. Accents SW 6123 Indigo Bay
- 4. Shutters SW 7021 Doves Gray

Color samples shown approximate actual paint colors as closely as possible. © 2019 Sherwin-Williams

20. **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 and distributed to the Huntington Place residents.

21. 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 Architectural Review Board and the Board of Directors March 26, 2024.