



2022042192

RESTR COVEN
RECORDING FEES

\$25.00

**SUPPLEMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
HUNTINGTON FARMS**

(Revised Architectural Guidelines)

THIS SUPPLEMENT ("Supplement") to the Declaration of Covenants, Conditions and Restrictions for Huntington Farms is made as of this 21 day of September, 2022, by the HUNTINGTON FARMS HOMEOWNERS ASSOCIATION, INC. ("the HOA").

WITNESSETH:

WHEREAS, Palmetto Land Consultants, L.L.C. f/k/a Huntington Properties, L.L.C. as the Declarant first caused to be executed and recorded in the public records of York County those certain Declaration of Covenants, Conditions and Restrictions for Huntington Farms as recorded in the Office of the Clerk of Court for York County, South Carolina, for Phase I in **Record Volume 1842 at Page 249**, for Phase II in **Record Volume 2012 at Page 81**, for Phase III in **Record Volume 2964 at Page 115**, and Phase IV in **Record Volume 5837 at Page 261** (the hereinbefore referenced documents, as same has been supplemented and amended from time to time, is hereinafter collectively referred to as the Covenants); and

WHEREAS, Section 15 of the Covenants, as executed and recorded for each of the four phases of Huntington Farms, provided that the rights of Declarant would thereafter vest in favor of a homeowners association, which association was incorporated as the HUNTINGTON FARMS HOMEOWNERS ASSOCIATION, INC.; and

WHEREAS, the HOA having now assumed the Declarant's rights, and pursuant to Section 5(b) of the Covenants, the Declarant's right of architectural approval (including the right to promulgate or amend the Architectural Guidelines) as specified therein, has acted through its own architectural review committee (ARC) and the vote of its Board of Directors, to amend and adopt certain revisions to the prior Huntington Farms Architectural Guidelines, which were attached as Exhibit A of the Covenants.

NOW, THEREFORE, the HOA, pursuant to the recitals above and the authority vested in it by Section 5(b) of the Covenants, hereby declares that the architectural guidelines applicable to the Lots of the Covenants shall hereinafter be that as set forth in Exhibit A hereto, and the attached Exhibit A shall serve as the official Architectural Guidelines document of the HOA and the Covenants unless and until the same are further revised, amended or supplemented.

PRESENTED & RECORDED:

09-29-2022 02:39:56 PM


BK: RB 20427

PG: 400 - 416

DAVID HAMILTON
CLERK OF COURT
YORK COUNTY, SC
BY: CASSI REDDEN CLERK

IN WITNESS WHEREOF, HUNTINGTON FARMS HOMEOWNERS ASSOCIATION, INC., has caused this instrument to be executed the day and year first above written by its appropriate officer(s).

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**



Witness 1



Witness 2 (Notary Public)

**HUNTINGTON FARMS
HOMEOWNERS ASSOCIATION, INC.**

By: _____

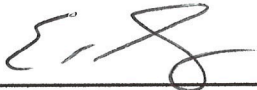

Eddie Smith, President

Attest: _____


Stephanie W. Cruse, Secretary

STATE OF SOUTH CAROLINA)
)
COUNTY OF YORK)

ACKNOWLEDGMENT
under SC Code §30-5-30(C)

I, , do hereby certify that HUNTINGTON FARMS HOMEOWNERS ASSOCIATION, INC. by Eddie Smith, its President, and attested to by Stephanie Cruse, its Secretary, appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 21 day of September 2022.

Annette W Broome (SEAL)

Notary Public for South Carolina

My Commission Expires: June 30, 2027

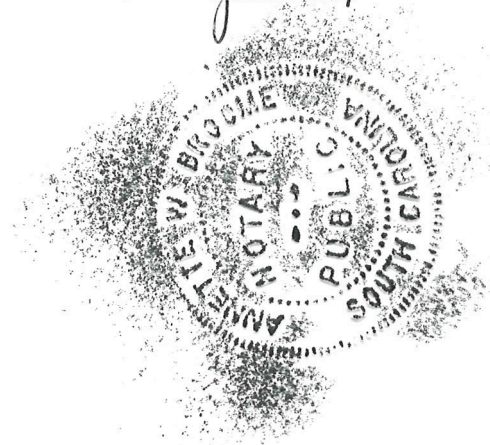


EXHIBIT A

HUNTINGTON FARMS ARCHITECTURAL GUIDELINES

(Revised and Amended Copy Attached)

HUNTINGTON FARMS HOMEOWNERS ASSOCIATION

ARCHITECTURAL GUIDELINES

These Guidelines, dated March 15, 2022, supersede the November 2013 and September 22, 1997, Guidelines.

Homeowners must obtain prior written approval for any exterior change, not specifically excluded in this document, on any property individually owned or on any property owned in common by all property owners. Additionally, property must be maintained in compliance with these Guidelines.

The primary purpose of the Architectural Guidelines is to maintain and enhance the appearance of the community by assuring that any newly added appurtenances, as well as basic changes to the property, are evaluated and approved in accordance with the Declaration of Covenants, Conditions and Restrictions (DCCR), dated June 1, 2001.

The primary function of the Architectural Review Committee (ARC) is to review and assure that proposed improvements are suitable and harmonious with the traditional style of the neighborhood, in order to preserve the natural wooded beauty and the relative property values of the homes with-in. The ARC will from time-to-time review and amend these guidelines as architectural aesthetics change. Enforcement of these guidelines is the responsibility of the Huntington Farms Homeowners Association Board of Directors. (HF HOA BOD)

Basic control for maintaining the quality of design is provided through the DCCR as filed with the Register of Deeds in York County for each phase of the Huntington Farms subdivision. These Covenants run with the land and are binding on all homeowners.

The development of the Huntington Farms community began over 20 years ago and progressed through 4 phases of construction. As the development plans matured, the Covenants, Conditions, and Restrictions (CCRs) that dictate the Use and Occupancy of the lots in the development, evolved as well. The original owner and developer eventually turned the management of Huntington Farms over to the Huntington Farms Homeowners Association, made up of volunteer property owners in the development. This group then created an additional document, The Architectural Guidelines, to help clarify provisions in the CCR's dealing with structures and improvements to the lots. It also provides better definitions of terms and greater detail regarding intended changes to the property that may or may not need approval before proceeding.

As these Rules, Requirements and Processes, regarding proposed changes to Huntington Farms properties, refined over time, there are naturally some existing, Grandfathered, examples of architecture or landscaping that do not comply with the current Architectural Guidelines. Some of the earliest properties were even carved from the jurisdiction of the HOA. From time-to-time questions arise about why approval for a certain project has been denied, when there is a similar structure or modification at an existing address in the neighborhood. In most cases (particularly when the example is in the earlier phases of the development), the non-compliant example was grandfathered long ago and allowed to exist as long as it is well maintained. When the time comes to replace it or modifications are desired, the new or improved version must comply with the current Guidelines to gain approval. Some examples that come to mind are certain types of fencing or the amount of siding incorporated into an exterior wall.

HUNTINGTON FARMS HOMEOWNERS ASSOCIATION

ARCHITECTURAL GUIDELINES

It is best to start any exterior improvement project by reviewing the relevant sections of the current Architectural Guidelines regardless of whether or not an example of your project exists in the neighborhood. This will likely save you time with the approval process and make any communications or conversations with the Architectural Committee (ARC) members more productive. The ARC Committee have always strived to try and help the homeowners achieve their goals within the current Guidelines.

LIABILITY:

Owner shall be responsible for any damage to streets, utility lines or cables, storm drainage systems or any other improvements within Huntington Farms that have been installed by Declarant or the City occasioned by Owner's clearing or building activities.

REVIEW COMMITTEE:

Section 5.(b) of the DCCR establishes an Architectural Review Committee (ARC) to be made up of one or more representatives who are appointed by the Board. These are part-time volunteer homeowners.

The DCCR require written approval from the ARC before any exterior change, addition or alteration, not specifically excluded in this document, on any property is begun. Such changes include, but are not limited to any building, fence, wall or other structure that may be added or altered, including a color change in paint on any portion of the exterior of the home, including, but not limited to doors, trim, shutters. Colors should be subtle, neutral earth tones that are harmonious with the neighborhood. Color samples are required. It requires that plans and specifications showing the nature, kind, shape, height, materials, and location of the same be submitted in writing so that they may be reviewed as to the harmony in external design and location in relation to surrounding structures and topography.

REVIEW PROCEDURE:

The ARC must review all documents and drawings outlining the proposed construction or modifications prior to any clearing/construction. Your application should be delivered (i.e., email) to the current President of the HFHOA, who will forward the documents to the ARC in place at that time. Drawings required for review include, but are not limited to, site layout plan with building footprints, entrance and grading scheme; preliminary elevations with design detail sufficient to identify materials, reliefs, typical details and the overall quality of the project; a rendering or perspective type drawing. To expedite the review process, please involve the ARC early in the project design process. The ARC will review these documents provided the homeowner has no outstanding monetary obligations to the Association, and the existing property is in compliance with these guidelines.

The ARC is charged with conducting the review of all applications for exterior changes and to render a decision to the applicant within thirty (30) days of receipt of the complete application. If an application is denied, the applicant may appeal to the Board of Directors. The Board may concur with, reverse, or modify the ARC's decision by a majority vote.

It is important to note that some exceptions may currently exist to these adopted guidelines and the DCCR's for Huntington Farms. In the circumstances surrounding each case, the homeowners

HUNTINGTON FARMS HOMEOWNERS ASSOCIATION

ARCHITECTURAL GUIDELINES

are either protected by a "Grandfather" clause or were granted exceptions by the Declarant or Board of Directors. As a general rule, exceptions will not be approved by the ARC but will come before the Board of Directors for consideration.

For matters where there is a need for substantial review by an architectural firm or engineering consultant, the homeowner will be responsible for costs incurred by the Association related to such review. This potential fee will be discussed with the homeowner prior to incurring any cost.

REVIEW TIMETABLE:

Because the ARC is made up of part-time volunteers, thirty (30) days is required to act upon an application. Although the DCCR [Section 5(b)] provide 30 days, in most cases, the ARC will review and attempt to process your application within 10 business days. Please allow ample time for the review process.

While many contractors offer to submit the necessary documentation, it is the homeowner's responsibility to ensure ARC approval is obtained prior to construction. This approval is separate from any County permits required for such project. If construction is started or completed prior to HFHOA approval, it is done "at risk". If said construction is not approved, it is the responsibility of the homeowner to remove and/or bring it into compliance. It is therefore highly advisable to not commit labor or materials until you have received approval.

CLEARING/CONSTRUCTION:

No clearing/construction shall commence without an approved plot plan showing building(s) and location and proposed vegetation/landscaping and drainage plans. Clearing shall be confined to the subject Lot(s) purchased by the Owner and shall be removed from the Lot as soon as possible. No debris shall be disposed of anywhere within Huntington Farms. Water drainage (runoff) shall be controlled as much as possible to minimize mud or debris being deposited onto any other lots or the subdivision streets. The HOA may require that Owner pay for the cost of any street cleaning occasioned by Owner's construction activities. Crushed stone shall be placed on the proposed driveway location before any actual home construction begins; stone must be placed 10 feet in width and 25 feet in length from the street curb for use by construction/delivery trucks to help reduce mud on the subdivision streets. Depth of the stone shall be a minimum of 6 inches. No building materials may be placed or stored within the street right of way. Construction debris shall be removed periodically during the home building process and debris shall not be allowed to excessively accumulate on any Lot.

Home construction shall commence construction within one (1) year unless unusual conditions prevent same. Any request for extension of this timetable shall be in writing to the HFHOA and the Owner shall continue to diligently prosecute construction to completion. HFHOA may require that landscaping and driveway installation be completed as a condition to granting any extension in cases of prolonged construction. In any event, the landscaping and driveway shall be completed upon occupancy of the home or upon completion of the dwelling (30 days from the final inspection by the City or County Building Inspector), whichever occurs first unless HFHOA grants a written extension.

HUNTINGTON FARMS HOMEOWNERS ASSOCIATION

ARCHITECTURAL GUIDELINES

STRUCTURE SETBACK REQUIREMENT:

Definition: Structure shall mean the building envelope including overhangs, enclosed entrance ways, etc.

- a. For all sites, from, side and rear yards, no structure shall be within 50' of the street right of way.
- b. All other public streets:
 - a. Front yard - No structure within 40' of street right of way.
 - b. Side and rear yard not abutting street - No structure located with 10' of respective lot boundary line.

STORM DRAINAGE:

Please submit and include a storm drain design along with the final site working drawings for review. The process of approval by the County of York Engineering is the responsibility of the landowner.

NATURAL GAS UTILITIES:

The buyer must request gas service directly from the utility company. Gas meters and manifolds must be visually screened and screening method to be indicated on drawings submitted for review. All piping is to be located underground.

EXTERIOR FEATURES:

The minimum square foot heated area for a particular home design is only one of many factors that the ARC will consider when reviewing a plan for approval. Quality of design, proportions, materials and other factors will be important considerations. Mere compliance with the minimum heated area as required in the restrictions will not be adequate for plan approval.

Homes are to be predominantly traditional in design and should harmonize with their surroundings and with one another. Home designs shall be distinctive but not so as to call undue attention to particular home either through unusual design, materials, color or landscaping. The ARC shall be furnished any color, material selection or other specification that it requests in order to approve Owner's plans.

Unless otherwise approved in writing by the ARC, the following criteria shall apply:

- 1) Roof pitches shall be 8:12 (8 in 12) or greater, except for porches, unless otherwise approved.
- 2) Roofs shall have gutters either painted or copper.
- 3) Vent pipes and similar roof projections shall be painted black or to closely match the roofing material where visible from any street.
- 4) Flashing shall be copper or painted to closely match the background material.
- 5) All chimneys shall be brick, stone or stucco.

HUNTINGTON FARMS HOMEOWNERS ASSOCIATION

ARCHITECTURAL GUIDELINES

- 6) All windows visible from any street shall have painted shutters, except for approved specialty windows or decorative brickwork.
- 7) All windows visible from any street shall have mullions.
- 8) Garages must have overhead, paneled doors; carports are not allowed. Garages should also be side entry except where limited by topography and approved.
- 9) Numerals only may be used to identify a residence's street number; the numerals may not exceed 4 inches in height and must be placed on, over or immediately beside the front door.
- 10) Driveways shall be concrete, with concrete drainage pipes under driveway.
- 11) The front walkway serving the main entrance to a residence must be brick, stone or concrete (not crushed).
- 12) Mailboxes and posts have been standardized and shall be no nearer the street than 6 inches measured in a vertical plane. Contact Carolina Mailboxes for parts or replacement (704) 334-3393, www.carolinamailboxes.com . Model Somerset. No other options are permitted or allowed.
- 13) Excluding the entrance radius, driveways shall not be nearer any side lot line than 2 feet extending from the street to the front line of the main residence.
- 14) No pole mounted security lights will be permitted. Any other lighting shall not be intrusive to any neighboring homeowner.
- 15) The minimum square foot heated area shall be 1,800 square feet for Phases I, II, and III and 2,400 square feet for Phase IV with a two-car garage.
- 16) Homes are to be constructed with brick, stone or stucco unless otherwise approved in writing by the ARC.
- 17) Well covers are required to be the appearance of natural stone. This area should also be landscaped.
- 18) No fences shall be constructed beyond the front line of the home without written approval by the ARC. No hurricane or stockade type fencing will be allowed. Black aluminum decorative panel fencing is the preferred style.
- 19) Twenty-five (25) year architectural shingles or their equivalent is a minimum. Slate, concrete, tile and other hard shingles are encouraged.

PERMANENT, TEMPORARY AND ACCESSORY STRUCTURES / BUILDINGS:

Considering the size of the lots in Huntington Farms, Homeowners frequently find it desirable to have auxiliary standalone structures in addition to the main residence building. For the purpose of clarifying the Covenants and associated Guidelines, these structures are categorized as permanent and temporary. Any outbuilding permanent or temporary must be approved by the ARC.

HUNTINGTON FARMS HOMEOWNERS ASSOCIATION

ARCHITECTURAL GUIDELINES

PERMANENT:

Permanent structures are defined as any outdoor structure that is permanently fixed, cannot be moved without excavation or demolition in place with a masonry foundation and unable to move about the property. The following are considered permanent structures, but not limited to:

- Garage
- Utility Building/Shed
- Pool House
- Portico (structure consisting of a roof supported by columns at regular intervals)
- Pergola
- Pavilion
- Gazebo
- Arbors
- Screened-In Room
- Equipment Building (i.e., Generator, Pool Equipment) or
- Other structures with a permanent foundation such as basketball and tennis courts and baseball batting cages.

GARAGES

This is a standalone permanent building designed and/or used primarily for shelter or storage of vehicles or boats. The term garage shall not include carports, which are prohibited.

POOL HOUSES

This is a standalone permanent structure designed for recreational or entertainment purposes and may include a partial bath, changing rooms, and/or laundry and kitchen facilities. This building may or may not be in conjunction with an actual swimming pool.

UTILITY BUILDINGS

Utility buildings can have an aesthetically positive affect on both the individual property and the neighborhood by concealing many unsightly objects such as garden tools, trashcans, bicycles, lawnmowers, etc. Conversely, an inconsistently placed or poorly designed utility building can visually negate an otherwise desirable residential area. As a result, all utility buildings must be compatible with both the architecture and landscape

HUNTINGTON FARMS HOMEOWNERS ASSOCIATION

ARCHITECTURAL GUIDELINES

surrounding the house. Therefore, it is important to remember in choosing and locating a storage building that there are needs other than for storage which must be considered.

UTILITY BUILDING CRITERIA

1. All utility buildings require advance approval from the ARC.
2. Utility buildings planned without poured concrete foundations will not be approved. The building must be constructed with positive anchorage to its foundation. Utility buildings without foundations will be considered temporary structures and will continue to be controlled by the HOA's temporary structure covenants.
3. Utility buildings must be constructed of the same or similar materials to the predominate materials of the residence. No metal walls shall be included. Design and color must be in harmony with architectural style, siding, and trim of the home, including roof materials. Metal roofing material will not be approved.
4. Locations will not be approved in side-yards forward of the rear foundation line of the home on the lot. Judgment for acceptable locations shall remain the exclusive right of ARC.
5. Utility buildings with automobile garage or rolled up doors will not be approved.
6. At the ARC's discretion, landscaping, or other screening measures may be required to ensure compatibility with adjacent properties. Visual compatibility shall be determined on a case-by-case basis.
7. Utilities servicing utility buildings shall be installed underground.

TEMPORARY:

Temporary structures are defined as any outdoor structure which is erected to fill a temporary need, lasting months or several years. These structures are typically erected for a defined start and end period of use.

PLAYHOUSES

ARC approval is required if larger than 24 square feet and/over six (6) feet high, as long as it is located behind the main house. Restricted to one playhouse per lot regardless of size. Playhouses are for school age children, typically between the ages of 2 and 10 years old. The homeowner shall specify intended use period and agrees to remove the temporary structure after the defined agreed to period or at the time of home sale. Provisions shall be reviewed by the ARC if the new homeowner accepts maintenance liability and has school age children that will utilize the playhouse. New owners will be required to submit for approval the new revised defined period of temporary use.

HUNTINGTON FARMS HOMEOWNERS ASSOCIATION

ARCHITECTURAL GUIDELINES

ACCESSORY:

Accessory Structures are used to describe, but not limited to, those structures that are typically not fully enclosed such as gazebos, arbors, outdoor kitchen areas, play structures, fencing, flagpoles, and standalone decking.

Building mounted flags or banners are permitted and do not require approval for two or less of a size not to exceed 3' x5'. All permanent free-standing flag poles shall be approved by the ARC.

Basketball, Soccer, Lacrosse, goals and golf nets: If the following conditions are met, approval is NOT required.

1. Goals or nets must be placed behind the front line of the house and not attached to the house. If possible, it is preferable to locate them behind the back line of the house.
2. All goals or nets must be properly maintained and if in disrepair or no longer in use, must be removed.
3. Goals or nets placed closer to the street than the front of the home will NOT be approved or permitted.

TIME LIMITED APPROVAL:

Time limited approvals will be considered for ARC approval is required for tents other than camping tents used for parties or for occasional overnight sleeping by children that are left standing for no longer than 72 hours on a regular basis.

NOT PERMITTED:

Buildings or structures of any type that do not incorporate a masonry foundation and includes but is not limited to shacks, prefab sheds and above ground pools. Temporary structures, other than approved playhouses and those used during the initial construction of a residence, are not permitted. Variance will not be granted under any condition or circumstance: Prefabricated utility structure of any type or size, Smoke House, Tree House or Tree Platforms, Barn (animal or farm use), Hunting Stand, Overhang Ports with no walls (pole barn / carport) for Car, Bike, Motorcycle, ATV, Boat, Garden tools, mowers, etc.

SOLAR PANELS:

The board adopts these guidelines to allow for the use of solar energy for power usage to ensure proper installation and design of said solar panel systems.

1. All solar panel installations must be approved by the ARC prior to installation. System must be installed by a professional, certified solar panel installer who is registered with Duke Energy. No Do-It-Yourself (DIY) Installations will be approved. All solar panels and/or

HUNTINGTON FARMS HOMEOWNERS ASSOCIATION

ARCHITECTURAL GUIDELINES

components with visible damage from any event, man-made or natural, shall be repaired within 30 days. If longer is needed, owner should provide details to the ARC as to why it will be longer. All surfaces will be kept in good repair.

2. Solar panels are to be flush-mounted on the roof with the location on the rear and/or sides of the main roof fields. Solar panels on any dormers or hip roof locations facing the street will not be permitted. Front or street facing roof panels will not be considered.
3. All components of the solar system should be integrated into the design of the home and the color of the components should generally conform to the color of the roof shingles to the extent practical. Solar "shingles" that mimic the look of a composite shingle are allowed but should match the color of the current roof as much as is possible. Solar shingle installations are encouraged to cover the entire roof like normal roof shingles. Partial installations will be reviewed on a case by case basis but, in general, will follow the same rules as standard solar panels. If not using "shingle" type solar then black panels with black trim will be considered. No silver, blue, or other non-harmonious colors will be considered.
4. The highest point of a solar panel array will be lower than the ridge of the roof where it is attached. The panels shall be mounted level with the roof surface and cannot be angled upward. Consideration for any needed angles may be given for panels on the rear roof only.
5. Applications submitted for consideration and review should include the following:
 - a. The name of the certified installer of the solar panel system and a diagram "drawn to scale" by said licensed contractor installing the system showing where system will be installed.
 - b. Photos of the roof where the array will be mounted.
 - c. Material to be used and/or manufacturer's description of the system, photos and/or pictures of the system and color of said system. d) Where possible, provide photos of similar existing systems as examples.
6. Piping and electrical connections will be located directly under and/or within the perimeter of the panels, when possible, and placed as inconspicuously as possible when viewed from all angles.
7. Any trees, etc that need to be removed will have to have prior approval by the ARC.

LANDSCAPING:

Landscaping modifications which require approval include any activity that modifies the landscape visible from the street, or potentially can impact a neighbor's property, or other area of the subdivision. This includes, but not limited to, features of an area of land, including living

HUNTINGTON FARMS HOMEOWNERS ASSOCIATION

ARCHITECTURAL GUIDELINES

elements such as shrubbery, and/or trees; natural elements such as landforms, terrain shape, elevation, bodies of water and lighting conditions.

TREES, SHRUBS & BEDS

Changes to the property that do not require ARC approval: (In an effort to document the change and avoid any confusion, informing the Board and ARC is requested.)

1. The home or lot owner is responsible for the management of all trees and shrubs on their property. Diseased trees need to be mitigated or removed to prevent the spread to the neighbor's trees.
2. The home or lot owner shall be permitted to remove any tree anywhere on their property that is determined by an arborist or tree service to pose a potential danger to any home or to safe passage on a subdivision street or walkway without approval from the ARC. However, if the trees being removed are healthy, then a report from the service must be sent to the ARC.
3. The home or lot owner must remove a dead, damaged, or diseased tree anywhere on the property that is a danger to a neighbor's property or safe passage on a subdivision street or walkway without approval from the ARC within a reasonable timeframe.
4. Planting of any beds or shrubs less than 3 feet in height at maturity and located greater than 10 ft. from the property line or street do not require ARC approval.
5. Any planting of beds, trees, or shrubs within 10 ft. of the property line that will not contain specimens that will encroach on a neighbor property at maturity.

The following are examples (but not limited to) that are not permitted.

1. Clear-cutting of a property.
2. Any continuous hedges from the front line of the house to the street or along the street are not permitted.
3. Planting of invasive species such as Bamboo are not permitted within the neighborhood. Included below are some potential sources of additional information:

- a. <https://www.se-eppc.org/southcarolina/scinvasives.pdf>
- b. <https://www.se-eppc.org/southcarolina/index.cfm>
- c. <http://www.trees.sc.gov/pubs/invasivespecies.pdf>

The following require ARC review and approval:

1. Planting any trees or shrubs above 3 ft. in height at maturity between the front of the house and the street.

HUNTINGTON FARMS HOMEOWNERS ASSOCIATION

ARCHITECTURAL GUIDELINES

2. Any planting of beds, trees, or shrubs within 10 ft. of the property line that will contain specimens that will encroach on a neighbor property at maturity.
3. Removal of any healthy trees greater than 3 inches in diameter anywhere on the property unless determined to be a danger as noted above.
4. Clearing of trees in accordance with a separate project such as a pool, deck, new home, or additional construction should be approved by the ARC as part of the specific project plan.
5. If you have any doubts or questions regarding these provisions, don't hesitate to contact the ARC.

LAWNS:

Homeowners are expected to maintain the lawns surrounding their home.

1. Lawns must be seeded or sodded with widely acceptable warm weather tolerant grass such as Tall Fescue, Bermuda, Zoysia, St. Augustine, or Rye Grass. There are numerous varieties that will deliver a beautiful lawn.
2. Lawns need to be maintained and free of weeds and fungus. This requires regular maintenance such as mowing, aerating, and watering as well as regular application of normally acceptable fertilizers and pest control products (including either chemical or organic pesticides, herbicides, and fungicides).
 - a. Lawns should maintain a height of no taller than 6 inches by regular mowing and be primarily free of weeds and other damage.
 - b. New homes or homes having improvements done where the lawns are damaged during construction or renovations, are expected to restore those lawns with seed or sod within 60 days of the completion of the project.
 - c. If you have any doubts or questions regarding these provisions, please contact the ARC for guidance.

DRAINAGE DITCH

Maintenance of the drainage ditch along the streets throughout Huntington Farms is the responsibility and obligation of the Homeowner. Should this drainage ditch need maintenance requested by the HFHOA but not completed by the homeowner, HFHOA reserves the right (as does York County) to perform the needed maintenance and charge a reasonable amount back to the Homeowners. *Further, Homeowners shall not change the landscaping in the drainage ditch without written approval of the ARC. ALL drainage modifications must be approved by the ARC.*

HUNTINGTON FARMS HOMEOWNERS ASSOCIATION

ARCHITECTURAL GUIDELINES

HARDSCAPING:

This includes any visible, non-living materials of a permanent nature such as pavers, rock walls, asphalt, concrete, wood, water features, and gravel. It does NOT include bark, mulch, or pine straw. All Hardscaping projects require a plan submitted to the ARC for review and approval. This plan should include materials, drainage, and distances from building and property lines.

DRAINAGE PROJECTS:

ALL drainage modifications anywhere on the property must be approved by the ARC.

LAWN ORNAMENTS:

Lawn ornaments and statues located from the back line of the house to the street must be non-offensive, unobtrusive (earth tones colors only), limited in number (less than 12), and smaller than 18" in stature.

WATER FEATURES:

Water features, bird baths, fountains located from the back line of the house to the street must be approved.

SIGNS

The following signs are permitted without approval:

1. One small security sign provided by the security system manufacturer.
2. HOA event signs temporarily placed to advise of HOA sponsored events.
3. Small temporary signs advising of invisible dog fencing.
4. One realty sign advising of the sale of the property.

MAINTENANCE OF HOMES & PROPERTY:

DCCR Section 9: Maintenance of Lot: "Each One shall keep his Lot in an orderly condition, including routine mowing of grass, and shall keep the improvements thereon in a suitable state of repair, promptly repairing any damage thereto by fire or other casualty, including water or sewer casualties. No Lot shall be used in whole or in part for storage of rubbish whatsoever..."

ARC review and approval is required for any exterior changes or alterations. These changes or alterations must be in harmony with the development. In essence, after a structure is built, it needs to be maintained.

HUNTINGTON FARMS HOMEOWNERS ASSOCIATION

ARCHITECTURAL GUIDELINES

Examples of maintenance, (but not limited to) which result in changes that must seek ARC approval:

1. Roof replacement.
2. Deck replacement.
3. Any change in paint color on doors, shutters, trim or the house.
4. Replacement of doors, windows, and other attachments to house.

The board is responsible for enforcing the general maintenance and upkeep of houses and other structures by the homeowners. Examples of general maintenance are (but are not limited to):

1. Trees & bushes: removal or planting, as noted and in-accordance-with in applicable section.
2. Mailbox: replacement, repair, or painting, do not required ARC approval as noted and in-accordance-with in applicable section,
3. Any changes in the topography of the lot that affect drainage and would need county approval.
4. New driveway and/or sidewalk.