

THE HUNT CLUB

HOMEOWNER'S ASSOCIATION – USE RESTRICTIONS

A Summary of Use Restrictions

As Noted in The Hunt Club H.O.A. Documents (HC)

And The Countryside H.O.A. P.U.D. Documents (CS)

These restrictions are applicable to ALL Homeowners and Renters

1. **LAWN ND HOME EXTERIOR and MAINTENANCE:** “It is the obligation of each owner/renter (resident) to maintain the premises and the structures there on in a manner such as not to compromise the desirability and value of the adjacent property and to the community at large.” CS, Revised Jan. 2007.
2. **SHEDS:** FL Statue 720.3035 States “Limits or places requirements on the interior of a structure (fence) that is not visible from the parcel’s frontage or an adjacent parcel, and adjacent common area, or a community golf course.” No debris or materials may be stored on the exterior of property.
3. **NO WINDOW AIR CONDITIONING UNITS:**
4. **NO TRAILERS or CAMPERS:** No temporary structures such as a trailer, mobile home, camper, tent, bus, boat, etc. shall be used or permitted to remain in any lot as storage, residing or living quarters (temporary or permanent). HC Pg 9. Vehicles with expired tags must be parked in the garage and are not allowed to be stored in the driveway.
5. **NO OVERNIGHT STREET PARKING:** Vehicles, boats, trailers, mobile homes, buses, etc. cannot park on the streets from 1:00 AM to 7:00 AM. HC, Pg 9.
6. **NO OVERNIGHT LOT PARKING:** Vehicles, boats, trailers, mobile homes, buses, etc. may not be parked on ANY LOT (residence) between 10:00 PM to 7:00 AM. HC Pg 10
7. **PET LIMIT (4):** Limit of four (4) domestic pets at any dwelling: no pets making noise that disturbs other owners. Pg 10. Countryside limit: Two (2) domestic pets. CS Pg

19. All animals shall be leashed when not in enclosed yards. Pets should not be permitted to make noise at such a volume as to disturb other owners (Port Orange Ordinance).
8. **FENCE and HEDGE INSTALLATION:** No wall, fence or hedge shall be erected, placed, altered, maintained without RARC approval. HC Pg 10. All sports structures shall be approved by RARC. Approved structures must not be visible from the street. No above ground pools. No chain link fences are permitted. The sight line of neighboring yards shall not be obscured. Wall heights are 6 feet maximum and must be set back 13 feet from the front of any structure.
9. **NO DOCKS OR FLOATS:** No docks or floats in the lakes or maintenance areas. HC Pg 10. Waterfront properties have special restrictions as noted in the Documents. No retaining walls shall be constructed.
10. **NO RADIO (including SHORT WAVE):** No radio antennas or masts for reception or transmission are allowed.
11. **NO SIGNS:** No commercial signs, or other signs shall be erected or maintained on any lot without the written permission of the HOA, and with the approval of the RARC. HC Pg 11. No signs may be displayed in any dwelling or garage window. CS Pg 19. Political signs are NOT permitted anywhere in Countryside. Only one FOR SALE sign or one FOR RENT sign is allowed per residence (must be realtor sign).
12. **NO EXTERIOR PAINTING WITHOUT RARC:** No shutters, awnings or decorative exterior trim or decorations or change in exterior color without the permission of the RARC. HC Pg 12. This includes all repairs, new construction or anything that is added or deleted to the exterior of the home. (Colors must be white or muted shades of gray, tan, blue or brown). No "bright" colors will be approved.
13. **NO STATUARY:** "No ornamental statuary of any type shall be visible from the street." HC Pg 12.
14. **NO TREE REMOVAL:** Tree removal having a diameter greater than 4 inches shall be approved by the RARC and the City of Port Orange. Plans submitted for approval must show details for *removal and replacement*. HC Pg 12.
15. **KEEP GARAGE DOORS CLOSED:** Garage doors are to remain closed except for the ingress and egress of automobiles. HC Pg 13. (Amended 1992 to read doors may be kept 2 feet above the drive surface for ventilation. All dwellings are required to have a minimum 16-foot garage door with an operational garage door opener.

16. **USE OF GARAGES:** Garages may not be converted to additional living space. They must be used for the storage of vehicles. HC Pg 13. Carports are not permitted. No screen doors in lieu or used with garage doors are permitted.
17. **BOAT LIMITATIONS ON LAKES:** No boats may be used on the lakes longer than 12 feet (except canoes). No powerboats, jet skis or other non-human powered boats are permitted on the lakes (1983). No boats may be stored visible from the street.
18. **BASKETBALL STANDARDS:** Mobile backboards must be taken down when not used (and every night) and stored out of sight.
19. **FLORIDA LANDSCAPE:** Any "Florida Landscaping" Plan must be submitted to and approved by the RARC. CS Pg 27. Restrictions are permitted by Florida Statute.
20. **DO NOT BLOCK SIDEWALKS:** No parking or blocking sidewalks.
21. **DO NOT REPAIR VEHICLES:** No major repair of any motor vehicle on any lot. CS Pg 18. This includes cars, SUVs, trucks, vans, motorcycles, boats and ATVs.
22. **CONTRACTOR and LAWN SERVICE PARKING:** Vendors must park on the street and parallel to the curb. Vehicles should not block or slow the flow of traffic, nor should they be parked in a manner to disrupt garbage pickup and mail delivery.
23. **NO OBNOXIOUS ACTIVITY:** No obnoxious or offensive activity may be conducted or permitted on any lot or common area including streets. CS Pg 20. This includes speeding.
24. **KEEP LAWNS and BUSHES TRIMMED:** ALL lots shall be kept free of rubbish, trash, garbage, or other solid waste material and unsightly weeds and underbrush.
25. **KEEP GARAGE CANS OUT OF SIGHT:** All garbage and other waste materials must be kept in containers and (except during pickup) all containers shall be kept within an enclosure. Such enclosures shall be located out of sight from the front street. Strictly enforced.
26. **DRIVEWAY PAINTING:** No driveway may be altered without the RARC approval. CS Pg 21. No driveway may be widened.
27. **PICK UP DOG WASTE:** People walking animals must pick up and properly dispose of any waste and excrement from the animal. CS Amend 4, 1992.

28. **NO PLANTERS, CHIMES, FOUNTAINS, etc.:** No planters or scalloped concrete lawn delimiters, wind chimes, fountains, or lawn statues shall be permitted on any lot. CS Amendment 13, 1992. Note: The Hunt Club has determined that flowerpots are not planters. Brick planters attached to the homes were approved by RARC with the building plans. Various yard ornaments are not permitted under this rule (a structure) unless approved by RARC.
29. **APPROPRIATE LIGHTING:** Lighting must not interfere with the use or enjoyment of adjacent property owners and must have RARC approval to ensure that it does not. CS Pg 20 Sec 3.9. Holiday lighting and decor can be installed 30 days prior to holiday and should be removed 30 days after the date of the holiday.
30. **SIDEWALK MAINTENANCE:** All residents are responsible for the maintenance of their sidewalks and the grassy area between the walk and the street (HC Board).
31. **CONCRETE SURFACES:** All residents have to remove excessive iron (and other) stains from their driveways and sidewalk areas. (HC Board).
32. **DISPLAY OF THE AMERICAN FLAG:** Residents who display an American flag are to do so in a respectful manner and according to the Flag Code. Torn, dirty or mutilated flags are to be removed immediately. Flags that are not in compliance with the Flag Code are not permitted (logo, seasonal, festive, advertisement, club, sport, etc.) to be displayed as viewed from the street. Permanent flag poles displaying the American flag must be illuminated and kept in good condition.
33. **RENTALS:** No individual, corporation, or individual associated with a corporation shall own more than two (2) properties. Rentals shall be minimum for 12 months. No residence shall be occupied by more than 3 people non-blood related to owner (Port Orange City Code).
34. **NO PARKING ON THE GRASS:** Parking in common areas or residential lots (in the grass) is not permitted.
35. **VENDORS MUST REMOVE DEBRIS:** Residents who employ contractors for tree or bush trimming must have the contractor remove the debris from their property. The same applies to contractors who do remodeling – the debris must be removed.
36. **GARBAGE OUT THE DAY BEFORE:** Residents must put their garbage curbside no earlier than 24 hours before pickup and remove their cans from the street 24 hours after pickup.

37. **PICKUP FREE PAPERS:** The Board would like all residents to remove news/advertising papers from their driveways the same day they are delivered. For example, the free newspapers thrown by the vendor onto driveways. To leave the papers in the drive past the day they are delivered, violates #25. All garbage should be in cans.
38. **POTTERY LIMITATIONS:** Residents are limited to four (4) pieces of pottery (flowerpots) visible from the street. Pots must be ceramic in construction or colored composite or plastic. Pots must have plants in them
39. **PARKING PARALLEL TO THE STREET:** Parking parallel to the street within the boundary of the driveway is not permitted. Parking in the grass apron is not permitted. Cars must park in their driveways perpendicular to the street or on the street parallel to the curb. Cars may not park on the sidewalk, either in part or whole.
40. **MAILBOXES:** Curbside mailboxes must be maintained by the homeowner and replaced if deemed so by the HOA. The replacement of mailboxes must be approved through the RARC process. Mailboxes must be black metal with NO sports, religious, political, or other themed ornamentation and must be positioned to meet Postal Service requirements. (The current approved replacement mailbox is Imperial Mailbox Systems, Twin Contemporary Mailbox Post System with Standard Solar Box TC2-3014.
- **“LOT”** is defined as the lawn (non-dwelling) portion of a residence, as well as common areas owned by the HOA.
 - **“STRUCTURES”** are restricted and/or governed by the RARC. A structure can be a bird bath, trellis, arbor, etc. A trellis must have RARC approval based on this definition. Read the section on No Structures in your Rules and Regulations.
 - **ALL RESIDENTS** should have a copy of the Hunt Club Documents which include the Covenants, Conditions and Restrictions, Articles of Incorporation, By Laws, Amendments to the By Laws, Declaration of Covenants, Countryside Subdivision Unit II and Unit IIID, and other Articles of Amendment.
 - **ALL RULES AND RESTRICTIONS** “run with the land” and apply to all owners and residents of any property located within the Hunt Club Homeowner’s Association.

- **FEES** are due before January 1, and July 1. Fees not paid by January 15, and July 15, will be assessed as an additional \$25.00 late charge.
- **NOTE:** There is no “grandfather clause” in the documents. Pg 14 CS Article XIV Enforceability, Section 1-b. **All violations will be enforced as they are identified.**