

HUNT RIDGE ARCHITECTURAL RULES

Exterior changes or modifications of any type shall NOT be made to any home or Lot until the plans have been submitted to and approved by the Architectural Review Committee (ARC). This includes, but is not limited to doors, storm doors, windows, driveways, patios, lanais, landscape, AND Satellite Dishes. The Architectural Review Form may be printed from the Hunt Ridge tab, under FORMS, on www.tallpinesnpr.com. The form must be legibly filled out and submitted with all required/pertinent/ relevant documents, including a plot plan, if necessary, to the Architectural Committee. If a contractor is hired, a detailed plan and Certificate of Insurance must be provided.

The current ARC members are:

Peggy Krobatsch	727-845-0950	krows38176@aol.com
Marty Giles	727-845-6530	cruzin1957ford@gmail.com
Anne McQuade	917-306-2079	annemmcquade@gmail.com

RULES

1. Each lot, unit, or parcel owner/trust shall be obligated to maintain the lot in good condition and repair, including but not limited to landscaping, sod, cement driveways and patios.
2. Each parcel owner must have and maintain, or replace, sod grass on all sides.
3. Each parcel owner shall maintain his or her landscaping, to include the lawn area, flower gardens, trees and shrub and bush area, to present a neat and orderly appearance. Any improvements to the lot require submission of an Architectural Review Form to the ARC. The Hunt Ridge HOA does not assume any responsibility to maintain any approved landscaping.
4. Flowers, herbs, and grasses which grow to 5 feet or less, may be planted in an existing garden bed, without approval. Weeding and mulch/stone must be maintained by the owner in existing garden beds.
5. No owner, renter, or resident may maintain, treat, landscape, sod or place any sign or advertisement on any part of the Common Areas without prior written consent of the Tall Pines Community Association. Common areas are property of Tall Pines Community Association.
6. Signs of any kind are prohibited in any window, on any property structure, or lot, except for (1) FOR SALE or FOR RENT sign, not to exceed 36" x 24", placed in the lawn.
7. No tents, tarps, pergola, canopy, Sun Sail, outdoor curtains or similar may be erected or placed anywhere on a lot. The only exceptions are round or square Market Umbrellas, which must be secured by a heavy cast iron umbrella stand, free-standing or within an outdoor table. A one-day event tent is allowed and requires prior ARC approval.
8. No shed, shack, barn, cabinet, shelf, storage box or other similar item may be placed or erected anywhere on a lot.
9. All exterior paint colors must be approved by the ARC.
10. Cement driveways may be painted or coated only in a neutral shade approved by the ARC.
11. Lanai extensions must be approved by the ARC.
12. Only an outdoor Air Conditioner Unit is allowed. It should be installed on a concrete slab. A three-sided white vinyl vented A/C unit enclosure is permitted to enclose the unit.
13. Trash cans must be stored out of sight as soon as possible after trash pick-up.
14. Grills must be stored in the backyard.
15. Bicycles, toys, and athletic equipment (basketball hoops, hockey nets, etc.) must be stored out of sight at the end of the day.
16. All holiday lights and decorations must be removed no later than 30 days after the holiday.