

Hunter's Ridge "Architectural Control Committee" Guidelines

IMPORTANT

ALL EXTERIOR CHANGES TO RESIDENCE AND GROUNDS MUST MEET THE APPROPRIATE FEDERAL, STATE, COUNTY AND/OR CITY ORDINANCES

APPLICANTS MUST OBTAIN APPROVAL AND APPROPRIATE PERMITS FROM ALL GOVERNMENTAL ENTITIES THAT HAVE ORDINANCES AFFECTING ANY CHANGE TO THE TO THE EXTERIOR OF THE HOUSE STRUCTURE AND/OR THE GROUNDS.

CHILDREN PLAYGROUNDS: Will only be approved if they are installed in the back yard, unless that is not practical. Then they will be allowed in the side yard on a case-by-case basis. They must be shielded from view of street and from view of adjoining property owners
(FL STATUE 720.3045)

CONSTRUCTION TIMES: The following are construction times for the Hunter's Ridge community:

Monday – Saturday 7:00 a.m. to 7:00 p.m., Sunday 9:00 a.m. to 4:00 p.m.

DRIVEWAYS: Of the residences should be concrete. No main driveways or driveway extensions should consist of mulch or rock. "Pavers" or "stamping" or any other driveway treatment must be approved by ACC.

ELEVATIONS: Houses should not have over three treatments, i.e.: wood, brick, stone, or vinyl. Wood cut at different angles would be considered two treatments. Single plane front walls are discouraged. Offsets and roof extensions (porches) are encouraged.

EXTERIOR MATERIALS: Should consist of wood, brick, stone or approved stucco finishes. Certain manufactured simulated rock or stone (meaning of stucco or plaster nature) may be acceptable. No painted block homes will be allowed. Block homes must be treated with wood, brick, stucco or other approved finish materials. Exterior faux painting will not be approved. Earth tone colors are encouraged. **Actual paint chips must be submitted with the application.** No bright colors. Vinyl siding, if approved, should be pastel colors or white with wood grain.

Any exposed block foundation over the height of two feet should be covered with the same exterior treatment used above the foundation wall. **(Samples of all exterior materials and colors must accompany the Architectural Control Application for Approval Form.)**

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- **Fascia** - Minimum of six-inch (6") fascia required on all homes. Soffit - Minimum sixteen-inch (16") soffit is required on all homes, including Ashford Lakes Estates and Deerfield Estates. All other Flagler County, Soffit – Minimum twelve-inch (12") soffit.
- **Gutters** and downspouts should be white, bronze or matching trim
- **Windows** should be white, bronze or matching trim.
- **Front Elevation Windows** of all stucco homes require a minimum of four-inch (4") wide 'raised' bands surrounding each window. Side and back elevation windows of homes on corner lots may require bands.

FENCES: Installation of residential fencing within Hunter's Ridge must meet the Hunter's Ridge Architectural control fencing requirements and must receive a construction permit from the City of Ormond Beach. **The application to ACC must show the fencing layout drawn on the final survey along with the size and type of gates to be used.**

- **No wooden, cement block or plain metal materials may be used.** Fences constructed prior to 1997 may not meet these guidelines and will not be approved for replacement.
- Vinyl coated (green, black or brown) chain link, Vinyl/PVC (plastic) (white or tan) or colored (white, bronze or black) aluminum is the only materials that will be approved.
- Brick, stone, or combination with wrought iron will be handled on an individual basis. This will be considered a variance and must be consistent with neighborhood specific aesthetics.
- Fence may be installed from the front of the home to the back yard.
- Fences placed forward from the front of the home require a variance approval, have 100% approval by the ACC and must meet neighborhood specific aesthetics.
- Fence may be put on, or inside of, the property line. Easements will be considered before approval and may impact location of fence.
- If any part of the yard to be fenced faces a **main thoroughfare** and or street, only a green vinyl coated chain link fence with bushes installed on the street side and/or other privacy landscaping will be approved.
- Fence height will be controlled by vision clearance requirements (i.e.: corners) and esthetics. Fences can be a maximum of six feet.
- Deer Creek lots 222-240 must be all the same height and pattern PVC fence to keep uniformity for that area.
- All fences in Hunter's Ridge are expected to be kept in good condition. All fence replacements must meet the above guidelines, including a single section, and must be approved by ACC.
- The City of Ormond Beach will not issue a permit without an approval letter from the Hunter's Ridge ACC.

GARAGE DOORS: Widths Refer to each sub development's requirements. Single 9'; Double 16' or two 9'; Three Car 16' plus 9'; or Three 9' Doors or to fit the original Garage Door design. Eight foot or secondary eight-foot-wide garage doors will not be approved without a variance request from the ACC.

GENERATORS (STAND-BY): Location must be approved by the HR ACC and generator shielded from view of street and from view of adjoining property owners. **(FL STATUE 720.3045)** (See **PROPANE TANKS (Page 5)** when applying for Generators.)

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HOLIDAY DECLORATIONS: Are to be put up no sooner than four weeks before the holiday and removed within two weeks after the holiday. Temporary decorations for situations such as birthday, anniversary, birth of a child, graduation, etc. are allowed for seven days maximum.

HOME SETBACKS: Minimum City setback requirements are also listed in the C&R's:

Front setbacks: **Ashford Lakes Estates, Shadow Crossings, Huntsman Look, Foxfords Chase, and Huntmaster Court** - 30 feet from front property line.

- **Canterbury Woods and Forest Quest** - 25 feet from front property line.
- **Polo Club and Briargate** - 25 feet from back of curb.
- **Westland Village** - 30 feet from the back of curb.
- **Chelsford Heights I** - minimum of 30% of the depth of the lot Page.
- **Chelsford Heights II** - 50% of the living area front elevation must be setback at least 25% of the average depth of the lot and no portion being less than 30 feet from the front property line.
- **Deer Creek, Phases I, II, III & IV** - minimum 25 feet from back of curb.
- **Huntington Woods** – minimum 25 feet from back of curb.
- **Huntington Villas** – minimum 20 feet from back of curb
- **Huntington Green** – minimum 25 feet from back of curb
- **Deerfield Trace** – minimum 20 feet from back of curb

Side Setbacks: All neighborhoods must have a minimum of 20 feet between homes and no less than 8 feet per lot (i.e. 8' + 12') with the following exceptions:

Polo Club, Huntington Woods, Huntington Villas, Huntington Green & Westland Village - minimum of 15 feet between homes and no less than 7 1/2 feet per lot (i.e. 7 1/2 + 7 1/2).

Rear Setbacks: Are 20 feet. All corner side lots are 20 feet from edge of right of way, **Huntington Woods** and **Huntington Green** – 30 feet; **Huntington Villas** and **Deerfield Trace** – 10 feet

HURRICANE SHUTTERS: Styles allowed are panel, accordion, Bahama and roll down shutters (electric or manual). Earth tone colors, house/trim or complimentary colors are preferred. Materials allowed are aluminum, steel, clear fiberglass or polycarbonate and engineered fabric. Colors and material must be approved by the architectural committee. Shutters can be positioned one (1) week before hurricane anticipated strike and removed two (2) weeks after hurricane.

LAWN DECORATIVE OBJECTS: Definition of lawn decorative object: That which embellishes or adorns. Something, which added to another thing, renders it more beautiful to the eye.

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Architectural Control approval is required for any changes or additions to the front, side and back yards visible from the street or neighbors in Hunter's Ridge (C&R Article I, Section M), any non-complying items are to be removed at the owner's expense (C&R Article II, Section 2.2).

Architectural Control Approval is required in advance of changes being made.

While Architectural Control will have the final decision to determine if an item is acceptable or not, the following guidelines will be used:

- No item to exceed 24 inches in height, width or depth (including base, top, etc.), except for individually ACC approved exceptions (e.g. 20' flag poles, benches, fountains, furniture).
- No more than six items will be allowed.
- All items must be maintained in good condition by the homeowner.

MAILBOXES & POLES: New resident mailboxes and poles are provided, located and installed by the developer, the sub-developer or the homebuilder. Replacement mailboxes and poles are paid for by the Homeowner but purchased through the designated distributor. Please contact HOA Office.

PATIOS: **Concrete patio with no roof** to be no less than five (5') feet to side interior or rear property line.

Concrete patio with a screened roof to be no less than ten (10') feet from back property line.

Concrete patio with hard roof to be no less than twenty feet (20') from back property line.

PAVERS: Must be earth tones and approved by the Hunter's Ridge Architectural Control Committee.

PERGOLAS OR GAZEBOS: Will only be approved if they are installed in the back yard and shielded from view of street and from view of adjoining property owners. **(FL STATUE 720.3045)**

POOLS: Must not be offensive to adjoining homes and should be located so they do not cause a disturbance to neighbors. They require fencing or screening. Pool equipment must be shielded from view of street frontage and adjoining property owners.

WOOD DECKS: WILL NOT BE APPROVED.

POOL SETBACKS: Are the same as the City of Ormond Beach:

Rear Yard Pool Setbacks

(1) No Screen Enclosure;

The edge of water for swimming pools with no screen enclosure shall not be closer than 7.5 feet from the rear property line.

The edge of deck for swimming pools with no screen enclosure shall not be closer than 5 feet from rear property line.

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(2) Screen Enclosure:

Screen enclosures for pools shall not be closer than ten feet (10') from the rear property line.

Screen pool enclosures shall be located no closer than five (5') feet from the rear property line of a single family residence in situations where the rear yard abuts a dedicated open space in private ownership, a conservation easement held in private ownership or common area owned by a homeowner's association measuring a distance of at least ten (10') feet from the closest point to the rear property line.

(3) Interior Side Yard Pool Setbacks:

(1) The edge of water for swimming pools with no screen enclosure shall not be closer than seven and one-half (7.5') feet from the required interior side yard property line. The edge of deck for swimming pools with no screen enclosure shall not be closer than five (5') feet from the required interior side property line.

(2) Screen pool enclosures shall be located no closer than seven and one-half (7.5') feet from the required interior side yard property line.

PORTABLE BASKETBALL HOOPS: Are allowed but must be stored up by the garage when not in use.

PROPANE TANKS: Must be shielded from view of street and from view of adjoining property owners. HUNTINGTON VILLAGE cannot have visible propane tanks. They must be in the ground. (See **GENERATORS (Page 2)** when applying for **PROPANE TANKS**).

RECYCLE BINS: Must be shielded from view of street and from view of adjoining property owners (**FL STATUE 720.3045**)

RESIDENTIAL USE: No commercial/wholesale business is permitted to be conducted on any property/lots.

ROOFS: Should be Architectural Asphalt or Fiberglass, or Spanish type tile, or metal. No corrugated plastic, no gravel, or tin roofs. Earth tone colors are preferable. Patio aluminum roofs will only be approved if they are covered with the same roofing shingles as the existing main structure. An elevation drawing showing roof pitch must accompany request. Corrugated plastic patio roof coverings will not be approved as of August 2006. Exceptions made when home backs up to a conservation area and not in view of neighbors.

A minimum roof pitch of 6/12 should be maintained in all areas except for Ashford Lakes Estates, Chelsford Heights and Chelsford Heights Phase II, which requires a minimum roof pitch of 7/12 for single story. However, a two story can have a 6/12 pitch. All other Flagler County roof pitch can be 5/12.

SATILLITE DISH (Antenna): Are allowed if they are shielded from view of street and from view of adjoining property owners (**FL STATUE 720.3045**). In addition, meet Federal Regulation 1.4, (updated March 19, 2025).

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SECURITY CAMERAS: The cameras must be inconspicuous and view only the applicant's property and not to view adjacent or other properties.

SCREEN ENCLOSURES: Should be of bronze, white or dark in color including screen. No bright or regular aluminum color screen or structures will be approved

SHEDS: Sheds attached to the home and made to have the same exterior finishes of the home and roof type or placed within an enclosed lanai. Detached Sheds must be shielded from view of street and from view of adjoining property owners.
(FL STATUE 720.3045) (Effective July 1, 2023)

SIGNS: ALL Builder Signage and/or Subcontractor Signage, Realtor or For Sale by Owner Signs must be approved prior to installation. Any signs in violation of this policy will be removed from the work site. Signs must be no larger than 18" x 24" with Hunter Green letters on white background. Post must be no more than a 2" x 4" wide and no more than 60" in height and painted Hunter Green.

Covenants & Restrictions, Section 2.15 Sign Control: No sign of any kind shall be erected, permitted to remain on or displayed to public view on or from any Lot, except an approved sign giving the name of the occupant of the residence located on said Lot or an approved sign advertising the premises for sale or rent. All signs must be approved by the Committee as a condition to their being erected or being allowed to remain. Political signs shall be erected and removed under the guidelines set by City and County ordinances.

Architectural Control Committee Sign Guidelines: All builder signage and/or subcontractor signage must be approved prior to installation.

Model Home, Spec Home, Open House, Realtor and Resident "For Sale": Signs etc. must adhere to this policy. Any signs in violation of this policy will be removed from the site. Signs must be no larger than 18" x 24" with Hunter Green letters and trim on white background. Post must be no more than a 2" x 4" wide and no more than 60" in height and painted Hunter Green (PSM no. 357).

New Development Advertising/Information Signs: Maximum size sign; 4' X 8', Post; 2' X 4" painted Hunter Green, White background with Hunter Green letters and trim. If a map of the area is to be on the sign, the colors must be approved along with the approval of the sign layout. The Hunter's Ridge Logo and or Horn, are registered trademarks and are not to be used in the sub-developer's logo or advertising without the expressed approval of the Hunter's Ridge Homeowners Association in writing. Sub-developer actual logo may be used. Size of the logo is to be approved.

SUB-DEVELOPMENT ENTRANCE WALLS: No "architectural foam" permitted. The Architectural Control Committee as well as the City of Ormond Beach or County of Flagler must approve placement of the sign on the land (by indication on survey) before permitting.

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SOD: Only Floratam is to be used (NO Bahia without approval for certain common areas).

SOLAR PANELS (COLLECTORS): Are allowed, per (FL STATUE 163.04 (2)) the HOA is allowed to determine the specific location where the panels may be installed on the roof (property/grounds) as long as such determination does not impair the effective operation of the solar collectors.

T.V. ANTENNA: Are allowed if they are shielded from view of street and from view of adjoining property owners (FL STATUE 720.3045). In addition, meet Federal Regulation 1.4, (updated March 19, 2025).

TRASH CANS: Must be shielded from view of street and from view of adjoining property owners (FL STATUE 720.3045)

WINDOW AIR CONDITIONERS OR HEATING UNITS: Will not be approved.

The minimum square feet of enclosed living area vary by community, see attached page 8