

Huntington Creek



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Chapter 1 - The Design Guidelines Purpose and Enforcement

Huntington Creek is a 170 lot residential community in the Beulah area of Pensacola, Florida located just off of Mobile Highway.

The Design Guidelines establish regulations for construction of buildings and structures within the development and their maintenance. Each property owner is guaranteed that their rights will be preserved with respect to construction by others in the development.

The Design Guidelines shall be interpreted by the management company (MC) designated by the HOA for the development.

Enforcement of the guidelines shall be the responsibility of the Architectural Control Committee (ACC) as established and directed by the Board of Directors. The ACC may request recommendations from the MC.

Homeowners are expected to keep their property maintained and in conformance with the Design Guidelines and the Covenants of Huntington Creek. The ACC shall enforce and may seek the opinion of the MC in determining nonconformance.

Submittal and Review Process

Construction Requiring Submittal and Review

New Houses

All new houses are required to submit plans and provide the necessary items for the Review Process.

Additions and Renovations

Additions and Renovations to houses and structures are required to submit plans and provide the necessary items for the Review Process. Minor Improvements that do not require drawings may be eligible for an Accelerated Review. The ACC will conduct the Accelerated Review but may solicit the services of the MC. If it is unclear whether the project should be treated as an Addition and Renovation or a Minor Improvement, please contact the MC.

Drawings Required:

Site Plan

The site plan should have the following information:

- Property lines
- Building setback lines
- House and accessory structures
- Finish Floor Elevation (set by HOA)
- Driveways and other site improvements
- Fencing
- Sidewalks

Landscape Plan (to be submitted with house plans)

The landscape plan should have the following information:

- Property lines
- House and Accessory Structures
- Driveways, walkways, and paving
- Trees, both existing and new (see section 4). Plans must indicate caliper & tree heights.
- Plantings, including caliper and height where applicable
- Sodded areas
- Irrigation Note
- All landscaping used for screening A/C compressors, trash cans, satellite dishes, etc.

Floor Plans

The floor plans should have the following information:

- Dimensioned floor plans for each level
- Elevations of slabs and floors

Elevations

The elevations should have the following information:

- All elevations should be shown (minimum of 4)
- Materials drawn to scale
- Actual windows and doors to be used
- Overall building height and all plate heights
- Chimneys, arbors and other accessories

Exterior Materials List and Sample Selection

Exterior Materials List should contain specifications for all exterior materials used on the project. A sample file or packet must be submitted showing the intended materials, colors, and finishes of all exterior materials including but not limited to doors, windows, trim, roofing, brick, stone, siding, railing, garage doors, columns, shutters, etc.

Submissions

Submission of plans for review should be delivered to the MC. The MC for the development is:

Digital submissions are requested but are not required. A digital submission must include all the required documents that a normal physical submission would require. Such digital submissions can be either emailed or delivered to the MC. The rapid nature of electronic data allows digital submissions to be processed faster than normal submissions. All digital submissions should be submitted in PDF format and all images as JPEG files or as a single PDF or Word file.

Review Fees

Each lot is required to submit a development plan, which will be reviewed by the MC. The owner of the lot may submit a preliminary set of plans for a general review prior to submittal of the Final Review Plans. This activity is included in the Review Fee. Additional reviews or help in meeting the guidelines will be charged at our hourly rates and billed to the lot owner. The Review Fee for one lot is \$500.00 and shall be paid upon submission of plans to the MC. An additional fee may be charged for a non-conforming plan.

Review Process

The final approval of the home plans submitted will be granted by the ACC. It will be the MC's job to make recommendations as far as compliance of the plans with the Design Guidelines. This recommendation is included in the Home Plan Review Fee.

Performance of Work

Once approved for construction by the ACC, the project should begin as soon as possible. All work is to be completed within a 12-month period unless otherwise stated by the ACC.

Appeals Process

If the submitted plans are in question as to whether they conform to the Design Guidelines the following process of appeals will take place. With assistance of the MC, the lot owner shall attempt to conform to the Design Guidelines. If the issue cannot be resolved by these parties, the matter is subject to interpretation by the ACC. If the ACC cannot rule on the matter, it becomes the responsibility of the Board of Directors to determine a solution.

Complaints

If an owner feels that another property owner has violated or not conformed to the Design Guidelines, they shall contact the ACC in writing. These complaints shall remain confidential. The ACC may ask for and take recommendations from the MC regarding possible non-conformance.

Fines (excerpt from Restrictive Covenants)

Except to the extent prohibited or regulated by law, in the event of a violation of the provisions of any of the Association Documents by an Owner or a person acting by, through, or under an Owner, Association shall also have the right to levy reasonable fines or suspend the privileges of the Owner or any person acting by, through, or under an Owner. Each fine shall be an Individual Assessment and enforceable pursuant to the provisions of this Declaration and the By-Laws. Each day of an Owner's failure to comply with the Association Documents shall be a separate violation and subject the Owner to multiple fines. Fines shall be in such reasonable and uniform amounts as Association shall determine. Suspensions and fines shall be imposed in the manner provided in Section 720.305 of the Florida Statutes, as amended from time to time. The Board shall have the authority to promulgate additional procedures from time to time.

Chapter 2 - Planning Considerations

Master Plan of Huntington Creek



Zoning and Huntington Creek CCR Requirements

The following information is given as a guide to help aid lot owners in planning their homes. It is the responsibility of the lot owner to make sure that their home conforms to the requirements of both the Huntington Creek CCR and the Escambia County Building Department.

ZONING REQUIREMENT CHART – MAIN RESIDENCE

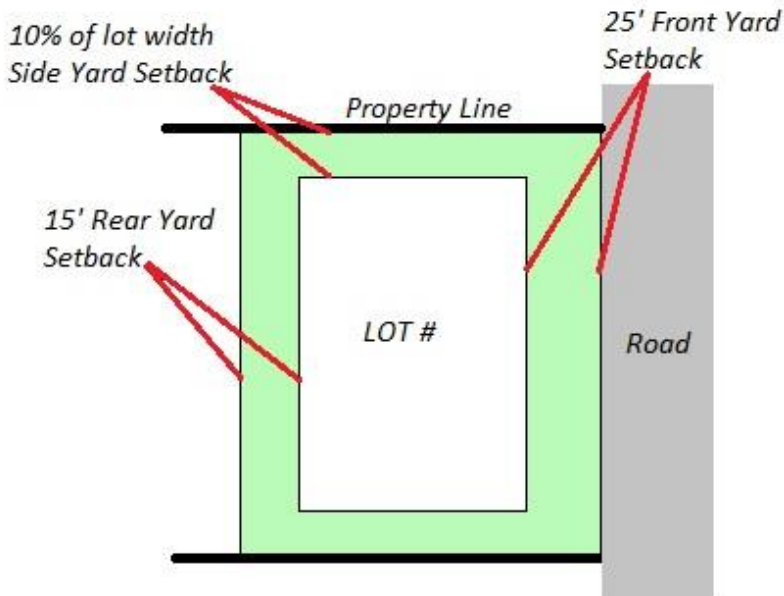
Lot Type	Building Setbacks			Min. Square Footage		
	Front	Side	Rear	Total	Ground Floor	Height Restrictions
Standard Lots	25' – 0"	10%*	15' – 0"	2,200	1,700	35' – 0"
Patio Lots	25' – 0"	10%*	15' – 0"	1,750	1,000	35' – 0"
Corner Lots	25' – 0"	10%**	15' – 0"	2,200	1,700	35' – 0"

* 10% of Front Building Line width, not to exceed 15' – 0"

** 10% of Front Building Line width, not to exceed 15' – 0"
Street Side Setback to be 15' – 0"

Note: Variances for irregular or pie shaped lots may be approved by the ACC.

Standard and Patio Lots



ZONING REQUIREMENT CHART – ACCESSORY STRUCTURES

Lot Type	Building Setbacks			Height Restrictions
	Front	Side	Rear	
Accessory	N/A	5' – 0"	5' – 0"	35' – 0"
Pool Enclosure	N/A	5' – 0"	5' – 0"	35' – 0"
Driveway	N/A	2' – 0"*	2' – 0"	35' – 0"

** A driveway 1' off the property line may be approved by the ACC when the driveway on the adjacent lot is on the opposite side of that lot.*

Front Setback Variance

The front building setback line on lots B1-B19, C2-C8, C15-24 and C36-39 may be reduced by 20% to 20'-0". This variance is due to the extenuating site circumstances of these lots. Lots not listed in this section must abide by the chart(s) above. A variance (stating the same) from Escambia County Planning and Zoning is required in order to use this provision.

Chapter 3 - Architectural Considerations

Style

Style Restrictions

The overall style of homes in the development is not meant to be restrictive. Owners are encouraged to employ varying styles to make a diverse development. No single style is mandated, but it is the owner's responsibility to have their home designed appropriately for the development. The design should both compliment the neighborhood and support the Gulf Coast Traditional Architecture theme of Huntington Creek.

The following provisions shall help determine appropriate designs. If a particular design or style is in question, the lot owner may consult with the MC prior to having plans drawn. This may require consulting fees payable to the MC or its designee.

Proportions and Shapes

Composition

The overall composition of the house and accessory structures shall be contiguous. Blending of design styles is discouraged unless addressed by the MC. All buildings are to consider proper proportions and shapes for the particular style. The MC may call irregularities in the design into question.

Originality

Repetition

The repetition of the same house design is limited in an attempt to accomplish diversity throughout the development. Repeated house designs are discouraged but can be used with the following provisions. Repeated designs can only occur if four lots separate the two houses of a similar design. Mirrored house plans are considered repeated designs. When repeated designs are across the street from the original, the repeated house shall not be visible from the original house.

Colors

Repeated houses within the development should not be visible from one another. If repeated houses are within visible sight of one another then the color scheme must be different from the original house. This may involve changing brick color, siding color, trim color, windows, doors, etc.

Utilities

Location

All utility connections shall not be located between the building and the street frontage. All connections shall also not be visible from the street.

Crawlspace

Crawlspaces beneath houses, with vents spaced appropriately for ventilation, must be enclosed. Lattice and similar open style crawlspaces are discouraged.

Exterior Materials

Preferred Materials

Brick, natural stone, or approved manufactured stone
Hard Coat Stucco with integral color
Painted – pressure treated wood, Cedar and similar wood accents
Cement siding products such as Hardi-Board
Impervious medium density composite trim products (AZEK or equal)
Vinyl Siding will not be allowed

Chimneys

Chimneys shall be constructed of materials that are used elsewhere on the house exterior.
Chimney screens and shrouds must be used to hide the chimney cap.
Chimney cap must be constructed of copper or bronze colored metal.

Eaves

Vinyl siding may be used on the underside of eaves, balconies, and porches.

Columns

Columns may be constructed of wood, stucco, cement board, AZEK (or equal) or similar materials. Vinyl columns will not be accepted.

Fascia

Fascia may be constructed of Cedar, Cement board, AZEK (or equal), or aluminum covered wood.

Floor Elevation

Finish floor elevations of all houses is determined and provided by the ACC. This will be measured at the front entry after all construction and site grading is complete. It is the contractor's responsibility to account for site drainage and still maintain the required floor elevation. Backfilling the lot after construction to address drainage issues cannot decrease the required floor elevation. Houses with motor-court garage entrances must lower the garage slab to avoid the driveway decreasing the required floor elevation.

Colors

All colors must be approved by the MC. Color submittals are to be delivered to the MC when the plans are submitted.

Front Entry of Home

The design of the house should incorporate a definitive front entry. It should be obvious to the public where the front entry is. The entry should help accentuate the style of the house and have more detail than surrounding areas.

Garage Entry and Doors

SIDE ENTRY. All houses shall have no less than a 22' wide, 2-car garage. Garage doors shall be on the sides or rear of the house. Front entry garages should be avoided and are only allowed on patio lots. If a lot size does not allow for a side or rear entry garage, a front entry garage may be necessary, which will require a variance approval from the ACC. Detached garages may have the garage doors located on the front of the structure. Porticos and Carports will require approval from the ACC. A motor court is considered a side entry garage.

Garage Door Height: All garage doors shall have a minimum door height of 8'-0".

Roofing

Style

All roofs are to be designed to support the main house style. Acceptable materials are shingle (235# Dimensional), metal (concealed fasteners only), clay tile and similar materials.

Slope

The minimum pitch for main roofs is 7:12. Complimenting roof elements are to be 6:12 or greater.

Gutters

Gutters shall be employed in areas subject to excessive water run-off. Water drainage from roofs shall not increase the natural water flow between houses. If gutters are employed, they shall match the style of the house.

Accessories

Skylights, plumbing vent stacks, solar panels, roof vents, solar water heaters, and such items shall not be visible from the street. All solar panels and any other energy system must be submitted and approved by the ACC.

Windows

Materials

Windows should be constructed of wood, vinyl, vinyl clad wood, aluminum storefront or aluminum clad wood. Metal windows (not listed above) are not approved.

Storm Shutters and Protection Devices

Architectural storm shutters, concealed storm shutters, and removable shutters are acceptable forms of storm shutters. Removable storm shutters must be stored inside a structure on the property. Plywood and manually installed storm shutters will not be allowed to remain up for more than 2 weeks after a weather event.

Trim

Window Trim shall match the style of the house.

Doors and Lighting

All exterior doors shall match the style of the house. Door trim, transoms, and hardware shall match the house style as well.

Exterior Lighting

Exterior lighting shall not interfere with adjacent houses, green spaces, streets, and public spaces. Exterior lighting should be a down-directed cut-off style with little "spray." Accent lighting directed at the house is acceptable. Floodlight style lighting is discouraged and are not permitted on the front of the house for any reason.

Awnings

Awnings may be approved provided that they match the style of the house. Awnings must be kept in satisfactory condition at all times.

Railings

All railings shall match the style of the house in both material and proportion.

Street Numbering

Street numbers should be located on the house. Additional numbers, including street painted numbers and numbers on the house, should be submitted to the ACC as a Minor Improvement.

Accessory Structures

Accessory Structures including garages, storage buildings, pool houses, etc. shall be designed to fit the style (roof and siding materials, colors) of the main house.

Ceiling Height

Minimum interior ceiling heights throughout the residence shall be 9'-0".

Chapter 4 - Site and Landscape Considerations

Lot Clearing

Huntington Creek was designed near existing natural elements. To preserve this concept, **no** clear-cutting will be allowed. All trees that have already been pre-marked or designated by the ACC and not in the building footprint shall remain unless otherwise addressed by the ACC. Property owners and builders are required to consult the ACC concerning all existing trees that must remain and notify the ACC prior to lot clearing. County and covenant restrictions should be strictly followed with regard to erosion control after clearing. The complete yard shall be landscaped upon receipt of the certificate of occupancy from the County.

Landscaping

Additional Tree Requirements

Every lot is required to create a tree lined street by planting at a minimum, a 4" diameter, 10-12' tall, #1 Grade Live Oak. This tree must be located between 5-10' from the sidewalk in the front yard and not between the curb and the sidewalk. Each home is required to plant a 4" diameter, 10-12' tall, hardwood tree in the front yard, if one does not already exist. The ACC can waive this requirement if substantial existing trees are present. All trees should be shown on the Landscape Plan with all the information regarding their height, caliber, and name/species. The ACC encourages the grouping of additional landscaping around the tree.

Continuous Landscaping

All lots are required to have the landscaping return around the front corners of the house and include the sides of the house.

Lawn Areas

Recommended Species, but not limited to: Bermuda; Zoysia; St. Augustine; Centipede. The front half of the lot shall have turf installed for 85% of the land area excluding driveways and walkways.

Trees

Recommended Species: Crepe Myrtle; Magnolia; Wax Myrtle; Bradford Pear; Sable Palm; Sycamore; Cabbage Palm; Oak Species.

Ground Cover

Recommended Species: Vinca; Ivy; Jasmine; Fern.

Shrubs

Recommended Species: Oleander; Ilex; Eleganes; Pittisporum; Azalea; Pampaz Grass; Holly; Wire Grass; Yaupon.

Artificial Landscaping

No artificial landscape, lawn, etc. is allowed on the exterior portion of any home.

Irrigation

An underground irrigation system is required for all landscaped areas.

Gardens

Flower

Acceptable without approval from the ACC.

Produce

Acceptable in rear and side yards without approval from the ACC.

Must not be visible from the street.

Enhancements

Fountains, statues, lawn ornaments, etc. and any exterior accent lighting or landscape lighting will require approval by the ACC prior to installation.

Submittal Requirements

Landscape plans must include all details of each item to be planted: the type, size and location. They also must include existing trees as well as their approximate size and type. The plans should also indicate any and all trees to be removed and their replacement (if removed). Indicate the sod type, placement and irrigation method. Indicate all planting beds and/or any other features to be installed.

Fencing

Materials

Fences must be constructed in the standard 6'-0" pressure treated, wood privacy fences shadowbox style with 2 1/2" spacing. Minimum board thickness shall be 3/4". All fence posts must be located internally. No fencing should be painted or stained without specific approval from the ACC. It is encouraged that all fencing remain in its natural state. All fencing will be reviewed by the ACC for compliance.

Height

Maximum height of fences is 6'-0" unless specifically approved by the ACC. Fences shall not run past the front of the house. Fencing forward of the front of the house shall be lower in height and is subject to review by the ACC.

Fencing Not Allowed

Vinyl fencing is not allowed. Chain Link fencing may be allowed at the rear property line that abuts greenbelt areas. This fencing can only be 9-gauge black coated chain linked fence. No other type of fencing is allowed.

Location

Front fences are to be installed no further than 5'-0" from the front of the house.

Driveways

Width

Driveways shall be as narrow as possible with a maximum of 16' wide until beyond the front building setback line. Patio lots with front entry garages may be 21'-6"-wide.

Adjacent

Driveways shall not be located closer than 2'-0" from the property line unless approved by the ACC.

Circle Driveways

Circle driveways are allowed provided they meet the other Driveway guidelines.

Materials

All driveways must be constructed with broom swept concrete. Gravel and loose material driveways are not allowed. Painted and stained driveways are not allowed. Concrete driveways may be allowed to be pictured framed or salted with approval from the ACC. Full thickness pavers are allowed with approval from the ACC. No stamped concrete or half thickness pavers are allowed.

Yard Accessories

Garbage Cans

Garbage cans must be screened and not be visible from the street. Garbage cans may be placed at the street the night before pick-up. Garbage cans shall be removed from the street on the evening of the pick-up day. All debris must be bagged or placed in a container.

A/C Compressors

All mechanical equipment must be located on the sides or rear of the house. If the units are located in the side yard, they must be screened from the street, neighboring house(s) and public spaces. The screen can be constructed under the "Fencing" guidelines, the "Landscaping" guidelines, or may match the style of the house.

Satellite Dishes

Satellite Dishes shall not be visible from the street, adjacent homes, or common areas. The location of any satellite dishes or antenna must be submitted and approved by the ACC prior to installation and may require shrouding.

Underground Wiring

All electrical wiring shall be run underground. This includes power service to the main house, detached garages, and any other area requiring power.

Sporting Goods

Swings, Swing Sets, and Playground Equipment

Swings, swing sets and playground equipment shall be located in the rear yard. Equipment must not be visible from the street and must be submitted and approved by the ACC prior to installation.

Sporting Equipment

Sporting equipment, basketball hoops, portable equipment, etc. must be submitted and approved by the ACC. All equipment must not be visible from the street. Portable equipment must be moved and stored when not in use and must remain behind the front setback line whether it is being used or not.

Tree Houses

Tree Houses are not permitted in Huntington Creek.

Birdhouses and Feeders

If Birdhouses or Feeders are visible from the street, they will require approval from the ACC.

Decks

Decks and porches will require submittal under “additions and renovations” if the main house is already constructed. Submittal must include size, location (including dimensions from the property lines) and materials to be used.

Outdoor Storage

All Outdoor storage items shall not be visible from the street. This includes firewood storage and landscaping tools.

Hot Tubs/Jacuzzi

Hot Tubs and/or Jacuzzis must be located in the rear yard and not visible from the street. They are limited to a maximum dimension of 10'x10'.

Clotheslines

Clotheslines must be located in the rear yard and not visible from the street.

Pools

Pools should be located in the rear yard and not visible from the street. Submittal must include size, location (including dimensions from the property lines) and materials to be used. Above ground pools of any kind, splash and/or swimming, are not permitted in Huntington Creek.

Pool Enclosures

Pool Enclosures are allowed. If they are installed, they must be finished in a bronze color with charcoal colored screening. Submittal must include size, height, location (including dimensions from the property lines), materials to be used, and color(s).

Temporary Structures

Temporary structures shall be treated as “Accessory Structures” and require approval from the ACC. Tents set up for cleaning or for overnight sleeping for children will not require approval from the ACC. In either case, approval must be obtained if the temporary structure is left up for more than 72 hours.

Retaining Walls

If the design of a house and lot requires a retention wall, the design shall be submitted to and reviewed by the ACC. Submittal must include size, height, location (including dimensions from the property lines), materials to be used, and color(s).

Arbors / Trellis

If the design of a house and lot includes an Arbor / Trellis, the design shall be submitted to and reviewed by the ACC. Submittal must include size, height, location (including dimensions from the property lines), materials to be used, and color(s).

Signage

A single 2'x3' sign may be located in the front yard. All other signage must be submitted and approved by the ACC prior to installation. Signage is also restricted by the Covenants of Huntington Creek.

Flag Poles

All flag poles, whether free standing or attached to a structure, must be submitted and approved by the ACC prior to installation. Flags are limited/restricted by the Covenants of Huntington Creek.

Lawn Maintenance *(excerpt from Restrictive Covenants)*

Each owner is responsible for their own lawn maintenance. The owner or each Home shall also be responsible for the maintenance of the sprinkler system and any or all landscaping and other improvements within any portion of the Lot containing the Homes. In the event grass is not maintained, Association may, but shall not be obligated to, cut the grass, pursuant to any of the procedures set forth in Section 11.1 or Section 19.2 of this Declaration. The costs and expenses of such maintenance plus \$50.00, or such amount as determined by the Board from time to time, shall be charged to such Owner as an Individual Assessment.

Sidewalks

A five (5) foot wide concrete sidewalk shall be constructed on each Owner's Lot at the time a house is constructed on the Owner's Lot. The sidewalk is to be constructed in the right-of-way generally six feet (6') from back of curb. Slight variations of this six-foot distance may be needed to avoid utility pedestals. Where storm drain inlets are located, the sidewalk shall be about the back of the inlet. On corner lots the sidewalk will also be built along the side street and at the corner a handicap ramp to street level is required. All lot owners are required to construct sidewalks to fit the style set forth by the development. All concrete walks shall have saw cut joints at a maximum of 6'-0" spacing and cut within 3 days of pour. Sidewalks shall be continuous concrete and not interrupted by driveway pavers, driveway staining, or other site materials. Owners of corner lots are required to install ADA compliant curb ramps to the street(s) when installing sidewalks.

Chapter 5 – Forms

All forms may be completed online at www.acb.myhomespot.com

New House Plan Submittal Form (\$500)

Addition and Renovation Plan Submittal Form Minor (\$225)

Improvement Submittal Form (\$75)

Non-Conformance Complaint Form Drawing (no fee)