

SUMMER SPRUCE UP TIPS

Below you will find a listing of some of the most common (but not all) covenants issues present in Huntington West. Included with each are "tips" for avoiding fines at your home. If you have any questions about how to remain in compliance, please call or e-mail Susan Powell (770-945-1849, sip01@peoplepc.com).

- **Vehicles/trailers/campers/boats/commercial equipment, etc. parked in front of house visible from street) or on yarded area (Covenants # 8, # 28, # 29 and # 30)**
You can avoid fines in this area if you remember to store any boat, camper, recreational or work trailer, etc. in another location, in your garage or behind a fence. If you build a fence, remember that the Board must approve it before work begins and it must screen the vehicle completely from view. Gwinnett County Code limits fences to a height of 4 ft. in front of the house, 8 ft. in the rear.
- **Antennas and satellite dishes (Covenant # 11)**
You can avoid fines in this area by making sure your satellite dish is in the rear of the house, not visible from the street. You can screen the dish with a shrub or fence. The Board must approve location for new dishes.
- **Fences not of wooden construction or in good condition (Covenant # 12)**
You can avoid fines in this area by submitting an Architectural Request to Heritage (to be approved by the Board) for any new fencing. Existing fences visible from the street that still have chain link should be screened by shrubs or replaced with wooden fencing. Many older wooden fences in Huntington West need to be pressure washed. Remember that the Association owns a pressure washer that is available to members by calling Angel Carranza (770-271-3573).
- **Mailboxes – not black or in good condition/in need of cleaning and/or paint (Covenant # 13)** *This is one of the most common issues in Huntington West, but one of the easiest to fix. Your mailbox itself should be black – new metal boxes are less than \$10 and very easy to install. Many mailbox posts in Huntington West have mold on them and need to be cleaned and painted. All posts must be uniform and painted white. If your wooden post needs to be repaired or replaced, call David Hamby (770-271-3592, 770-614-9000). All mailbox numbers need to be black and of the same style/size as those in the rest of the neighborhood. Replacing missing numbers is also an easy, inexpensive project.*
- **Building of garage, addition or any out building without consent of Architectural Control Committee (Board). Outbuilding, roof or any part of residence not constructed according to Covenants (Covenant # 16, # 17, # 18, # 19 and # 24)** *You can avoid fines in this area by making sure any additions to your home, storage sheds or outbuildings are approved by the Board by submitting the Architectural Request form to Heritage. In addition, the proper*

permits to build must be obtained from Gwinnett County. All additions and outbuildings must be of the same style and materials as your home and painted to match your home. If you purchase a storage shed that is visible from any street, it must be painted to match your home. **UPDATE: The Board recommends you call your homeowners insurance or one of the roofing contractors presently doing work in our neighborhood to check for hail damage from the February 21 storm – many homes did sustain significant damage and roofs have been replaced. Remember: all roof shingles must be black or black blend. The Board must approve any new shingles.**

- **Painting: house, vertical wood or shutters in need of paint job (Covenants # 21, # 25 and # 31)** A number of homes in Huntington West are in need of a good pressure washing an/or paint job. You can avoid fines in this area by submitting an Architectural Request form with requested colors. Peeling and/or flaking paint is a condition subject to fines by Gwinnett County Planning and Zoning Enforcement as well. If you have vertical wooden the front of your home visible from the street – such as pickets or railing on your front porch – it must be painted to match your house or trim.
- **Trash cans/woodpiles left out past pick-up day/not screened from view (Covenant #32)** Trash cans left out past pick-up day are the #1 covenants issue, but also a simple one to fix. You can easily avoid fines in this area by simply bringing your trashcan in after pick up and storing it away from view. If you are in the habit of leaving your trash can outside, you will need to find a place for it that is not visible from the street – perhaps in your garage, behind a fence or in your back yard. If you will be away after trash pick up, be sure to ask a neighbor to bring your trashcan in for you. **UPDATE: The Association encourages homeowners to switch to Red Oak Sanitation. Red Oak provides trash pick-up and recycling for \$11 a month, with 3 months free the first year. Red Oak has agreed to provide service to the pool for free and rebates of \$5 to the Association for each home in Huntington West. Best of all...Red Oak picks up on Mondays to collect all your weekend waste. Please consider switching to Red Oak to cut down on truck traffic on our streets. Call Red Oak at 678-455-7819 and ask for Dana.**
- **Air conditioners and window fans visible from street (Covenant # 33)** You can easily avoid fines in this area by not installing any window air conditioners or fans if visible from the street. **UPDATE: Some builders of the older homes in Huntington West did not abide by the building specifications to place outdoor A/C units behind the house. If you have an A/C unit that is still visible from the street, The Board asks that you screen it from view with either a panel of fencing or shrubbery.**
- **Holiday decorations left up more than four weeks past said holiday (Covenant # 35)** Pretty self-explanatory – just take decorations down in a timely manner.

- **Pet waste left on any lot not belonging to the owner (Covenant # 34)** *Owning a pet is a responsibility – to your pet and to your neighbors. You can avoid fines in this area (and maintain the good will of your neighbors) by making sure you bring bags along to remove your pet's poop from anyone else's yard or common area and disposing of it properly.*
- **GENERAL CURB APPEAL**: **lawn maintenance, newspapers, general appearance/condition of home and property that negatively impacts other homeowners (Covenants # 23 and 31)** *In order to avoid fines in this area, you need to keep your lawn mowed and edged regularly and generally maintain a positive appearance to your home and lawn. Grass clipping and edgings should be swept up or blown back into your own yard – not into the street or storm drains. The Board and Covenants Committee do often receive complaints from neighbors about the condition of other homes/lawns. Complaints from your neighbors will be addressed and evaluated by the Covenants Committee. Look at your home and lawn with a fresh eye – as if you intended to put it up for sale...and fix up any conditions that would not be attractive to new potential buyers.*

ARCHITECTURAL REQUEST FORMS CAN OBTAINED FROM THE HUNTINGTON WEST WEB SITE (<http://hwhoa.org>) OR BY CALLING HERITAGE AT 770-451-8171.