



Huntington Estates

Homeowners Association

P.O. Box 180398, Tallahassee, FL 32318



September 3, 2021

Subject: C&R Proposed Changes Vote

Dear Neighbors,

At last, we have updated the Covenants and Restrictions (C&R), and are submitting it for your vote. This is the culmination of a multi-year effort to update the C&Rs to meet the needs of our neighborhood and its current homeowners from those published by the Developer over 45 years ago. We are confident these changes provide our fellow neighbors the freedom to enjoy and manage their property, while our elected neighbors in the Board of Directors maintain harmony in the community.

Overview. Enclosed is a copy of the current C&R's compared with the proposed changes in adjacent columns. The changes are color-coded to identify the details, as noted in the first page legend. The changes were made from feedback from neighbors, and reviewed by a committee of other neighbors, our attorney, and the Board. Generally, the proposed changes make the articles more practical or flexible than the existing wording. See the 12 highlights in the back page of this letter.

To provide the greatest flexibility, we are requesting a "Yes" or "No" vote for each Article, as written. A "No" vote means that the existing C&R will remain in effect (the only change to a "No" vote will be to replace the word "Developer" with either "Association" or "Board", as appropriate in that Article). For an article to be changed, we need 2/3 of the homeowners to vote "Yes". Per the current C&R Article 3, the changes take effect 3 years after the recording of the vote; i.e., 2025. (Two changes proposed for this Article are: to make the effective date a year after a majority vote.)

Instructions. Use the **single page ballot** enclosed to vote Yes or No for each Article. Fill-in the information on the opposite side of the ballot, including the homeowner signature. Use the enclosed, stamped and HEHA self-addressed envelope to **mail it back by September 25, 2021**. "Block Captains" will contact those who don't respond by this date, to help ensure all affected have the opportunity to participate.

Please vote and mail the ballot back as soon as you can.

Best Regards,

A handwritten signature in cursive script that reads "Carlos H. Amado".

Carlos Amado
HEHA Secretary / Volunteer
Maintenance Committee Chairman
Mobile: 850-676-1625

Top 12 Highlights of Changes

- **You may be surprised** what needs to be changed 😊 Please read the Article for the full picture -

1. Allow Architectural Control rejections to be appealed to the Board – Article 6
2. Allow various types buildings, not only the single-family home and guest house – Article 8
3. Allow fire pits with fire-proof border material for outdoor family gatherings – Article 9
4. Change from only automobiles parked in the driveway to something more flexible – Article 17
5. Change from 1 to 4 yard-signs allowed to be displayed up to 7 days after an event – Article 24
6. Allow up to 6 chickens be kept in an approved coop. NO ROOSTERS! – Article 28
7. Change the Assessment due date from January 1 to March 1 to reduce bill pressure – Article 33
8. Change to allow for Admin Late Fee when not paid after 30 days from due date – Article 33
9. Change prohibition of firearms to meet U.S., Florida Law, and common sense – Article 35
10. Allow golf-carts, and motorcycles mufflered and operated at minimum noise level – Article 36
11. Change the C&R update effective date from 3 years to 1 year after recording – Article 3
12. Change from 2/3 to 51% participation needed, and a majority vote to pass – Articles 3 & 33

NOTE: The changes also take the opportunity to delete articles 14 and 25, as well as spelling corrections and obsolete sentences – which applied when the community was first developed.