

Huntington Trails – July 2026

Parking and Commercial Vehicles:

The Huntington Trails AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, ARTICLE II USE RESTRICTIONS Section 12 states the following:

No truck, trailer, boat, camper, recreational vehicle or commercial vehicle shall be parked or stored on any Lot unless it is in a garage or other vehicle enclosure out of view from the street and abutting properties; provided, however, that nothing herein shall prohibit the occasional non-recurring temporary parking of such truck, trailer, boat, camper, recreational vehicle or commercial vehicle on the premises for a period not to exceed seventy-two (72) hours in any period of thirty (30) days.

However

Under F.S. 720.3075(3)(d) (as amended by HB 1203, effective July 1, 2024), a homeowners' association may not prohibit:

- A property owner from parking a work vehicle **in their driveway**
- As long as the vehicle is not a "commercial motor vehicle" under F.S. 320.01(25)

Drainage and Lot maintenance:

The Association would like to remind all homeowners of the importance of properly maintaining their lots, including any drainage swales, drainage paths, gutters, downspouts, culverts, or other drainage-related areas located on their property. Proper maintenance helps ensure that water flow is not obstructed, altered, or redirected in a way that may adversely impact neighboring properties.

Homeowners should also be mindful that fencing, landscaping, fill, debris, grading changes, or other improvements located within drainage easements may interfere with drainage and could require correction. While the Association may review drainage-related concerns to determine whether enforcement action is appropriate under the governing documents, routine maintenance of drainage areas located within privately owned lots generally remains the responsibility of the individual lot owner.

The Association appreciates everyone's cooperation in helping maintain proper drainage throughout the community and preventing conditions that may negatively affect neighboring homes. Should you have any questions regarding whether a drainage easement exists on your property, please review your lot survey, the community plat, and the Association's governing documents.

Quarterly Dues:

- Our dues are \$380 per quarter for 2026.
- July 1 quarterly dues are due by July 30.

A Late Fee of \$25 will be assessed monthly on late payments.

Dues can be setup as a recurring payment by eCheck or Credit Card on <https://amtec.cincwebaxis.com/>.

Board and Ameri-Tech drive arounds:

Click [HERE](#) to read Covenants, Conditions and Restrictions for Hunting Trails

The most common Covenant Violations:

Trash cans visible from the street.

Signs in yards.

Dead or dying trees and palms.

Debris visible from side yards

PLEASE NOTE: Every time the board sends a letter the HOA is charged for time and mailing. Please help us reduce costs by following the community Covenants.

Huntington Trails Board task list:

- Painting Stop Bars (white bars at each stop sign)
- Paint exterior wall and wrought iron in late fall

If you see something in the community that needs attention, please let us know.

Board Volunteers

Your opinion/voice matters. Join us in helping our community thrive!

We have Board meetings quarterly in January, April, July and October

1 Budget Workshop in September and 1 Budget, Annual, Organizational Meeting in November

Email: dcannistraci@ameritechmail.com for more information



LANDSCAPING INSTALLATION

Land Development Code, Sec. 158.00,

(H) Landscaping within a utility easement shall be limited to turf, mulch, or other ground cover and small accent trees and shrubs no taller than 24 inches.

(I) Landscaping within a drainage easement shall be limited to turf, ground cover and shrubs no taller than 24 inches unless a swale is present in which case no shrubs or other plantings are permitted.

Code of Ordinances, Sec. 20.21,

(a) Permits for paving, grading, or use of any portion of a public right-of-way or easement for any purpose may be granted by the city, when, in their discretion, the safety and convenience of the city can be protected. The city may impose any such conditions upon said permit which are deemed necessary to protect the safety and convenience of the city.



**Contact for permits or
details:**

**City of Safety Harbor
Public Works**



727-724-1550



Storm Drains are not Trash Cans for falling Leaves.



Choose one of these options for disposal:

Keep leaves out of the streets, curbs, storm drains, and off of the sidewalks.

Leaves clog storm drains which can cause flooding during rain events. Leaves can rot inside of storm drains and cause algae blooms that harm aquatic life.



Public Works
(727) 724-1550



More Information
www.cityofsafetyharbor.com



**SAFETY
HARBOR**

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TREE MAINTENANCE



LAND DEVELOPMENT CODE, SEC. 153.02(A), PRIVATE PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF TREES ON THEIR PRIVATE PROPERTY AND IN ABUTTING RIGHTS-OF-WAY.

CODE OF ORDINANCES, SEC. 10.08(A), IT IS THE RESPONSIBILITY OF ALL CONTRACTORS, OR ANY INDIVIDUAL OR COMPANY DOING WORK ON PRIVATE PROPERTY, TO REMOVE FROM THE PREMISES ALL SUCH RESIDUE, RUBBISH, AND/OR WASTE RELATED TO THE CONTRACTED WORK. DEBRIS SHALL BE DISPOSED OF BY THE OWNER OR CONTRACTOR AT THEIR SOLE EXPENSE.



- Trees within easements are located on private property.
- Utility/Drainage Easements do not provide land ownership and land maintenance responsibility to utility companies or the City, only right of access to maintain and/or install utilities.
- General Rule of Thumb (tree fall): The property owner on whose land a tree falls is responsible for clean-up and any damage caused on their property. This means if your neighbor's tree falls into your property boundary, you are generally responsible for removing the tree from your property limits.
- General Rule of Thumb (tree limbs): If a neighboring tree limb is overhanging your property line, you are responsible for removal or maintenance of that limb on your property, so long as not to damage the tree.
- The City maintains tree clearance over sidewalks (8.5' clearance) and roadways (14.5' clearance) only, on City-owned/maintained streets.
- Refer to Land Development Code, Sec. 153.02(A) for tree maintenance responsibility.
- There are exceptions to the rule, and it is best to consult with your insurance agent and/or legal representative.



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