

Dec 2025

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Dear Hunters Trace Homeowner,

Attached please find the tally counts for the recent ballot votes from the meeting on Sat Dec 6 and collected throughout the next week. A total of 26 homes did not turn in votes.

As you can see, the front entrance passed so the board will be speaking to the two owners regarding signing an easement to allow us to maintain the sign and beds. Should they agree, we are hoping to get 4 or 5 people interested in decorating and maintaining this area throughout the year.

The fence did not pass; however, this does not mean that a voluntary fund can't be collected as it has been for 20 years in the past. This will only be done if we can get volunteers for a fence committee. Understanding that only volunteer monies can be used, the fence committee would oversee and work with owners should repairs be needed.

Rental of homes did not pass, so the board will be contacting the realtors who already have listed homes with the information that they must be occupied by the owners. Any current properties with renters will remain the same until they sell at which time the new owner would have to occupy the home.

The new shed statement passed which just confirms the state requirements and our own previous vote.

Number 5 passed which removed the requirement for sod as the only landscape allowed.

New fence regulations passed requiring fences to be one of two wood designs and approved for color and installation by the Architectural Committee.

Section 7 passed regarding recreational vehicles allowed only in garage and fenced back yards.

No overnight parking on lawns was four votes short of passing. If you are parking on your lawn, know where your septic system is located. The tanks and fields are very expensive to repair/replace. Overnight parking does not mean permanent placement of vehicles for storage.

Both Amended corrections to old paperwork also passed.

Now that these things have been settled, the board will be working on retyping the rules and regulations part (SECTION IV) of our Hunters Trace Maintenance Covert for distribution as well as getting these changes filed with the County.

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Then we will be working on updating the verbiage of all other areas of the paperwork that just does not pertain or is outdated. Hopefully this will make the packet easier for residence to understand and follow.

Having said all of that, we would like to remind everyone of the responsibility of keeping the regulations that we have agreed on.

Many complaints are being made regarding trash cans being out all the time or not stored behind enclosures. Several fences need maintenance and repair. Lawns need to be edged, both for appearance and for allowing the sewer to drain properly. Thankfully, we have handled two cases of major rule violations with personal visits and letters. We have however also organized a fine committee that will be used only when everything else fails.

On that topic, a friendly reminder that all changes that effect the look of the outside of any home needs to be approved by our Architectural Committee. There is a whole page on this in our governing documents. This would include, for example, new roofs, mailboxes, fences and painting of homes. Many residents have not done this recently. This is a very simple process, and we have a great group of guys who give their time and efforts to help this neighborhood stay appealing. Everything we are all doing has kept property values up and homes in our community sell very well.

Their contact information : Jerry Sutley 352-236-3396, Chuck Trout 352-236-6642 and Robert Deluliis 973-452-3625 .

Lastly, I would like to ask anyone who would be interested in getting involved in committees to email uniquelyblendedinc@gmail.com. We are hoping to get not only the two previously mentioned committees of "front entrance" and "fence", but for a few committees we are thinking of for more social reasons. A "block party committee" and what we have titled our "good neighbor committee" which would be a helping hand group that would be available if, for instance, an elderly neighbor were sick and needed their grass cut. Again, if you are interested in any of these, please just send a quick email as to what you would like to get involved in.

Let's make our neighborhood neighborly!

Have a blessed holiday season.

Sincerely,

Trish Galinat

For your HOA Board of Directors

Summary

Dec 2025 HUNTERS TRACE BALLOT

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1. **Shall Hunters Trace Homeowners Association pursue obtaining easements to maintain the two entranceway walls, signs and rock areas.**

A no vote will mean HOA will have nothing to do with front entrance maintenance in the future.

YES 61 NO 9

The cost of this is estimated at \$1500 for legal fees and filing. The maintenance of the area is estimated at \$5 per household per year for solar lighting and sign repairs. This requires the two homeowners with signs to sign easements.

2. **Shall Hunter's Trace Homeowners pursue obtaining easements to maintain the fences located on 7th Street**

A no vote will mean HOA will have nothing to do with fence repairs or maintenance in the future.

YES 44 NO 25

The cost of this is estimated at \$3000 for legal fees and filings. The maintenance of the fences is estimated at \$100 per household per year. This includes landscape maintenance on the homeowner's side. If there were to be a major fence issue or a fence replacement, a special assessment would be needed. This requires the 10 homeowners backing up to 7th street to sign easements that would require control of fence and landscaping within 3 feet of fence.

Regardless of how you voted on the fence, please also vote.

IF fence is voted majority yes, Shall the HOA cover (check One)

100% of fence 33 50% of fence-shared with homeowner 36

This would be included in easements and would have to be agreed upon by the homeowners with the fences.

3. **Shall Section IV under Section 1 "All of the Homesites shall be known, described and used as single**

family residential Homesites and for no other use" **be changed to include** "Homesites may be leased out by owners for long term rentals of 1 year or longer. However, homes cannot be sold to investors or investment firms. Copies of leases for all renters must be given to the Secretary of the HOA. There is no subleasing allowed."

~~A Yes vote will mean that we allow renters.~~ Any current rental home will not be affected by the outcome of this vote if they remain under current ownership. It should be noted that our original statement implied no renting, and we now have four rentals. In the last vote, it was assumed that the HOA has some authority over who would be renting homes, and as stated in my letter we do not. Also, most of the complaints received by the board are regarding rental or boarder properties and any violations communications must go through owners

YES 32 NO 38

Regardless of how you voted on rental, please also vote

Shall rental homes be limited to 5% of membership homesites. To read "5% of Homesites may be leased out by owners for long term rentals of 1 year or longer. Homeowners must apply to BOD for approval to insure there is availability before leasing." (This would replace the first line of the above clause)

YES 38 NO 31

Should rentals be voted No, the original statement will have the additional wording added "Rental of properties is not allowed and homes can not be sold to investors or investment firms"

4. **Shall Section IV (b) No temporary buildings shall be erected or maintained on any Homesites be changed to read** "In accordance with Florida Statue 720.3045 sheds may be constructed that are not visible to the parcel's frontage or adjacent parcels. To ensure compliance, Hunters Trace agrees that one shed no larger than 100sq ft, no taller than 9ft and approved by the Architectural Committee will be allowed. If visible to adjacent properties a fence may be required."

YES 59 NO 10

Note: If a shed is built that does not comply with above. It MUST NOT be visible to frontage or any neighboring properties per the Florida Statute.

5. **Shall** Section IV (h) All front and side yards shall be completely sodded to the street upon completion of a residence on a Homesite **be changed to read** "All front and side yards shall be attractively landscaped and maintained on any Homesite. All frontages must be edged as to not interfere with drainage to sewers."

YES 62 NO 7

6. **Shall** Section IV (j) All fences shall be of brown chain link fencing with brown post rails not to exceed five (5) feet in height or an attractive wooden shadow box fence not to exceed six (6) feet in height. The erection of any type of fence in front yard or side yards is absolutely prohibited. **Be changed to** "All fences must be wood and be shadow box or board on board and no taller than 6ft. Fences must be painted complimentary with home. Fence and color require Architectural Committee approval. All fences must be maintained in well-kept and attractive manner. The erection of any type of fence in front yard or side yards is absolutely prohibited."

YES 60 NO 10

All current fences are grandfathered in unless they need full replacement.

7. **Shall** Section IV(s) No motorcycle, boat, trailer, camper, travel trailer, recreational vehicle, mobile home or other powered or nonpowered vehicle other than a private passenger vehicle shall be parked or maintained on any Homesite except in an enclosed garage." **Be changed to read in compliance with HB 1203 Amendments to Section 720.3075 and Statute 720.3045,** all boats, trailers, campers, travel trailers, or other powered or nonpowered vehicles must be parked in the garage or fenced in backyard. If stored in backyard, they cannot be visible from frontage or any other adjacent parcel. No commercial vehicle over 26,000 pounds or having three axles can be parked in driveways.

YES 63 NO 6

8. **Shall** an item number (x) be added to Section IV to read "No overnight parking of vehicles of any kind shall be allowed on lawns"

YES 53 NO 16

9. **Shall** Section XI section 5 Amendment: Until December 31, 1990 these restrictions and maintenance covenants may be amended by the Developer as long as it owns any property subject to said restrictions and maintenance covenants. Thereafter, these restrictions & maintenance covenants may be amended by a two-thirds (2/3) vote of the members at a meeting of the Association." **be changed to** "These restrictions & maintenance covenants may be amended at a regular or special meeting of the members by a sixty percent (60%) vote of all of the members of the Association."

YES 66 NO 4

This is to correct discrepancies in our documents as Section XI Section 9 states 60% and 60% is what we have used.

10. **In the By-Laws of Hunters Trace Homeowners Association Inc.**

Shall Article IV Section 3 the following be removed "the designation of whom shall be by statement filed with the Secretary of the Association in writing signed under oath,by a similar written, sworn statement filed with the Secretary."

This is necessary to validate our votes without having to have each household go get notarized statements as to who is allowed to vote for a lot. It has never been complied with before. This appears to again be for multi owner condo units.

YES 63 NO 6

Because there are currently no restrictions on satellite dishes or metal roofs there does not need to be a change or a vote