

HERONWOOD HOMEOWNERS ASSOCIATION, INC.
Digest of Rules and Regulations (Use Restrictions & Covenants)

Revised April 19, 2010

Garbage, Yard Waste and Trash Collection:

Pick-up is on Tuesday and Friday for garbage. Recyclables are picked up on Tuesday. Yard waste is picked up on Wednesday. It is NOT permissible to put trashcans or garbage bags out the night before collection. Besides the fact that it is unsightly, there is the problem of animals spreading the garbage over the community.

Special Trash Collection: Excessive or large yard waste, used appliances, etc. will be picked up, but you must call in advance to request pick-up. Call Waste Management at 546-7700.

Residential Use

All homes shall be used only as private, single family dwellings and for no other purpose. They may not be used to conduct businesses. Houses can be rented for no more than 2 times a year.

Maintenance

Owners are responsible for maintenance of all exterior and interior areas of their property including buildings, driveways and landscaping. Mailboxes and mailbox posts need to be painted or replaced from time to time. Roofs must be cleaned periodically.

Exterior Changes and Improvements

All exterior changes and improvements, including house painting, landscape changes, driveway coatings, house additions, etc. must be approved by the Architectural Review Board Committee prior to having the work done. County Building Code Approval may also be required, but does not precede ARB approval.

Outside Displays

No owner shall attach, affix or hang displays on the exterior walls, doors or equipment outside the dwelling without the prior consent of the Board of Directors. Signs and notices are also not allowed.

Athletic Apparatus/Playground Equipment

Permanent or semi-permanent installation of such items as backboards, swings, jungle gyms or trampolines are NOT permitted. Temporary use is permitted if no nuisance is caused and equipment is stored inside the residence when not in active use.

Vehicles & Parking

No commercial vehicles, boats, trailers, RVs, trucks, motor homes, buses, etc., may be parked or stored on the premises. Parking of passenger vehicles is permitted on driveways but not grassed easements, common areas or cul-de-sacs.

Pets

No more than two pets per dwelling are allowed. Dogs, cats, etc. are to be kept on a leash when outside the dwelling. Pet owner is responsible for removal and disposal of excrement using sanitary containers. If considered a nuisance, a pet may be permanently removed from Heronwood.

Disturbing the Peace

No owner, resident or guest shall make or create any excessive noise or disturbance, or allow any condition to exist that would violate the peace, quiet and comfort of any other resident.

Solicitation: Solicitation of any kind is not permitted in Heronwood by anyone for any reasons. Open houses are not permitted. No advertising of any kind including "For Sale" and "For Rent" signs are not permitted.

Fines: Per direction of the Board, the property manager will issue fines for a violation that has not been cured by the time allotted in the first notice to the owner/resident. The fine will be \$25.00 a day for every day the violation occurs from the first date of the first notice until the violation is cured. The owner of the residence has 14 days to contest the fine through the Fining Committee.

Delinquent Assessments: If a resident should be 65 days in arrears of their monthly assessment(s), interest, and/or legal fees, a letter will be issued which directs the owner to pay the delinquent amount in two weeks or the barcode to the vehicles registered to that residence will be de-activated until payment is received in full.

Others

- * Window treatments, visible from the street or other dwellings must have a white backing, enclosed rooms and porches included.
- * No hanging of clothes or laundry where it is visible is permitted.
- * Outdoor furniture is not allowed except for lawn furniture
- * Garage doors must be kept closed at all times except when the garage is in active use.
- * Please do not flush disposable diapers (adult also) or other large objects down the toilet. They stop the pumps in the sewage lines.
- * No maintenance or repair of vehicles or boats/RVs/motorcycles etc. can be performed on driveways or common areas.
- * **Residency Application Fee of \$50.00 payable to Heronwood HOA**

Monthly Assessment

Each resident pays a monthly charge for security, roads, landscaping common areas and other approved items. The monthly cost for 2010 is \$133.00 per residency.

A Board officer and/or the property manager may, from time to time, authorize exceptions on a case by case basis.

I AGREE TO ABIDE BY ALL THE RULES AND REGULATIONS AS STATED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR HERONWOOD (as amended)

Signature Date

Print Name Address

Vehicle Description _____