

Heritage Heights Association, Inc.

Rules and Regulations

Note: This is a brief summary only. Every property owner should have received a copy of the complete Declaration of Restrictive Covenants, Conditions, Restrictions, and Easements for Heritage Heights Association Inc. (CC&R's) as amended from time to time, at closing and should consult that document for detailed guidance. The CC&R's are also available from the HOA management company.

1. Vehicles may not be parked on lawns at any time
2. No more than one pet may be kept, and they must be registered and inoculated as required by law, and kept on leash at all times. Residents must immediately, remove all pet waste.
3. Hurricane shutters may not be put up until an official Hurricane Warning is issued, and must be removed within 7 days of the storm's passing.
4. Garbage containers may be placed at the curb no sooner than 6pm the day before collection, and must be removed no later than 9 pm the day of collection.
5. The park is for use by all residents and must be kept in good condition. All litter should be placed in trash containers promptly. Park hours are from dawn to dusk. Anyone suspected of destroying park property or conducting illegal activity at the park will be prosecuted to the fullest extent of the law.
6. Residents should respect their neighbors. Loud music or any activity which disturbs the peace or negatively impacts other residents is prohibited.
7. Nothing may be permanently placed or constructed outside the home without Board of Director's approval. This includes basketball hoops, pools, fences, swing sets, animal pens, storage sheds or anything other than the home.
8. Satellite antennas must be less than 40" in diameter, and placed on the side or back of the house as inconspicuously as possible.
9. Holiday lights or decorations may not be put up more than 6 weeks prior and must be removed within 30 days after the holiday.
10. Residents must keep the exterior of their home neat, orderly, and in good repair. The exterior of the homes must be cleaned and or repainted when needed.
11. Residents may not change the exterior of their home without prior approval of the Board of Directors. This includes repainting, roofing, landscaping and additions.

To submit for Board of Directors approval, please fill out the Architectural Review form with as much detail, including pictures, plans, specifications, color samples and any other evidence necessary to clearly represent your requested item/improvement, and provide to the HOA management company at least 30 days in advance. You may not proceed with the improvement until you have received a written response from the Board of Directors.