



Heritage Lakes Homeowner's Association
Board of Directors

May 17, 2016

Dear Heritage Lakes Homeowners:

The following document interprets/summarizes the Covenants that we all agreed to when purchasing a home in the Heritage Lakes Subdivision. It is not a replacement of the Covenants but a quick and easy reference to the legal document. The Articles and Sections summarized are referenced in the chart below so that you may refer to the original documents to obtain further detail. It also includes a summary of the ARB Guidelines to provide a single document for managing your property.

The 2016 Board of Directors started this to cover the most common questions that residents have about the existing neighborhood Covenants and ARB Guidelines. This list may change occasionally if new issues become common and/or Covenants need to be clarified.

Special situations that arise at your residence can be submitted to our management company for short-term exceptions and review by the Board if needed. **Please e-mail such notices/requests to Atlantic States Management (MCarder@atlanticstatesmanagement.com).**

Thanks for keeping our neighborhood a great place to live! To stay informed about Heritage Lakes issues, please check the website <http://heritagelakeshoa.com> frequently and/or provide your email address to Atlantic States Management to receive the monthly board meeting summary.

Sincerely,

Your Neighborhood Board

COVENANTS			
http://heritagelakeshoa.com/wp-content/uploads/2015/10/Covenants-Restrictions0595.pdf			
Article	Section	Topic	Summary
5	4	Temporary Buildings	Temporary buildings like tents, shacks, garages, barns, trailers are not to be placed on any lot or dwelling at any time, temporarily or permanently. <i>Refer to ARB Guidelines for exceptions.</i>
5	6	Animals	No livestock of any type shall be kept on the property except for household pets, and no animals of any type shall be bred or raised for sale.
5	7	Nuisances	<p>No noxious or offensive activity shall be carried on upon any Lot or Dwelling.</p> <p>No boat or other vessel in excess of 18 feet shall be kept or stored on any residential Lot or Dwelling. Less than 18' needs to be screened.</p> <p>No recreational vehicles larger than a standard pickup truck or van will be allowed to park overnight on any residential Lot or Dwelling. <i>Request exception from the management company for temporary use as needed.</i></p> <p>No trash, junk, stored materials, wrecked or inoperable automobiles or similar unsightly items shall be allowed to remain on any Lot or Dwelling outside of an enclosed structure.</p>
5	8	Storage Receptacles	Fuel tanks or similar storage receptacles must be installed inside of a resident's home, within an accessory building, in a screened area or buried underground and may not be exposed to view.
5	12	Hunting & Fishing	Hunting of any kind is not permitted within Heritage Lakes. Fishing is permitted according to established guidelines.
5	13	Use of Common Property	Motorized vehicles, motorized boats, or boats that require launching from a trailer are not permitted on lakes. Small paddle boats, small sailboats, electric-powered boats, and canoes or similar vessels are permitted.
5	14	Docks	The building of docks, piers, or similar structures must have prior approval from the Association. <i>Apply through the Architectural Review Board (ARB) Process.</i>
5	15	Architectural Standards	No building, fence, wall, or other structure shall be erected until the proposed building plan and specifications have been approved by the Architectural Review Board (ARB).
5	15d	Fences	All fencing erected on Lots or Dwellings exposed to view shall not exceed four (4') feet in height and shall first be approved by the Architectural Review Board (ARB).

ARB Guidelines (http://heritagelakeshoa.com/wp-content/uploads/2015/10/ARB-Guidelines-8-14-FINAL.pdf)			
		Overall	Any Exterior Renovations/Additions have to be submitted through the ARB Process.
		Painting	Repaints with same or different colors have to be submitted through the ARB Process.
		Roofing	Roof replacement must be submitted through the ARB Process with a sample of desired roofing material.
		Landscaping	Any major changes including addition or removal of trees have to be submitted through the ARB Process.
		Basketball Backboards	A single portable backboard may be installed that is made of transparent or muted neutral colors. It must be maintained and kept in good condition.
		Clotheslines	Exposed clotheslines are prohibited
		Mailboxes	Mailboxes and posts must meet the standard in the online ARB Guidelines (Refer to http://heritagelakeshoa.com/wp-content/uploads/2015/10/ARB-Guidelines-8-14-FINAL.pdf).
		Playhouses	Playhouses have to be submitted through the ARB Process.
		Pools	Swimming pools must be in the back of the property and have to be submitted through the ARB Process.
		Fences	Fences must be in the rear of the yard, not closer than 10' to the front of the house. Fences may be constructed of wood, composite aluminum, iron, stone, brick, and black or dark green chain link. Any new fences have to be submitted through the ARB Process.
		Docks	Docks can only be built where the homeowner's property meets the water and have to be submitted through the ARB Process.
		Screen Porches	Porches have to be submitted through the ARB Process.
		Sheds	Sheds must be at the rear of the property, made of similar material to the house, and have to be submitted through the ARB Process.
		ARB Application	The ARB Application is available at (http://heritagelakeshoa.com/wp-content/uploads/2015/10/ARB-App-20151.pdf)