

September 26, 2014

Dear Heritage Lakes Property Owner,

When Heritage Lakes was developed, a set of Covenants were set up as “laws” of the community. This is done in order to protect the value of the properties within the community. The Covenants have many items in them relating to maintenance of your property, building in the community, and paying assessments.

One item addressed is that the Board is to provide a committee called the Architectural Review Board (ARB) and that this committee would have a set of guidelines for the community to build, paint, remove trees, re-roof, build a fence, etc. Over the last few years, we have noticed that there are many properties that have been repainted, re-roofed, etc. without getting permission. Since the Covenants do not permit this, the Board has revised these guidelines and a copy was sent out to owners some time back.

In short, the Covenants and these Guidelines require that you contact the Board before doing anything to the exterior of your home, major landscape work, or tree removal. Generally, if you are repainting or re-roofing the same color, the application can be approved quickly. For other items, a site visit might be needed. Once the application is received by the management company, it is sent to the committee for their review. Please keep in mind that all Board/Committee members work full-time and it may take some time for them to get to your property but they do their best to handle items quickly.

Another items that needs to be addressed is mailboxes. They are to be uniform throughout the community. Originally, the mailboxes were painted blue and now there is quite a mix of colors and sizes. Over the last few years, the Board has taken a lot of time to consider the mailboxes and the look that they present for the community. It was agreed that, since the original blue color is no longer available, all mailboxes are to be black and the larger size. Attached is a color sheet identifying colors for the box and post. We have also contacted a vendor that can handle repairs for you if you are so inclined – his contact information and costs are included with this letter.

The bottom line is that any changes made to the exterior of your home or landscaping should be submitted for approval. If you're not sure the work you want to do requires approval, just send us an email and we will let you know. All mailboxes need to be uniform within the community and the deadline for getting this done is October 31, 2014.

If you did not receive a copy of the revised guidelines, they are posted on your website at heritagelakespoa.com or you can request a hard copy from us. Should you have any questions regarding the above information, please feel free to Jill Reilly - Bluffton Property Assistant 843-837-2520 - Ext. 2003 -- Jreilley@atlanticstatesmanagement.com

Sincerely,
Jill Reilly &
Heritage Lakes Board of Directors