

# *Heron Crest*

## **Community Rules & Regulations**

**Air-conditioning Units:** No window air-conditioning units are allowed. All air conditioning units must be placed on the sides of residences with landscaping or fence screening if visible from any street (including side street in the case of corner lot).

**Architectural Modification:** No construction or modification (including painting of unit exterior) of any kind to any area known as common property is allowed. All exterior modification to any unit must be approved by the ARC prior to construction, by the submission of an Architectural Modification Form.

**Basketball Hoops & Play equipment:** Basketball Hoops, and ALL games and play apparatus remaining outdoors for more than three (3) days, may be located at the rear or side of the Unit so as not to be visible from the street. Basketball hoops are permitted only after approval of the ARC is obtained. Said hoops must be constructed of black enamel pole and white backboard and must be constructed of fiberglass, concrete or concrete materials.

**Business or Commercial Use:** No noxious or offensive trade or activity which may cause an annoyance or nuisance to the neighborhood are allowed to be conducted from any unit.

**Clothesline and outside Clothes Drying:** No clotheslines or clothes poles may be erected in the front or sides of any lot. Such apparatus may only be erected in an area enclosed by lattice, fence, or wall or other screening devise.

**Commercial Use:** No Unit may be used for commercial business.

**Commercial Vehicles:** No commercial vehicles may be parked or stored on property, except temporarily, for the purposes of deliveries, loading or unloading. Boats, motor homes, watercraft, campers, travel trailers and similar recreational vehicles may only be placed, kept or stored in an enclosed garage or fenced area.

**Fences:** No fence may be constructed without prior approval of the ARC.

**Garage Doors:** Garage doors must remain closed when not in use.

**Inoperable vehicles:** Inoperable vehicles or vehicles under repair may only be placed and kept in a closed garage,

**Landscaping:** Only landscaping improvements approved by the ARC shall be implemented.

## **Rules & Regulations (Continued)**

**Leasing:** All persons who are present in the subdivision must comply with the covenants. In order to enforce this provision, all owners leasing or renting their lots shall be required to incorporate the following provision in their lease for rental agreements:

All persons occupying property in Heron Crest subdivision are required to observe the covenants and restrictions of Heron Crest Community Association, Incorporated. Copies of all covenants and restrictions are to be obtained from the landlord.

In addition, all owners leasing their lots are required to provide the association with a copy of the lease and the name and addresses of the landlord and the tenant unless they are contained in a lease or rental agreement.

**Nuisances:** No noise, use of property, or practice which may become a source of annoyance, nuisance, or that may interfere with the peaceful possession and use by residents is permitted.

**Open Burning:** No open burning to reduce solid waste is allowed on any Lot.

**Pets:** No pets are allowed to run loose and uncontrolled in the community. Pet owners must accompany pets when out on property. All pets must be maintained in a quiet and orderly fashion so as not to disturb residents.

**Portable Buildings:** No tent, shack, trailer, garage or other space may at any time be used on any lot as a residence, temporarily or permanently. Plastic Sheds/ storage containers are allowed for storing garbage cans, lawnmower, and for use as dog houses.

**Signs:** No signs are allowed to be displayed or placed upon any Lot or living unit except "for rent" or "for sale" signs, which may refer only to the particular premises on which displayed. Such sign should not exceed the normal and customary standard size for the local real estate industry and may not extend more than four (4) feet above the ground, and only **one (1)** sign is allowed per Lot or living unit. No such signs may be attached in any manner to a tree.

**Stains or Unsightly appearance of Driveways or Unit exterior:** Stains or other unsightly appearances are not allowed in unit driveways or on the exterior of units.

**Trash disposal:** No trash, garbage, rubbish, debris, waste or materials of other refuse may be stored, or allowed to accumulate on any Lot. Garbage or refuse for disposal must be placed in an enclosed/covered trash can on the curb, for pick up *only* on the day of pick up by the refuse pick up company.