

# HERITAGE OAKS HOMEOWNERS ASSOCIATION, INC.

## BOARD RULES and REGULATIONS

Upon purchasing a home, all owners are expected to follow the Governing Documents of the community. Following the requirements in these documents promotes harmony within the neighborhood and maintains the desired aesthetic qualities you looked for and expected when you purchased your home. If you did not receive a copy of these documents, please email the Manager at [SueWilson@WatsonRealtyCorp.com](mailto:SueWilson@WatsonRealtyCorp.com) to request an electronic copy. Below is a list of a few of the Rules and Regulations for guidance, please reference your Governing Documents.

### Parking Policy

**4.6.1(a)** No street parking.

**4.6.3(d)** Commercial vehicles must be parked or stored so that they will not be visible from any street or Lot, i.e. in the garage or not in the neighborhood.

No vehicle shall block the sidewalk, pursuant to FL Statute, **316.1945**, this is a noncriminal traffic infraction in Florida, which is punishable as a nonmoving violation. Anyone may report vehicles that are parked or blocking sidewalks to the local law enforcement agency's non-emergency phone number: **904-824-8304**.

### Pets

**4.9** No more than 2 (two) of each type of pet shall be permitted on a Lot, with the exception of fish.

**4.9.2(d)** No pet shall be permitted to leave its excrement on any portion of the Property (neighborhood), and the homeowner of such pet shall immediately remove the same.

### Trash, garbage containers

**4.11.3** All trash containers shall be stored inside the garage, not outside of the home. Containers shall be returned to the garage by the end of the day on which trash was collected - Household trash on Tuesday; Recycle on Thursdays.

### Irrigation

**4.16** No irrigation systems should use water from the lakes, ponds, or street drains. No wells are allowed in the neighborhood.

### Wetlands Lakes and Bodies of water

**4.23** No swimming, boating (canoeing), playing, or fishing is allowed in the lakes.

### Signs

**4.25** No sign, billboard or advertisement of any kind, including, without limitation, those of realtors, contractors, subcontractors and for sale or for lease signs, shall be erected within the Property without the written consent of the ARC. (There are For Sale sign regulations, please contact management)

### Pools; Screens and Screened Enclosures

**4.26** A Homeowner must apply to the ARC for approval for installation of a pool, pool enclosure, spa, and/or screen enclosure. No above-ground pools.

### Artificial vegetation, Ornamentation, Sculptures, Statuaries and Similar Items

**4.29** All artificial vegetation must be approved by the ARC prior to installation.

Ornaments, sculptures, statuaries, lawn decorations and similar items of any size or type, including, but not limited to, bird feeders, statues, fountains, gazing balls, gnomes, planters and signs, may not be installed on a Lot without first obtaining the approval of the ARC.

### Fences

**4.33** All fences must be submitted to and approved in writing by the ARC in accordance with the ARC guidelines.

### Sheds and Outbuildings

**4.19** ARC approval is required before any construction of any sheds or Outbuildings.

### Basketball Goals

**4.46** Basketball goals are permitted provided that the Homeowner stores the equipment in the garage whenever the equipment is not in use.

### Swing sets and Playground Equipment

**4.47** No swing set or playground equipment or other similar devices or items shall be placed on a Lot without the prior written consent of the ARC.

### Watson Association Management

(following information updated January 2020)

**Manager – Sue Wilson**

**175 Hampton Point Dr. Suite 3  
St Augustine, FL 32092**

**Office – 904-436-1447**

**Email – [suewilson@watsonrealtycorp.com](mailto:suewilson@watsonrealtycorp.com)**

**For a complete list of Rules and Regulations, please refer to your Governing Documents**

Thank you for your cooperation in adhering to the rules and regulations of our community.

HOA Board of Directors