

# HERONWOOD HOMEOWNERS ASSOCIATION, INC.

C/O Advantage Property Management, LLC  
1111 SE Federal Highway, Suite 100  
Stuart, Florida 34994  
(772) 334-8900 FAX (772) 288-0175

## APPLICATION TO PURCHASE

Date: \_\_\_\_\_ Address \_\_\_\_\_

Present Owner(s) \_\_\_\_\_ Phone: \_\_\_\_\_

Buyer(s): \_\_\_\_\_

Phone: \_\_\_\_\_ Away Phone: \_\_\_\_\_

Email: \_\_\_\_\_ Email: \_\_\_\_\_

I give my consent to the Association to publish the following information in the directory.

Phone #:  Cell Phone:  Email Address:  Away Address:

I DO  DO NOT  give my consent to the Association to send me email communications containing pertinent information regarding the community.

Vehicle(s) Model, Make, Color and Year: \_\_\_\_\_

Pets: \_\_\_\_\_ Weight: \_\_\_\_\_

\_\_\_\_\_ Weight: \_\_\_\_\_

Who will reside in the unit (names and ages): \_\_\_\_\_

Closing Date: \_\_\_\_\_

**I/WE, PURCHASER(S) \_\_\_\_\_, HAVE READ ALL OF THE DOCUMENTS AND RULES AND AGREE TO COMPLY AND BE GOVERNED BY THEM. I/WE HAVE THE DOCUMENTS IN OUR POSSESSION.**

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date

Please return this application with the \$150.00 application fee and copy of the sale contract within fourteen (14) days to:

*Advantage Property Management, LLC  
1111 SE Federal Highway, Suite 100  
Stuart, Florida 34994*

**DISCLOSURE SUMMARY  
FOR  
HERONWOOD HOMEOWNERS ASSOCIATION, INC.**

1. As a purchaser of property in this community, you will be obligated to be a member of a Homeowners Association.
2. There are recorded restrictive covenants governing the use and occupancy of properties in this community.
3. **You will be required to be interviewed by a Board member to have knowledge and understanding of the covenants and Restrictions.**
4. You will be obligated to pay assessments to the association. Assessments are subject to periodic change.
5. Your failure to pay these assessments could result in a lien on your property.
6. There are no land use fees for recreation or other commonly used facilities as an obligation of membership in the Homeowners Association.
7. The restrictive covenants cannot be amended without the approval of the Association Membership.
8. The statements contained in this disclosure form are only summary in nature, and, as a prospective purchaser, you should refer to the covenants and the Association governing documents.

Date: \_\_\_\_\_

\_\_\_\_\_  
Purchaser Signature

\_\_\_\_\_  
Purchaser Signature

This disclosure must be supplied by the parcel owner or real estate agent.

**HERONWOOD  
HOMEOWNERS ASSOCIATION, INC.  
PET REGISTRATION**

- **You must provide a recent photograph when submitting this form to management.**

Owner Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Type of Pet (i.e.; dog, cat, etc.) \_\_\_\_\_ Breed: \_\_\_\_\_

Age: \_\_\_\_\_ Color: \_\_\_\_\_

Current Weight: \_\_\_\_\_ Age of Pet: \_\_\_\_\_

Name of Pet: \_\_\_\_\_ Vaccine License #: \_\_\_\_\_

Veterinarian Name: \_\_\_\_\_ Contact#: \_\_\_\_\_

Family/Friend Emergency Contact: \_\_\_\_\_

**It is understood that the pet must be on a leash anytime it is outside of the dwelling and under the control of a responsible person. Cats are not allowed to roam throughout the neighborhood.**

**I also understand that should the dog bark incessantly or become a nuisance to the neighbors or community in general the Board of Directors may require the removal of the pet from the community.**

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

**WRITTEN CONSENT  
TO ELECTRONIC VOTING**

The undersigned owner(s) of the property located at:

Address: \_\_\_\_\_

in the community known as Heronwood Homeowner's Association, Inc., hereby consents to electronic voting and elects to vote by use of an online voting system. This consent is valid until the time I provide written notice to Heronwood Homeowners Association, Inc., that I/we no longer wish to vote by use of an online voting system.

DATED: \_\_\_\_\_

\_\_\_\_\_  
OWNER OR DESIGNATED VOTER

Printed Name: \_\_\_\_\_

\_\_\_\_\_  
OWNER OR DESIGNATED VOTER

Printed Name: \_\_\_\_\_

# HERONWOOD HOMEOWNERS ASSOCIATION, INC.

**This is a short list of Heronwood Homeowners Rules and Regulations. For a more detailed list of Heronwood Covenants and Restrictions please refer to your Heronwood HOA book given to you at closing or web site; <http://www.heronwoodpalmcity.com>.**

**Revised July 2024**

## **Vehicles & Parking**

Parking of passenger vehicles is permitted on driveways but not grassed easements, common areas or cul-de-sacs. Motorcycles, boats, trailers, etc., may be stored on a homeowner's property but only in the garage such that they are not visible from the parcel's frontage or an adjacent parcel. Motorhomes may be placed, parked or stored on the parcel up to 6 times a year per household in any calendar year for a period not to exceed 24 hours for the sole purpose of loading and unloading. The association must be notified prior the motorhome coming on property. Golf carts may be placed, parked or stored within a building. Golf carts may be operated on roadways and sidewalks only by persons with a current valid driver license. Golf carts are to be operated in daylight hours only, unless equipped with headlights/brake lights or rear reflectors. Parking in the street overnight is not permitted.

## **Garbage, Yard Waste and Trash Collection:**

Pick-up is on **Monday** and **Thursday** for garbage. Recyclables are picked up on **Monday**. Yard waste is picked up on Wednesday. Garbage/trash is to be kept out of sight, unless on trash days. Trash is permitted to be placed curbside after 6 PM the evening before pickup. All appropriate trash must be placed in a covered trash container. Garbage bags are not considered containers.

**Special Trash Collection:** Excessive or large yard waste, used appliances, etc. will be picked up, but you must call in advance to request pick-up. Call Waste Management (**WM**) at **(772) 546-7700**.

Construction debris must be placed in dumpsters or arrangements must be made to have it collected in advance by WM or another licensed hauler.

## **Residential Use**

All homes shall be used only as private, single-family dwellings and for no other purpose. They may not be used to conduct businesses. Houses can be rented for no more than one (1) time a year, for a minimum of three (3) months.

## **Maintenance**

Owners are responsible for maintenance of all exterior and interior areas of their property including buildings and landscaping. Mailboxes and mailbox posts need to be painted or replaced from time to time. Roofs and driveways must be cleaned periodically.

## **Exterior Changes and Improvements**

All exterior changes and improvements, including house painting, landscape changes, driveway coatings, house additions, etc. must be approved by the Architectural Review Board prior to having the work done. County Building Code Approval may also be required. Projects must be completed within 90 days of application approval and/or appropriate ARB authorization.

## **Temporary Structures**

No structure or object of a temporary character such as, but not limited to, house trailers, tents, shacks, sheds shall be erected, kept or maintained on the Property. After receiving approval from the Association, temporary storage trailers, such as portable on demand storage (PODS) may be placed in the owner's driveway for a period of up to 4 days and 3 nights. A single small chest no greater than 6 feet tall, 6 feet wide and 3 feet deep may be placed adjacent to the dwelling; totally screened from view from street and adjacent parcels.

## **Outside Displays**

No owner shall attach, affix or hang displays on the exterior walls, doors or equipment outside the dwelling without the prior consent of the Board of Directors. American flags, Armed Forces flags and First Responder lags are approved for display. Statues, birdbaths; fountains in shrubbery beds subdued; less than four (4) feet with a maximum of 3 are approved. Holiday lights are approved. Signs and notices are not allowed.

**Athletic Apparatus/Playground Equipment**

Permanent or semi-permanent installation of such items as backboards, swings, jungle gyms or trampolines are NOT permitted. Temporary use is permitted if no nuisance is caused, and equipment is stored inside the residence when not in active use.

**Pets**

No more than two pets per dwelling are allowed. Dogs, cats, etc. are to be kept on a leash when outside the dwelling. The pet owner is responsible for removal and disposal of excrement using sanitary containers. If considered a nuisance, a pet may be permanently removed from Heronwood.

**Disturbing the Peace**

No owner, resident or guest shall make or create any excessive noise or disturbance or allow any condition to exist that would violate the peace, quiet and comfort of any other resident.

**Solicitation:** Solicitation of any kind is not permitted in Heronwood by anyone for any reason. Open houses are not permitted. No advertising of any kind including "For Sale" and "For Rent" signs are permitted.

**Others**

- Window treatments, visible from the street or other dwellings, must have a white or off white backing, enclosed rooms and porches included.
- Lawn furniture is permitted in the backyard only.
- Garage doors must be kept closed at all times except when the garage is in active use.
- Please do not flush disposable diapers (adult also) or other large objects down the toilet. This includes disposable wipes. They stop the pumps in the sewage lines.
- No maintenance or repair of vehicles can be performed on driveways or common areas.
- Sundays and legal holidays: contractors, large truck deliveries and moving vans will be permitted only under special circumstances. MDPOA rules state no moving vans on Sundays.
- **Residency Application Fee of \$150.00 payable to Heronwood HOA**

**Monthly Assessment**

Each resident pays a monthly charge for security, roads, landscaping common areas and other approved items. Automatic withdrawal is available upon request.

**Delinquent Assessments:** If a resident should be 65 days in arrears of their monthly assessment(s), interest, and/or legal fees, a letter will be issued which directs the owner to pay the delinquent amount in two weeks or the barcode to the vehicles registered to that residence will be de-activated until payment is received in full.

**Fines**

Per direction of the Board, the property manager will issue fines for a violation that has not been remedied by the time allotted of the third notice to the owner/resident. The fine may be \$25 to \$100 per day for the violation from the first date of the third notice until the violation is remedied. The owner has 14 days to contest the fine thru the Appeals Committee.

**I AGREE TO ABIDE BY ALL THE RULES AND REGULATIONS AS STATED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR HERONWOOD (as amended)**

\_\_\_\_\_  
Owner/Lessee Signature

\_\_\_\_\_  
Owner/Lessee Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
Date

\_\_\_\_\_  
Board Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Board Signature

\_\_\_\_\_  
Date