

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 November 2022

Vehicles & Parking

No motorcycles, commercial vehicles, boats, buses, etc., may be parked or stored on the premises. **Trucks are to be placed ONLY inside the garage at all times.** (Refer to Amended Declaration 8.1.34) Motor homes 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. Parking of passenger vehicles is permitted on driveways but not grassed easements, common areas or cul-de-sacs. 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/break lights or rear reflectors.

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 but does not precede ARB approval. 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 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.

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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