



HERITAGE HILLS HOMEOWNERS ASSOCIATION COMMUNITY STANDARDS

This document outlines the Community Standards that set the level of residential maintenance and acceptable actions specified in the Declaration of Covenants, Conditions, and Restrictions for Heritage Hills Homeowners..

IMPLEMENTATION OF THESE COMMUNITY STANDARDS

As a covenant-protected Community, all members of the Heritage Hills Homeowners Association, their guests and their tenants must adhere to the Declaration of Covenants, Conditions and Restrictions, the Community's Rules, Regulations and Policies, and these Standards of the Community

The Homeowners Association, through its Board of Directors, hires and retains an organization to act as the Managing Agent (Management Company) for the Board in working with homeowners and the Board on enforcement issues related to the rules and regulations mentioned above.

The HOA's Management Company or their agent assigned to enforcement conducts regular visits of the Community in order to inspect for violations. In addition, information on observed violations may be provided to the HOA's Management Company by members of the community.

Any violations observed by residents should also be reported to the Lone Tree Police Department, Lone Tree Animal Control, or other governmental entity, if the entity has jurisdiction over the activity. For example, reckless driving should be reported to the Lone Tree Police and dog(s) running loose should be reported to Lone Tree Animal Control. The HOA operates under the procedures documented in the Enforcement Procedure Policy adopted by the Board of Directors of the Association.

COMMUNITY STANDARDS and DECLARATION OF COVENANTS

These Community Standards define and explain in more detail the rules and regulations of the Community as authorized by Section 8.15 of the Declarations of Covenants, Conditions and Restrictions for Heritage Hills Homeowners as recorded in Douglas County.

In the event of a conflict between the provisions of these standards and the Declaration of Covenants, Conditions, and Restrictions, the Articles of Incorporation, or the Bylaws of Heritage Hills Homeowners Association, the provisions of the Declaration, the Articles, and the Bylaws shall supersede and control over these standards. In the event of a conflict between the provisions of these standards and governmental ordinances, regulations, or laws, the more restrictive will control.

The rules and regulations of the Community including Policy documents can be found on the HOA website: <https://www.heritagehillshoa.org> and/or the Homeowner Portal which can be accessed through the HOA website. A copy of the Community Standards is attached as the next section.

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Community Standards

Note: For enforcement information for Community Standards and the Heritage Hills HOA Declaration of Covenants, Conditions and Restrictions go to the Heritage Hills HOA Enforcement Policy which may be found on the Homeowners Portal. Time to Resolve prior to Escalation has been removed due to changes in the laws regarding time to cure violations. Details may be found in the HOA Enforcement Policy.

Note: Bold italic black lettering added for clarity in Oct 2023

Category	Description/Examples of a Violation
Annoying External Lights	<ul style="list-style-type: none"> Reported violations where external light was not approved by the DRC, does not comply with, or is not being operated in a manner consistent with, the Design Standards (e.g. flashing, colored, intensity; mounted too high) No lighting systems may be installed on, or support the use of Tennis/Sport Courts
Annoying Odors or Unsanitary Conditions	<ul style="list-style-type: none"> Reported violation of annoying odors or unsanitary conditions
Annoying Sounds	<ul style="list-style-type: none"> Sounds, such as pets barking, music, alarms, exterior speakers, horns, whistles, bells, or other sources of noise that create an unreasonable impact on other residents and are reported by residents, have a police report filed, or are confirmed by the HOA No play on Basketball Systems or Tennis/Sport Courts is permitted after 10:00pm
Antennae, Pipes, Utility Lines and Transmitters	<ul style="list-style-type: none"> HOA observed or reported violation that has not been preapproved by the DRC or which is not installed in a manner consistent with Design Standards (e.g., satellite dish is mounted on the front plane of the house) Need to be placed underground if possible
Basketball Systems	<ul style="list-style-type: none"> Basketball systems are not allowed to be on streets or areas adjacent to easements Backboards may not be mounted to the house Portable basketball systems are allowed provided they are kept and stored in an upright position in the driveway at least ten feet (10') from the street No lighting systems may be installed on, or support the use of, the basketball system Rims and nets must be maintained in a neat and clean appearance

Category	Description/Examples of a Violation
Cars, Trucks, Trailers, etc. Overnight Parking	<ul style="list-style-type: none"> • Vehicle parked on the street overnight.
Cleaning Up after your Pets	<ul style="list-style-type: none"> • Reported lack of immediately cleaning up after a pet while in common areas or on someone else’s property • Dog run areas must be maintained to eliminate odors and/or pests
Commercial and Recreational Vehicles	<ul style="list-style-type: none"> • Boat, camper (on or off supporting vehicles), trailer, tractor, truck, industrial or commercial vehicle (cabs or trailers), towed trailer unit, motorcycle, motor vehicles, motor home, mobile home, recreational vehicle, or any other vehicle for which the primary purpose is recreational, sporting, or commercial use, that is parked or stored in, on, or about any lot or street within Heritage Hills, except within an attached and enclosed garage • Temporary parking of recreational vehicles for the purposes of loading and unloading is permitted so long as the loading and unloading does not exceed 72 hours • Temporary parking of recreational vehicles that belong to visiting guests may not exceed 72 hours
Construction/ Renovation (updated Oct 2023)	<ul style="list-style-type: none"> • Construction dumpsters must be located on driveways during construction projects and be removed within two (2) months of their placement unless approved by the HOA or DRC for a longer period • <i>Port-a-potties must be located on the owner’s property away from the sidewalk, near to the house, not in a side yard</i> and, if visible from the street, have the same time restrictions as dumpsters • A daily cleanup of construction materials is required. Debris must be secured in a container and materials neatly and securely stored • Exterior construction is permitted between the hours of 7:00am to 6:00pm Monday through Friday and 8:00am to 6:00pm on Saturday and State legal holidays • No exterior construction work is permitted on Sundays • No exterior construction work is permitted on the long weekends (i.e., Saturday, Sunday, and State holiday) associated with Memorial Day, Independence Day, Labor Day, Thanksgiving, and New Year’s

Category	Description/Examples of a Violation
Domesticated Pets must be on Leashes when outside of Fenced Yards	<ul style="list-style-type: none"> Reported violation of pets off leash
Exterior Changes (Improvements)	<ul style="list-style-type: none"> Required Design Review Request (DRR) not submitted and approved Work started before DRR was approved or work does not match approved DRR Improvement which does not require a DRR does not comply with Design Standards
Exterior Front Lighting	<ul style="list-style-type: none"> No working dusk to dawn lighting in yard post light, if there is a yard post light, or other fixture at front of house Yard post light removed (post light may only be repaired or replaced)
Garage, Yard, or Estate Sales	<ul style="list-style-type: none"> No garage, yard, or estate sales are allowed in Heritage Hills
Garbage and Recycling	<ul style="list-style-type: none"> Garbage and recycling cans must be stored in the garage and a) should not be out for pickup earlier than 5:00pm the evening before pickup, and b) must be put away by 10:00pm the day of pickup
Holiday Decorations / Lighting	<ul style="list-style-type: none"> Halloween decorations may be set up and turned on no earlier than October 1st each year and must be turned off and taken down by November 7th each year December holiday decorations may be set up no earlier than November 1st each year and must be taken down no later than February 1st each year. Decorations and lights may be turned on and operated no earlier than November 15th and left on no later than January 15th each year Seasonal decorations are allowed as long as they are for the current season and do not require repair or maintenance

Category	Description/Examples of a Violation
<p align="center">Home and/or Improvement is in Good Repair and Well Maintained</p>	<ul style="list-style-type: none"> • Visible signs of deterioration. Note that for escalation purposes, an additional violation at the same lot need not be for the exact same issue. For example: <ul style="list-style-type: none"> ○ House needs painting or paint touch-up ○ Roof needs repairing o Window needs to be replaced ○ Fence needs staining / painting or repairing (both sides of the fence must be maintained; includes all fences, for example, privacy fence, dog run fence) ○ Awnings need replacing o Playhouse needs maintenance ○ Rain barrels need maintenance o Flag or sign needs repair or replacement
<p align="center">Landscaping Required</p>	<ul style="list-style-type: none"> • Initial approved landscaping is not installed within eight (8) months of a purchase of a newly built home
<p align="center">Maintenance of Drainage</p>	<ul style="list-style-type: none"> • Drainage changed without DRC approval • Drainage not maintained properly
<p align="center">No Exotic or Vicious Pets or Breeding Facilities</p>	<ul style="list-style-type: none"> • Reported issues, confirmed by HOA, that this violation exists: <ul style="list-style-type: none"> ○ Unauthorized pets or breeding facility
<p align="center">No Hazardous Activities</p>	<ul style="list-style-type: none"> • Report of activities generally considered hazardous including shooting, firing, or discharging any firearm or weapons, including but not limited to guns, BB guns, pellet guns, air guns, and bow and arrow on any property in Heritage Hills • No open fires except in a barbecue container or a fireplace designed to prevent the dispersion of burning sparks and embers

Signs, Flags, and Advertising

Commercial Signs and Flags:

- Commercial flags are prohibited
- For Sale / For Rent / Open House / security signs are allowed as follows:
 - One (1) professionally lettered “For Sale” sign on the property being offered for sale or one (1) professionally lettered “For Rent” sign may be displayed on the property offered for sale or for rent. A sign may not be more than 18 inches high by 30 inches wide. “For Sale” signs must be removed no later than the date of closing. “For Rent” signs must be removed when the property is leased
 - One (1) professionally lettered “Open House” sign not to exceed 18 inches high by 30 inches wide may be displayed on the owner’s property on the day of the open house and must be removed at the end of the day
 - One (1) professionally lettered security sign not to exceed two (2) square feet in size may be displayed on the property. A reasonable number of professional security decals may be displayed on the windows of a residence
 - Except for the permitted commercial signs noted above, all other trade, marketing, or commercial signs, including but not limited to, landscaping, painting, remodeling, or business advertising, are prohibited

Non-Commercial Flags:

- Flags may only be displayed on freestanding flagpoles, removable flagpoles held in brackets mounted on the front of the home, in a front window of the home, or on a front balcony adjoining a home. A balcony is a balustraded or railed, elevated platform projecting from the wall of a home. A front porch is not a balcony.
- No more than three (3) flags may be displayed at one time
- Flags may not be larger than four feet (4’) by six feet (6’)
- Flags must look professionally made
- Refer to Design Standards for specifics on flagpoles

Non-Commercial Signs:

- Signs may be displayed in a window, in a front yard, or in a backyard • Must be located at least ten feet (10’) in from the curb, except for signs that are 12 inches by 12 inches, which may be located within two feet (2’) of a curb or sidewalk

Category	Description/Examples of a Violation
	<ul style="list-style-type: none"> • Signs may not be located in a backyard if the sign, when displayed, can be seen from the street • No more than two (2) signs on a property at one time • Signs may be no larger than 18 inches high by 30 inches wide and not higher than 40 inches off the ground • Signs must look professionally lettered • Refer to Design Standards for specific sign requirements for Invisible Fence <p><u>Common Area</u></p> <ul style="list-style-type: none"> • Any sign or flag located in a common area may be removed and disposed of without notice.
<p style="text-align: center;">Snow Removal</p>	<ul style="list-style-type: none"> • Snow and/or ice buildup on sidewalks (front and side) must be removed within 24 hours of snowfall ending. Note that corner lots are responsible for the side sidewalk even if it is on the other side of a fence up to the point that the Metro District has responsibility
<p style="text-align: center;">Statues, Art, Ornaments, and Birdfeeders/ baths</p>	<ul style="list-style-type: none"> • Items in category do not comply with Design Standards. For example: <ul style="list-style-type: none"> ○ More than two (2) statues, outdoor art, fountains, birdfeeders/baths ○ Statues, art, fountains exceed height restrictions
<p style="text-align: center;">Storage of Gasoline and Explosives (updated Oct 2023)</p>	<ul style="list-style-type: none"> • Report of the storage of explosives, gasoline (over 5 gallons) or other volatile or incendiary materials or device. Exclusion: 15-20 lb. propane tank used for BBQ grill or similar usage.
<p style="text-align: center;">Street Safety</p>	<ul style="list-style-type: none"> • Cones or other items are not allowed to be setup in streets unless they are for temporary construction safety
<p style="text-align: center;">Unsightliness (updated Oct 2023)</p>	<ul style="list-style-type: none"> • Unsightly conditions, structures, facilities, equipment, objects, boxes, implements, machinery, furniture, appliances, pallets and other unsightly conditions not enclosed within an approved structure, including snow removal equipment and garden and other maintenance equipment, except when in actual use
<p style="text-align: center;">Use of Units (Home)</p>	<ul style="list-style-type: none"> • Home businesses should not generate client visits, noise, odor, or noxious activities as shown by HOA visible observation or other proof provided with complaint

Category	Description/Examples of a Violation
Window Coverings	<ul style="list-style-type: none"> • Within six (6) months after moving in, install appropriate window treatments • Reflective window films, sheets, newspapers, cardboard, or temporary looking window coverings are not allowed
Yards in Good Repair and Well Maintained	<ul style="list-style-type: none"> • Visible signs of deterioration. For example: <ul style="list-style-type: none"> ○ Dead or distressed tree/shrub/grass on property ○ Lawn needs mowing or trimming ○ Weeds in lawn, landscaping, sidewalk, garden, or driveway ○ Garden needs tending ○ Compost container does not comply with Design Standards ○ Tennis/Sport Court needs repair/maintenance