



HERITAGE HILLS

HERITAGE HILLS

RESTRICTIVE COVENANTS

COVENANT ENFORCEMENT GENERAL INFORMATION

WHAT ARE RESTRICTIVE COVENANTS?

The Declaration of Covenants, Conditions and Restrictions (CC&Rs) are the governing documents that set up the guidelines for the operation of a planned community as a non-profit corporation. The CC&Rs are included in the title to your property and were provided at your closing. In Heritage Hills we also have Community Standards that set the level of residential maintenance and acceptable actions specified in the CC&Rs for Heritage Hills homeowners. All Heritage Hills homeowners are members of the Heritage Hills Homeowners Association (HOA) and are legally bound by the CC&Rs, Community Standards and Rules, as well as the financial obligations of the HOA.

WHY ARE THERE RESTRICTIVE COVENANTS?

Your Association has developed Rules and Regulations as provided for in the CC&Rs and Community Standards. Rules are established to provide direction to the homeowners for common courtesies such as parking, vehicles, property improvements, property maintenance etc. In addition, your Association has adopted Residential Guidelines with procedures for submitting requests to make exterior changes to your home and/or property. These rules and guidelines are set up to maintain the aesthetic value and integrity of the community on behalf of all of the owners, and hopefully protect the market value of your investment as well. Violations of these rules may result in action by the Association including potential fines and/or correction or removal of improvements made without approval.

WHY IS THERE ENFORCEMENT AND HOW DOES IT WORK?

Covenant Enforcement strives to work in partnership with the residents and the HOA to enhance the quality of life in the community and helps to eliminate unsightly or hazardous conditions that can have a negative impact on surrounding property values and owner's enjoyment of their property. Covenant Enforcement helps to maintain and improve the quality of your community by administering fair and unbiased enforcement to correct violations of the CC&Rs, Community Standards and Rules and Regulations. The Association Management Company, hired by the HOA Board, administers enforcement. In most cases, a Friendly Reminder is issued and most often results in a quick remedy. If there is noncompliance after the Friendly Reminder a fine may be imposed and then the next step after that is legal action. Part of the enforcement process also includes an opportunity for a homeowner to request a hearing to refute the complaint. All notices encourage the property owner to contact HOA management if they have questions, concerns or difficulty meeting the timeframe provided.

WHAT TYPE OF RESTRICTIONS DOES THE HOA ENFORCE?

HOA management responds to resident's concerns as a first priority and then also patrols the neighborhood proactively. Inspectors must be able to visualize and may take a photo of the violation from the street, sidewalk or other public right-of-way to further document the situation. Common types of violations include:

Property Maintenance (Home and Yard) – The property and all structures must be kept in good repair and maintained in a clean, attractive and sightly condition.

Hazardous Activities – Hazardous and/or unsafe activities or improvements are not allowed.

Unsightliness – All unsightly conditions, equipment, objects, furniture, garden equipment and like items must be enclosed within an approved structure.

Garbage and Trash – Waste, rubbish, refuse and debris that is accumulated can only be placed outside for trash removal.

Animals – All domestic pets must be contained on the owner’s property and if outside of the fenced yard must be on a leash. A limit of three (3) domestic animals is allowed per household except for small domestic animals permanently confined indoors. All owners are required to clean-up after their pets on a regular basis and are required to clean-up after their pets immediately when off of their property.

Temporary Structures – Tents, shacks or other types of temporary structures are not permitted unless approved by the Design Review Committee (DRC).

Vehicle Repairs – Maintenance or servicing of any type of vehicle or machine is only allowed within a completely enclosed structure.

Trailer, Camper, RVs and Commercial Vehicles – Storage of trailers, campers, RVs and commercial vehicles is not permitted within the community unless completely enclosed within an approved attached garage. RV’s may be parked in your driveway to load or unload for up to 72 hours. Temporary parking of recreational vehicles that belong to visiting guests may not exceed 72 hours.

Fences – Fences shall not be constructed or replaced without prior approval from the DRC. Fences must be maintained in a safe and attractive condition.

Dog Runs – Dog runs must be approved by the DRC and are only allowed in specific locations.

Lighting – Each home that has a yard post/column light on a photocell that is illuminated sundown to sunrise must keep that light working. Owners must maintain lighting and replace bulbs as needed. Yard post/column lights may not be removed. Each home must have dusk to dawn lighting in the front of the house.

Garage Sales – Garage sales, yard sales, or estate sales are not allowed within the Heritage Hills Community.

Trash and Recycle Containers - All receptacles should only be placed out at the curb between 5:00 p.m. the day before trash removal and stored out of sight by 10:00 p.m. the day of removal.

Parking – Overnight street parking is not allowed except for the loading and unloading of RVs and the temporary parking of visitors’ RVs. See Trailer, Camper, RVs and Commercial Vehicles above.

Snow Removal – Sidewalks must be cleared of snow within 24 hours after snowfall ends.

Basketball Hoops – Portable basketball hoops are allowed provided they are kept and stored upright in the driveway at least ten (10) feet from the street.

Exterior Changes or Additions – All exterior changes or additions to the home or property must be approved by the DRC prior to commencing the work. Exceptions are noted on the [Design Review Process webpage](#).

WHEN SHOULD I AND HOW CAN I CONTACT COVENANT ENFORCEMENT?

Whenever you have a question or a concern about covenant related issues contact [HOA Management](#).

HOW DO I OBTAIN A COPY OF THE CC&RS, COMMUNITY STANDARDS AND RESIDENTIAL DESIGN GUIDELINES?

Documents may be found on the [Heritage Hills HOA/Community website](#) or the [Homeowners Portal](#).