

The Heritage is a townhome subdivision which consists of independently owned homes. The Heritage is governed by The Declaration of Bylaws which is upheld by the Heritage Homeowners Association (HOA) and fellow owners. All rules and regulations listed are necessary in a close community living environment. These rules and regulations are for your safety and the safety of all residents at The Heritage. Please make sure that each family member understands the rules and are able to follow them. Fines may be imposed if rules are not followed. Please note that The Heritage is NOT an apartment complex. Numbered parking spaces belong to coinciding units just as a driveway belongs to a home.

As of November 1, 2015 all prospective owners and renters must have a background check. The cost is \$50 per adult living in the unit regardless if on the lease or mortgage. The fee is to be paid in advance by the prospective owners or renters or residents. Then they must be preapproved by the board. Any person having a felony background or criminal record of theft, breaking and entering, drugs, violence, child molestation, or any other crimes deemed unsafe for the residents of The Heritage will not be allowed to buy or rent or reside in The Heritage. A copy of the lease must be given to the board, along with a copy of all drivers licenses of adults, names of children, types of animals, and a copy of signed (by all adults residing in the unit regardless of whether on the lease or mortgage) rules and regulations prior to taking possession.

the following information must be included in the lease:

A) if the rules and regulations are broken and/or ignored, fines will be imposed and will be the responsibility of the owners and/or renters named on the mortgage and/or lease. These persons are responsible for all actions of all tenants living in the unit, whether adults or children. These persons are responsible for all actions of the guests and visitors of the unit, whether adults or children. All damages caused by a tenant or visitor to other units and common property will be the responsibility of the owners and/or renters named on the mortgage and/or lease.

B) Any adult wishing to move into the unit in the future must go through the same pre-approval process and pay the \$50 background check fee. If this process is ignored, a fine will be imposed. Please remember that board members and committee members live on each street. They know who lives in each unit and when there are new residents.

1) The front entrance of each lot must be kept neat, orderly and free of trash, shoes, misc. items., etc. Only plants are allowed at front entrance. Only plants, grills and patio furniture are allowed on rear patios and porches that are not fenced in. No bikes, toys, machinery, containers, coolers, garbage cans, etc. are allowed within view. Fenced in lots must be kept free of trash and clutter to lower the chances of rodents, snakes, termites, roaches and other problems.

2) No boat, trailer, recreational vehicle, commercial vehicle, tow truck, flatbed truck, or semi-truck may not be parked anywhere on the Heritage property. Disabled vehicles, wrecked vehicles, flat tires, mud covered vehicles, untangled vehicles and expired tags on vehicles may NOT be parked anywhere on the Heritage property. Only two vehicles owned by residents may be parked on the Heritage property. All other vehicles will be subject to towing. Major repairs are not permitted to vehicles on the Heritage property. Minor maintenance such as filling windshield fluids, etc. are permitted.

3) Two parking spaces are provided for each unit. Numbered parking spaces belong to the unit with the number shown. Temporary guest parking is available near the clubhouse for visitors. Please advise visitors not to park in spaces belonging to other owners or to block parking spaces. Guest parking is for visitors, and is not to be used for additional vehicles owned by residents. Additional vehicles (over 2) are subject to towing. Board approval must be obtained for temporary use for a third vehicle). Guest parking is for limited use.

4) Motorcycles must be parked within a parking space. Motorcycles are not permitted to be parked on the sidewalk, grass or in front of another vehicle. A motorcycle is considered a vehicle and is subject to towing if illegally parked. Units owning a motorcycle may only have one other vehicle parked on The Heritage property.

5) No skateboarding is allowed on the property. The noise level is too high on these type of roads. And the walkways and curbs will not hold up to skateboarding. Please advise your children and teenagers that they must walk to and from Flomich Avenue from your unit.

6) Loitering is not tolerated, domestic violence is not tolerated, child abuse is not tolerated, bullying is not tolerated, dangerous activities are not permitted, loud parties are not permitted, loud music and noise is not permitted. Relentless crying, screaming, dog barking, etc will be reported to the appropriate authorities. Please be considerate to your neighbors when listening to music and surround sound. Please monitor your children's noise level. The walls are thin and it has been reported that even normal conversations can be over heard. We are monitored closely by the Holly Hill Police Department and have a close relationship with the Holly Hill Police Department and have a neighborhood watch program. The HOA and other residents will immediately call the police to report any violations. Fines will be imposed.

7) The speed limit is 5 mph. These are privately owned roads and are governed by the Heritage HOA. Please watch for children, animals, and elderly residents. Please advise visitors accordingly. Speeding in The Heritage is subject to fines as is all other rules and regulations. The speed limit is also recognized by law enforcement. Holly Hill Police love to give out tickets!

8) Fences, screened patios, etc. must be presented in writing to the Heritage Board of Directors. All architectural changes must be preapproved by the HOA and completed by a licensed and insured contractor. This is to insure architectural symmetry and to preserve the integrity of The Heritage. Sheds are not permitted per the Declaration of Bylaws. Any unapproved porches, fences, and architectural additions may be subject to removal at the expense of the owner.

9) Satellite Dishes and TV antennas are now permitted. However the location has to be preapproved by the Heritage Board of Directors. The Dish or Antennas have to be installed by a licensed and insured contractor. This is to keep the integrity of The Heritage.

10) The pool is locked and is only accessible by obtaining a key at 386.405.0830. There is a \$25 refundable deposit for the key. No one under 18 is allowed in the pool area without a guardian, they will be asked to leave immediately. A restroom is located inside the sliding glass doors of the clubhouse. All pool rules must be followed to maintain use of the pool. By Florida law no smoking, no alcohol and no glass is allowed inside the screened area or grill area or clubhouse. Breaking any pool rules is reason for immediate suspension of use of the pool. Continued use and breaking rules are subject to fines. The pool is not for commercial use and can not be reserved for parties. The pool area is under camera surveillance as is all common property.

11) Each unit is allowed two pets, either two dogs not to exceed 35 pounds or two cats or one dog and one cat. All animals are to be on a leash and must be cleaned up after. Dogs are not allowed to be tied up anywhere on the Heritage property. Cats that are left outdoors are subject to being picked up by the Animal Control. Dogs that are on the Most Dangerous List: *Pit Bull Terriers *Staffordshire Terriers *Rottweilers *German Shepherds *Presa Canarios *Chows Chows *Doberman Pinschers *Akitas are unable to be insured and are NOT allowed anywhere on the Heritage property. This regulation is subject to legal action and fines. Any uninsured dogs, including puppies, must be removed from the property immediately.

12) Trash must be bagged and placed inside the dumpster. Cardboard boxes must be broken down and placed in the dumpster. Place any large items that will fit inside the dumpster. Place large items that cannot be placed in the dumpster inside the fenced area marked for this use. Place branches and bagged yard debris inside the fenced area marked for this use. Do not leave any items outside of the dumpster or fenced area. By Florida law no tires are to be dumped, the city will not pick them up. Tires have to be properly disposed of by the owner. Please report anyone that does not live here that is seen dumping. Waste Management charges The Heritage additionally for each piece picked up which can result in special assessments.

13) The clubhouse is available for activities such as birthday parties for a nominal charge and deposit. No alcohol is allowed. Contact a board member at least one month in advance to avoid double booking and to pay the deposit and charge for the clubhouse. An agreement will need to be signed to ensure that guidelines are understood and will be complied with. Homeowner's account must be in good standing to have access to the clubhouse. All children must be supervised and must be well behaved. Any damages surpassing the amount of the deposit will be charged to the homeowner's account.

14) Yard Sales are not allowed unless it is a Community Yard Sale preapproved by the Board of Directors. If you would like to have a Community Yard Sale contact a board member for approval and regulations regarding a sale.

The Heritage HOA will enforce these rules. All Bylaws, rules, and regulations are recognized by law enforcement agencies and are upheld as such. Violations are documented and efforts are made to resolve the issues in a timely manner. If the Board is unable to resolve the issues, then legal actions will be taken, including but not limited to imposing fines upon the owner of the unit (as allowed by the Declaration of Bylaws). Owners are responsible for the actions of all renters, residents, and visitors. Please govern yourself accordingly.