



## WELCOME TO HERITAGE HILL COUNTRY ASSOCIATION

Thinking of purchasing a home in our HOA?  
Facts you should first know and consider.

If you are considering purchasing a home in our 185 home Heritage Hill Country Homeowners Association (the Association), you should be aware of our governing documents. Our Declaration of Covenants, Conditions and Restrictions (DCCR's) and Amendments are available for download on our website, along with HHC's Bylaws and additional policies and rules. The very important Architectural Policy Manual is available as well.

Before deciding on the purchase of a home in Heritage Hill Country, the listing real estate agent should inform you of the availability of these documents. Please familiarize yourself with the Association's rules. Every homeowner in the Association is responsible for being knowledgeable of and following the governing documents.

There are also financial responsibilities to the Association. Each homeowner is required to pay an annual assessment. A **Resale Certificate** should be requested by the listing real estate agent which will provide you with the up-to-date financial status of the Association and what the amount of the annual assessment will be. When a Resale Certificate is requested, we comply with the Texas State Laws, Bill 1588 which stipulates the certificate be provided within 10 business days of the request by the listing real estate agent. You want to be informed of the financial health of any homeowners' association in which you live. You will receive this certificate at the closing of your home.

Homeowners associations may charge fees which are typically collected at the closing of your home. Such fees include transfer fees, working capital fees, update fees or resale certificate fees.

### **HERITAGE HILL COUNTRY CHARGES NO FEES**

Since its inception the Association has never charged any of the afore mentioned fees.

Armed with the information this website provides, you will have an understanding of the responsibilities of living in Heritage Hill Country.