

# Heartwood Hills Homeowner's Association

## Regulations for Architectural Control

### Heartwood Hills HOA

In addition to the provisions of the recorded Protective Covenants and Restrictions the following regulations shall be observed by lot owners and enforced by the Architectural Control Committee:

**1. Plans and Construction:** Plans for residences must be prepared by or approved either by a licensed Florida Architect or a person whose plans are accepted by Leon County Authorities and construction must be under the supervision of either a licensed general or residential contractor, except that an owner may act as contractor for his or her residence upon demonstrating to the Committee that the owner has the knowledge and experience to construct the building in accordance with the plans and applicable building codes.

All plans shall be submitted for review and approval to the Architectural Control Committee at least (15) fifteen Working days prior to planned construction start.

**2. No Pole Houses:** No houses built on "stilts" or "poles" and no so called barrel houses are permitted.

**3. Exterior Material:** Brick and stucco are preferred exterior siding materials. Wood other than plywood is permitted. Plywood siding is not permitted. Vinyl, or vinyl coated metal of type permitted by the committee, is permitted.

**4. Roofs:** No metal roof is permitted on any residence. Metal roofing is permitted on a detached non residential structure.

**5. Non-Residential Detached Structures:** Such structures may use poles as support, but the sides must be enclosed to a height of not less than six (6) feet from the ground. Material for construction of these structures should be of similar material or resemble the residential structure. No all metal buildings are permitted. This structure may have an attached roofed structure for storage of vehicles, boats, motor homes, etc.

**6. Fencing:** Wood fences or walls not higher than six (6) feet are permitted no closer than the building setback line or the front comers of the residence whichever is greater. Chain link, hog wire or split-rail fencing not higher than four (4) feet is permitted in the front yard of a residence. Fencing may not extend beyond the front lot line nor closer than two (2) inches to any interior lot line, except that adjoining property owners may agree to place a common fence on an interior lot line.

**7. Sight Distance at Intersections:** No fence, wall, hedge or shrubs which obstructs sight lines of road users at elevations between two (2) and six (6) feet above the road way shall be placed or permitted to remain on any lot at a road intersection.

**8. Television Antenna Type:** Cable antenna or 'dish' shall be of mesh type and dark in color to avoid harmful reflections of light on neighbors. Such antennas or 'dish' shall not be placed or maintained in the front of any residence nor placed within 25 feet of any rear or side jot line.

**9. Pools:** No pool shall be located within 75 feet of the front lot line, 50 feet of any side lot line, *or* 50 feet of any rear lot line, providing that if, because the configuration of any lot, the above set back imposes a hardship, the Architectural Committee may modify them to relieve said hardship.

**10. Window Air Conditioning Units and Compressors:** Window air conditioning/heating units and all air conditioning compressors and related equipment shall be located only In the rear of the residence so as not be visible from the street in front thereof.

**11. Building and Property Maintenance:** All owners shall maintain all structures in good repair and keep them safe, clean, orderly, painted or preserved, and attractive in appearance at all times. All owners shall regularly mow and maintain their lots. Vacant lots shall be mowed at least twice each *year* in late spring (not later than May 15) and late summer (not later than Nov 15). Where lots border on ditches, drainage easements, *or* swales each owner shall maintain that portion on his or her lot and promptly repair any erosion or deterioration thereof which is not the responsibility of the governmental body having jurisdiction.

**12. Architectural Diversity:** The property owner shall take precautions to prevent and the Architectural Control Committee shall not approve plans of a proposed home with duplicate exterior facade within close proximity of an existing home.

**13. Action against owners for violations:** The Committee shall notify any lot owner of a violation of these regulations or the recorded covenants and restrictions and if the violation is not remedied to the satisfaction of the Committee within 30 days after delivery of said notice as herein after provided the Committee shall either:

(a) If the violation is one which the Committee may easily cause to be corrected by hiring others to perform the work at a cost of less than \$100.00, the Committee may engage others to perform such work and send statement therefore to the lot owner. If the lot owner does not pay such statement within 15 days the appropriate officers of the Homeowners Association shall have filed a lien against the lot, and purse the lien to foreclosure or other method of payment. If such action requires services of an attorney and court costs these shall be charged against and paid by the violator lot owner, or;

(b) If the violation is not one easily remedied the Committee shall recommend to the Board of Directors of the Home Owners Association take appropriate legal action to cause the lot owner to cure the violation.

**14. Notice Method:** Any notice required to be given shall be deemed sufficient if either:

(a) delivered personally to the lot owner or;

(b) mailed by U.S. Mail. Return Receipt Requested; to the lot owner at the address on file with the Secretary of the Homeowners Association. It being the responsibility of each lot owner to continually advise the Secretary of the member's correct mailing address.

**Effective Date:** Recommended and approved by Board of Directors on November 13, 1991.

All plans submitted to the Architectural Control Committee prior to this date shall by governed under previous Regulations.