


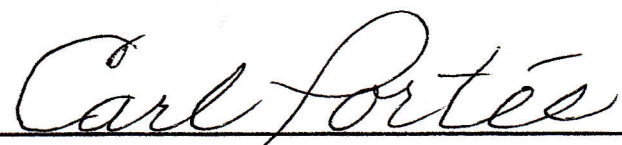
The members of the architectural committee, having met on four occasions, to discuss recommendations for enhancement of the Heather Ridge HOA Articles of Covenants, recommend the Board of Directors adopt the following additions. See attachment #1.

We recommend the Board of Directors adopt our, Letter of Violations. See attachment #2.

We also recommend the Board of Directors adopt our, Administration of the Heather Ridge HOA Covenants. See attachment #3.

We the under signed have worked very hard and long to accomplish these recommendations, and feel they should be adopted, with little change, by the Board of Directors

Ronald Hasson 

Carl Portée 

Gail Stearns 

Art Curtis 

Hedda Smith 

#1 Lawns will be mowed and maintained on a regular basis at a height of 4 to 6 inches and not to exceed 8 inches, to keep a groomed appearance.

#2 Edging of lawns will be done along the street, driveways, sidewalks and pool cages, to keep a groomed appearance

#3 Driveways and sidewalks will be kept free of grass and weeds

#4 xeri-scape will be kept weed free and present a groomed appearance.

#5 Bushes and or shrubs in the front and side yards will not exceed 6 feet in height and no more than 4 feet in width. They will be trimmed to make a groomed appearance.

#6 Flower beds and non-lawn areas will be kept grass and weed free.

#7 Dead plants, trees and shrubs or bushes will be removed.

Attachment #1

From: Heather Ridge Homeowners Association

Post Office Box 964

Lecanto, Florida 34460

Date: _____

To: _____

Dear _____

It is the obligation of the Board of Directors to ensure that each Homeowner in our Community is adhering to the Declaration of Covenants, in harmony with our neighbors. We are all bound to conform to the Articles of our Covenants.

We believe that you are a good neighbor and not knowingly violating our CC&R's. Please be advised of the following Covenants Violations:

Article VI, Section _____, and is specified as,

1. According to our Declaration of Covenants a violation must be remedied within fourteen (14) days from the date of this notification.
2. You can also notify the Board of Directors, in writing, at the address above, as to the course of action, you are taking, within the 14 days, from the date of this notification.

Attachment #2

3. You may also submit a written request for a hearing before the Board of Directors, at the address above, to discuss or refute the specified violations, within the fourteen (14) days from the date of this notification.

Any violation which goes unresolved, or has not been addressed with the Board of Directors within fourteen (14) days from the date of this notification, will begin to accumulate an assessment of \$25.00 per day, for each day of a continuing violation, up to \$1,000.00. The amount of this assessment will be in addition to and become a part of the annual assessment to which said lot is subject.

The Board of Directors also has the right, under Article V of the Declaration of Covenants, to hire a person or company to accomplish such exterior maintenance. These costs will be in addition to and become a part of your annual assessment, to which said lot is subject.

We look forward to working together in our continuing effort to keep our Community beautiful and protect the property values of all our neighbors.

Sincerely,

The Board of Directors

Heather Ridge HOA

ADMINISTRATION OF HEATHER RIDGE HOA COVENANTS VIOLATIONS

1. Heather and Hunter Ridge homeowners are responsible for alerting the Heather Ridge HOA Board of Directors of possible covenant violations.
2. Complaints of possible violations must be in writing, submitted to a member of the Heather Ridge HOA Board of Directors. The letter will contain the following information:
 - (a) The name and phone number of the person making the complaint.
 - (b) A description of the violation, as it pertains to the Articles of Covenants, Conditions and Restrictions.
 - (c) Address of the property in violation.
3. Handling a complaint, by the Board of Directors, will be as follows:
 - (a) Two members of the Board of Directors will investigate the violation within 72 hours.
 - (b) The Board will take photos to document the violation.
 - (c) The Board will send a registered letter to the address in violation, as soon as possible.
 - (d) Secretary for the Board will keep a copy of the registered letter on file.
 - (e) The Board will not make public the name of the person making a complaint.

Attachment #3

(f) The Board will send a written response to the complainant as to the action of the board within 14 days.

To ensure proper and thoughtful handling of complaints the board wrote these guidelines. We are all neighbors and should treat each other with respect and consideration at all times.