

CC&R Articles

Article IV, Section 3 - Garage Doors

- Garage doors must remain closed when the garage is not in use. The first notice is complimentary, but all subsequent notices will be accompanied by a \$25 fine. Please remit payment to Heritage Parks HOA PO Box 3351 Abilene, TX 79604-3351.
 - Garage Door Open and Unattended.
Resolution Steps: Please keep garage door closed when not in use.

Article IV, Section 5 - Landscaping

- Please mow, edge and weed yard. Owners shall maintain an attractive yard visible from the street and common areas and mow at regular intervals. Owners of lots, whether improved or not, must keep the lots free of weeds and debris. If at any time, an owner of any residential lot shall fail to control weeds, unsightly growth and debris that is on the lot, the HOA shall have the right to go on said lot and mow and clean and bill the owner of record for charges. Failure to take care of it in a timely manner may result in the HOA hiring a landscaping company to cut your lawn, but you will be billed for all landscaping services, plus the resulting extra accounting services. Please remit any payments due to: Heritage Parks HOA PO Box 3351 Abilene, TX 79604-3351 This letter is notification under the provision of the TEXAS RESIDENTIAL PROPERTY OWNERS PROTECTION ACT, The Heritage Parks HOA may collect reimbursement of reasonable attorney fees and other reasonable costs incurred by the HOA relating to collection amounts due the HOA for enforcing the restrictions if the violation is not cured by the date specified.
 - Yard Debris/Clutter
Resolution Steps: Please remove yard debris, clutter and other unsightly items from street view. One of the primary goals of HERITAGE PARKS HOMEOWNERS ASSOCIATION is to protect the aesthetic appeal and property values of the neighborhood. Heritage Parks HOA's goal is to work with the homeowners to resolve the problem, not impose penalties. We sincerely appreciate your time and attention to this matter and your cooperation in remedying the concern by the cure date. The first notice is complimentary, but all subsequent notices will be accompanied by a \$25 fine. Failure to take care of it in a timely manner may result in the HOA hiring a company to remove your debris, but you will be billed for all debris removal services, plus the resulting extra accounting services.
Days to Cure: 5
 - Grass Height
Resolution Steps: Grass needs to be maintained below 4 inches. Please cut your grass and maintain a yard with aesthetic appeal from the street. One of the primary goals of HERITAGE PARKS HOMEOWNERS ASSOCIATION is to protect the aesthetic appeal and property values of the neighborhood. Heritage Parks HOA's goal is to work with the homeowners to resolve the problem, not impose penalties. We sincerely appreciate your time and attention to this matter and your cooperation in remedying the concern by the cure date. The first notice is complimentary, but all subsequent notices will be accompanied by a \$25 fine. Failure to take care of it in a timely manner may result in the HOA hiring a landscaping company to cut your lawn, but you will be billed for all

landscaping services, plus the resulting extra accounting services.

Days to Cure: 5

- Untrimmed Shrub Growth

Resolution Steps: Please trim excessive shrub growth. One of the primary goals of HERITAGE PARKS HOMEOWNERS ASSOCIATION is to protect the aesthetic appeal and property values of the neighborhood. Heritage Parks HOA's goal is to work with the homeowners to resolve the problem, not impose penalties. We sincerely appreciate your time and attention to this matter and your cooperation in remedying the concern by the cure date. The first notice is complimentary, but all subsequent notices will be accompanied by a \$25 fine. Failure to take care of it in a timely manner may result in the HOA hiring a landscaping company to trim your shrubs, but you will be billed for all landscaping services, plus the resulting extra accounting services.

Days to Cure: 5

- Excessive Weed Growth

Resolution Steps: Please remove weeds and unsightly growth from your yard. One of the primary goals of HERITAGE PARKS HOMEOWNERS ASSOCIATION is to protect the aesthetic appeal and property values of the neighborhood. Heritage Parks HOA's goal is to work with the homeowners to resolve the problem, not impose penalties. We sincerely appreciate your time and attention to this matter and your cooperation in remedying the concern by the cure date. The first notice is complimentary, but all subsequent notices will be accompanied by a \$25 fine. Failure to take care of it in a timely manner may result in the HOA hiring a landscaping company to cut your lawn, but you will be billed for all landscaping services, plus the resulting extra accounting services.

Days to Cure: 5

Article IV, Section 6 - Signs

- No sign or signs shall be displayed in public view or on any lot except a dignified "for sale" sign of not more than six (6) square feet in size may be utilized by the lot Owner of the respective lot for the sale of the lot. Political signs are allowed 90 days prior to an election and 10 days after an election in accordance to Texas Ethics Commission Sec. 259.002, effective September 1, 2019.

- Unauthorized Sign

Resolution Steps: Please remove your sign. The first notice is complimentary, but all subsequent notices will result in a \$25 fine. Please remit payment to Heritage Parks HOA PO Box 3351 Abilene, TX 79604-3351.

Days to Cure: 5

Article IV, Section 9 - Fences

- All fences to be of 6 inch cedar or spruce unless otherwise approved by the ACC.
 - Nonconforming Fence
Resolution Steps: Please update your fence to the appropriate size. The first notice is complimentary, but subsequent notices will result in a \$25 fine. Please remit payment to Heritage Parks HOA PO Box 3351 Abilene, TX 79604-3351.
Days to Cure: 5
 - Fence in State of Disrepair

Resolution Steps: Please repair or replace your fence. Your first notice is complimentary, but all subsequent notices will result in a \$25 fine. Please remit payment to Heritage Park HOA PO Box 3351 Abilene, TX 79604-3351.

Days to Cure: 45

Article IV, Section 10 - Offensive Activity

- No noxious or offensive activity of any kind whatsoever shall be carried on said property, nor shall there be permitted any act thereon that may be or become any annoyance or nuisance to the owners or occupants of other lots in said property.
 - Noxious or Nuisance Activity
Resolution Steps: Please stop all noxious activity. The first notice is complimentary; however, all future notifications will result in a \$25 fine. Please remit payment to Heritage Parks HOA PO Box 3351 Abilene, TX 79604-3351.

Article IV, Section 11 - Animals

- No animals, livestock or poultry of any kind shall be raised, bred or kept on any residential lot except that dogs, cats or other household pets may be kept, provided that they are not kept, bred, or maintained for commercial purposes. Should pets become a nuisance in the opinion of the Association, they must be removed from the premises and subdivision. No pets are to run at large.
 - Nuisance Pet
Resolution Steps: Please take steps to stop your pet from disturbing others. The first notice is complimentary, but all subsequent notices will result in a \$25 fine. Please remit payment to Heritage Parks HOA PO Box 3351 Abilene, TX 79604-3351.
 - Unauthorized Livestock or Poultry
Resolution Steps: Upon notification, please remove your animal(s). Failure to comply will result in a \$25 fine being assessed during each subsequent inspection. Please remit payment to Heritage Parks HOA PO Box 3351 Abilene, TX 79604-3351.
Days to Cure: 10

Article IV, Section 12 - Boats, Trailers, RVs

- Any boat, boat trailer, trailer, mobile home, camp mobile, camper, or any vehicle other than a conventional automobile shall, if brought within subdivision, must be screened from public view when stored. Visiting RVs can park in the street or driveway for a period not to exceed one week, but not interfering with neighbor's property. No motor bikes, motorcycles, motor scooters or other vehicles of that type shall be permitted in the subdivision, if they are a nuisance by reason of noise or manner of use in the reasonable judgement of the Association.
 - Visiting RV Beyond One Week
Resolution Steps: Please move the RV that has been here longer than one week. First notice is complimentary, but all subsequent notices will result in a \$25 fine. Please remit payment to Heritage Parks HOA PO Box 3351 Abilene, TX 79604-3351.
 - Unscreened Boat/Trailer/RV/Other
Resolution Steps: Please move your unscreened Boat/Trailer/RV/Other in the next 5 days. Your first notice is complimentary, but all subsequent notices will result in a \$25 fine.

Article IV, Section 13 - Commercial Trucks

- Trucks with a tonnage in excess of one (1) ton shall not be permitted on the residence streets or driveways within the Properties overnight.
 - Prohibited Commercial Vehicle
Resolution Steps: Please remove your prohibited commercial vehicle. The first notice is complimentary, but all subsequent notices will result in a \$25 fine. Please remit payment to Heritage Parks HOA PO Box 3351 Abilene, TX 79604-3351.
Days to Cure: 5

Article IV, Section 14 - Inoperative Vehicles

- No inoperative vehicle or vehicles, whether being repaired or not, nor infrequently used or abandoned auto may be maintained or left on any street or driveway unless the same are entirely screened from view on any lot in the subdivision. Any vehicle not meeting this condition may be removed by the Association or the ACC, and any cost associated with such removal shall be charged as a special assessment to the lot Owner.
 - Inoperable or Abandoned Vehicle
Resolution Steps: Please remove your abandoned/inoperable vehicle. Your first notice is complimentary, but subsequent notices will result in a \$25 fine. Please remit payment to Heritage Parks HOA PO Box 3351 Abilene, TX 79604-3351. Failure to remove your vehicle in a timely manner may result in the HOA removing your vehicle on your behalf. You will be charged for the towing fee and extra accounting fees associated with this occurrence.
Days to Cure: 5

Article IV, Section 16 - Exterior Paint

- Exterior paint or stain and masonry must be approved by ACC, and all exterior chimneys must be of masonry material.
 - Unapproved Exterior Color
Resolution Steps: Please repaint your exterior to an approved color. The first notice is complimentary, but all subsequent notices will result in a \$25 fine. Please remit payment to Heritage Parks HOA PO Box 3351 Abilene, TX 79604-3351.
Days to Cure: 30

Article IV, Section 19 - Unsightliness

- Owners of any lots shall screen from public view yard equipment, wood piles, or storage piles which are incidental to the normal residential requirements of a typical family. Drying of clothes in public is prohibited. Please remit payment to Heritage Parks HOA PO Box 3351 Abilene, TX 79604-3351.
 - Prohibited Clothesline
Resolution Steps: Please remove clothesline. The first notice is complimentary, but subsequent notices will result in a \$25 fine. One of the primary goals of HERITAGE PARKS HOMEOWNERS ASSOCIATION is to protect the aesthetic appeal and property values of the neighborhood. Heritage Parks HOA's goal is to work with the homeowners to resolve the problem, not impose penalties. We sincerely appreciate your

time and attention to this matter and your cooperation in remedying the concern by the cure date.

Days to Cure: 5

- Debris in View

Resolution Steps: Please remove debris from street view. The first notice is complimentary, but all subsequent notices will be accompanied by a \$25 fine. If at any time, an owner of any residential lot shall fail to maintain his lot free from debris, then the Association shall have the right to go on said lot and clean and remove the debris and bill the owner of record for charges. Failure to take care of it in a timely manner may result in the HOA hiring a debris removal company to remove your debris, but you will be billed for all debris removal services, plus the resulting extra accounting services. This letter is notification under the provision of the TEXAS RESIDENTIAL PROPERTY OWNERS PROTECTION ACT, The Heritage Parks HOA may collect reimbursement of reasonable attorney fees and other reasonable costs incurred by the HOA relating to collection amounts due the HOA for enforcing the restrictions if the violation is not cured by the date specified. One of the primary goals of HERITAGE PARKS HOMEOWNERS ASSOCIATION is to protect the aesthetic appeal and property values of the neighborhood. Heritage Parks HOA's goal is to work with the homeowners to resolve the problem, not impose penalties. We sincerely appreciate your time and attention to this matter and your cooperation in remedying the concern by the cure date.

Days to Cure: 5

- Other Unsightly Item

Resolution Steps: Please remove unsightly item(s) from street view. The first notice is complimentary, but all subsequent notices will be accompanied by a \$25 fine. If at any time, an owner of any residential lot shall fail to maintain his lot free from unsightly item(s), then the Association shall have the right to go on said lot and clean and remove the unsightly item(s) and bill the owner of record for charges. Failure to take care of it in a timely manner may result in the HOA hiring a debris removal company to remove your unsightly item(s), but you will be billed for all debris removal services, plus the resulting extra accounting services. This letter is notification under the provision of the TEXAS RESIDENTIAL PROPERTY OWNERS PROTECTION ACT, The Heritage Parks HOA may collect reimbursement of reasonable attorney fees and other reasonable costs incurred by the HOA relating to collection amounts due the HOA for enforcing the restrictions if the violation is not cured by the date specified. One of the primary goals of HERITAGE PARKS HOMEOWNERS ASSOCIATION is to protect the aesthetic appeal and property values of the neighborhood. Heritage Parks HOA's goal is to work with the homeowners to resolve the problem, not impose penalties. We sincerely appreciate your time and attention to this matter and your cooperation in remedying the concern by the cure date.

Days to Cure: 5

Article IV, Section 22 - Garbage Containers

- All garbage containers are to be screened except on day of pickup.

- Garbage can(s) in view from street.

Resolution Steps: Please place your garbage containers within your garage, in your backyard or behind a screen, so they are not seen from the street. The first notice is

complimentary, but subsequent notices will result in a \$25 fine. Please remit payment to Heritage Parks HOA PO Box 3351 Abilene, TX 79604-3351.

Article IV, Section 23 - Mailboxes

- All mailboxes (if permitted by US Postal System) shall be maintained on each individual lot, and shall be enclosed in brick or stone to be approved by the ACC.
 - Mailbox Repair Needed
 - Resolution Steps:** Please repair your mailbox. The first notice is complimentary, but all subsequent notices will result in a \$25 fine. Please remit payment to Heritage Parks HOA PO Box 3351 Abilene, TX 79604-3351.
 - Days to Cure:** 30