

Heritage Hills Homeowners Association Community Standards

Welcome to one of the finest Communities in the great State of Colorado! As you know Heritage Hills is in a prime location with panoramic mountain views, great schools and close to Metro Denver's best shopping and restaurants - walking distance to Lone Tree's light rail system.

As part of this exceptional Community, Heritage Hills has covenants to protect the community's home values and quality of life. This document outlines our Community Standards that set the level of residential maintenance and acceptable actions specified in the Declaration of Covenants, Conditions and Regulations for Heritage Hills Homeowners.

IMPLEMENTATION OF THESE COMMUNITY STANDARDS

As a covenant-protected Community, all members of Heritage Hills must adhere to the Standards of the Community. Covenant Enforcement will conduct regular visits of the Community and, if something is observed that does not meet these standards; Enforcement may leave a Friendly reminder regarding the violation or mail a notice.

Please do not be offended by the reminders or notices; however, please take them seriously and correct the violation promptly. If you need additional time to make the correction, please contact Covenant Enforcement and explain the situation.

If you receive a reminder and it is ignored, you may receive a notice and if ignored the Board may consider assessing a fine for the continued violation. If the violation continues to exist without correction, the Board of Directors may initiate legal action and if legal action is initiated by the Association, the Association will seek to recover all attorney fees and costs incurred as a result of encouraging compliance with these standards and/or any other covenant, condition or restriction found in the Declarations.

COMMUNITY STANDARDS and DECLARATIONS OF COVENANTS

These Community Standards define and explain in more detail the rules and regulations of the Community as authorized by section 8.15 of the Declarations of Covenants, Conditions and Restrictions for Heritage Hills Homeowners as recorded in Douglas County under reception number DC9611194.

In the event of a conflict between the provisions of these standards and the Declaration of Covenants, Conditions, and Restrictions, the Articles of Incorporation, or the Bylaws of Heritage Hills Homeowners Association, the provisions of these Declaration, the Articles, and the Bylaws shall all supersede and control over these standards. Nothing in these standards shall operate to alter or reduce the effect of any applicable ordinances, regulations, or laws.

The rules and regulations of the Community including Policy documents can be found on the HOA web site at <http://www.heritagehillshoa.org/pages/hhhoa/docs/documents.html>)

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FREQUENTLY ASKED QUESTIONS

How did Heritage Hills become a covenant protected community?

Governing documents are created for a community before that community is approved to be built. The Developer writes and creates the Covenants (sometimes called Declarations), Bylaws and Articles of Incorporation.

Must I be a member or can I opt out of the association?

Once a home is purchased, all owners of that home are automatically and permanently become members of the association until the home is sold to someone else. As a member, you are legally bound by the financial obligations and community standards of the association.

How do we all help keep our home values stable and ever-improving?

People arrive from all parts of the world with differences and expectations based upon where a homeowner may have lived prior to moving into Heritage Hills. Community standards have been created to preserve the beauty and value for each homeowner.

Who administers community standards?

Owners/members of the Community participate in annual elections and elect neighbors to serve on the Board. All Community Members are invited to attend and participate in annual meetings, as well as regular business meetings of the Board. The Association Management Company, hired by the Board, administers covenant and community standards enforcement based upon these and other policies approved by the Board. If you have a suggestion to improve the standards or a concern or question, we encourage you to contact our Association Management Company.

Why would the absence of covenant protections be costly?

We have all driven through communities with nontraditional paint schemes, poorly maintained lawns, vehicles in need of repair, “treasures” stored on the side of the house, etc. Imagine what this does to the value of that home and others in our area. Receiving a friendly reminder about a community standard can be unsettling, until you are reminded of what a neighborhood can turn into without these efforts.

THE BASICS

Be Considerate of Your Neighbors.

Community Standards found throughout this document are based upon common sense and the need to be considerate of your neighbors. When you have a concern about a neighbor, usually talking to them about it can resolve the issue without the need for additional action.

Maintenance

Homeowners are required to keep their homes in good repair and well maintained. Visible signs of deterioration such as paint, roof repairs, broken windows, etc., will cause a reminder to be sent once they are noticed. Please regularly mow your lawn; remove weeds in landscape and rock beds. If a tree or shrub dies, remove it promptly and replace it with a similar tree or shrub.

Member Responsibilities and Assessments

Owners are responsible to the Association for the actions of other occupants within their home, as well as people you invite into our Community. With this responsibility, please be sure that

all people associated with your home are aware of the community standards. The Executive Board assesses Annual Dues necessary to conduct the business and activities of the Heritage Hills HOA. A late charge may be imposed on any homeowner if an assessment is not paid within 30 days after it is due.

Use of Your Home

Homes in Heritage Hills are **single family** residential homes. You may operate a business in your home as long as it does not generate: client visits, noise, odor or noxious activities. Examples of businesses that would not be allowed in Heritage Hills would include: day care centers, hair and nail salons, body shops, wood working shops, etc.

Construction Standards

All construction needs to be of new materials. **Storage sheds and accessory buildings are prohibited.**

SAFETY AND AWARENESS

Street Safety

Streets are intended for motorist use. Small children riding non-motorized bikes, big wheels, and scooters and battery powered cars, etc. on the streets are potential accidents and they should be kept on the sidewalks for their own safety. Setting up cones on our streets, thereby blocking traffic is potentially dangerous and, therefore, not allowed.

Due to safety and liability issues, the use of motorized skateboards, scooters, go-carts, dirt bikes, etc. on the street, sidewalks and open areas is prohibited. Drivers should be aware of pedestrian crosswalks, particularly when school children are crossing streets during the school year.

Golf Carts

All Golf Cart owners must register their carts and follow all Rules and Regulations that have been approved by the Heritage Hills Executive Board. Applications for cart registration and operation may be obtained from the Association Management Company. Fines may be levied for non-compliance with the Rules for cart operation.

Yard Post Lights

Since no general street lighting is present in the neighborhood, it is very important that each yard have a Post Light, which is on a "photo cell". Each homeowner maintains their own light. Courtesy notices are mailed to homeowners requesting their cooperation to ensure that these lights are working throughout the community.

Pets and Wildlife

While you love your pets and consider them part of your family, some of your neighbors may not. Owning a pet is a privilege that comes with certain responsibilities. When your pet is outside: clean up after your pet, do not allow your pet to bark or make noises that will disturb your neighbors. Complaints from neighbors may result in violation letters or include the City of Lone Tree Animal Control Officer. Heritage Hills permits up to three domesticated pets (cats and/or dogs). No exotic or vicious pets or breeding facilities are allowed. Domesticated pets must be on leashes when outside of your fenced back yard, if there is concerns regarding an animal violation please contact the City of Lone Tree at 303-339-8150.

Only two Bird Feeders are allowed on any property in Heritage Hills. Bird Feeders attract rodents, squirrels, snakes, coyotes and other unwanted wildlife. Other types of wildlife feeding are not allowed due to health, safety and nuisance concerns.

Hazardous Activities

For the protection of your family and your neighbors, activities that are generally considered hazardous cannot take place in the community i.e. firearms, archery, chemicals, fuels, fires, explosives and other hazardous activities.

Sounds, Odors and Lights

Loud music that you enjoy can disturb your neighbors who may not enjoy your type of music. Alarms, exterior speakers, horns, whistles, bells, and other noisemakers fall in this category, as well.

Engaging in any activity that creates unsanitary conditions that cause offensive odors is not allowed.

When considering the installation of lighting please be sure to consider the direction and impact of the lighting within your area.

Snow Removal

The Heritage Hills Metropolitan District is responsible for plowing the streets, common area sidewalks and mailbox locations. Residents are responsible for sidewalks bordering their private property, to include both frontal and side for corner lots. These locations must be cleared of snow no more than 48 hours after snowfall ends.

Drainage

The drainage for your home, and adjacent neighbors, were carefully designed by experts and the Douglas County Building Department to avoid damaging effects of ground water. Please do not regrade or divert drainage systems designs without first obtaining professional assistance and the written approval of the Design Review Committee and any applicable local municipalities.

Basketball Backboards and Street Activities

Portable basketball backboards are allowed provided they are kept and stored in an upright position in the driveway at least eight (8') from the street. Permanent basketball backboards require the written approval of the Design Review Committee. The Design Review Committee may require the installation of additional landscaping to screen the basketball backboard.

CURB APPEAL

Unsigntliness

Items that would be considered unsightly/unattractive in the Community would include: boxes, appliances, lawn mowers, tires, temporary structures, etc. Construction Dumpsters must be located on driveways during construction projects. The accumulations of items not considered outdoor furniture or a milk box are in violation. Faded and/or water stained wooden fences visible from the street must be stained. Color selections must be approved by the Design

Review Committee. All holiday decorations must be removed within thirty (30) days of that particular holiday.

Garage Sales

Residents are not allowed to hold garage or yard sales in Heritage Hills. Garage sales can create an unsightly, offensive activity and block traffic for residential and emergency access. A fine will be levied for any resident holding a garage or yard sale.

Trash and Trash Receptacles

Trash, lumber, compost piles, scrap metal, etc. cannot be stored around the exterior of your home. Trash receptacles/toters need to be stored inside your garage except during trash removal day. Trash removal is provided for by the City of Lone Tree.

All trash in the Community is scheduled to be picked up every Monday in most neighborhoods and Tuesday in the Hillside neighborhood (subject to change by the City of Lone Tree) weather and holiday permitting. On a week with a holiday, trash will be picked up a day later. The receptacle/toter should only be placed out at the curb between 5:00 P.M. the day before trash removal and stored by 10:00 P.M. the day the trash is removed.

Cars, Trucks, Trailers, Etc.

Operable cars and trucks up to $\frac{3}{4}$ ton capacity may be parked on the street during the day, in your driveway or in your garage. Inoperable vehicles are vehicles that cannot be legally driven due to damage, mechanical problems or license issues. Inoperable vehicles must be stored inside your garage.

No boat, camper (on or off supporting vehicles), trailer, tractor, truck, industrial or commercial vehicle (both cabs or trailers), towed trailer unit, motorcycle, motor vehicles, motor home, mobile home, recreational vehicle, or any other vehicle the primary purpose of which is recreational vehicle, sporting, or commercial use shall be parked or stored in, on, or about any home or street within Heritage Hills, except within an attached and enclosed garage.

No vehicle of any kind may be parked in the street overnight. Recreational Vehicles may be parked on your driveway to load or unload for up to 72 hours. If a Recreational Vehicle such as a large camper or boat creates a problem then the owner may request an exception by contacting the Association Manager with details why an exception is necessary.

Owners of vehicles parked illegally may be assessed a fine of up to \$100 for continued violations. After 3 fines have been issued, a letter may be sent by Certified Mail informing the owner that the violation is considered a continuing violation, and that it may be towed by the HOA at the owners expense anytime thereafter without further notice. Any notices permitted or required by this rule shall be considered to have been received by the owner three days after such letter is sent via Certified Mail.

Window Coverings

Within six (6) months after moving in to Heritage Hills, please install permanent curtains, shades, blinds or other appropriate window treatments. Reflective window film, sheets, newspapers, cardboard or other temporary window coverings are not allowed in Heritage Hills. The Association permits up to two small stickers to be placed in a window near the front door for security or other similar purposes.

Visual Utilities

All pipes, wires, cables, poles, antennae or any other apparatus that transmits utilities such as natural gas, water, electricity, radio and television signals need to be placed underground if at all possible. The only apparatus that may be installed on the exterior of your home would be equipment regulated and allowed by the Federal Communications Commission. If you are unsure, please contact the Design Review Committee for clarification.

Heating and Air Conditioning Equipment

All exterior heating and cooling equipment must be located in your back or side yard only. If you are interested in installing solar panels, you will need to submit a written application to the Design Review Committee and receive **written approval before** you install any equipment. Solar installations must also conform to the City of Lone Tree specifications.

Signs and Flags

Flags may be flown with a maximum dimension of 3' by 5'.

One "for sale" or "for rent" sign can be placed in front of your home. The maximum size of the sign would be 18" high, 30" wide and not higher off the ground than 40" (top of the sign to the ground).

Political signs have a maximum dimension of 24" by 36". One (1) sign per candidate or one (1) sign per issue please. From time to time Lone Tree may regulate the number of total signs you may have, and in this case, Lone Tree's regulation supersedes the Association's standard.

Please limit the display of your political signs to 45 days prior to election and please remove those signs not later than 48 Hours after the election has taken place. You can display your signs inside your window or in your front yard. Political signs cannot be displayed in common areas.

SCHEDULE OF FINES

- 1. ANNUAL ASSESSMENTS:** Annual assessments are due January 1st and if not paid by January 31st a \$25.00 fee may be assessed and for each additional month until paid.
- 2. GARAGE SALES:** A \$250.00 fine will be assessed for each violation.
- 3. GOLF CARTS & SIMILAR VEHICLES:** Failure to register or committing a violation of the Rules may result in a \$100.00 fine for the first violation, \$250.00 for the second and \$500.00 for the third. An additional violation may result in a \$1000.00 fine and possible legal action and cancellation of the approval to operate a cart in Heritage Hills.
- 4. LANDSCAPING VIOLATIONS:** If a second notice is required a \$25.00 fine per day may be assessed until the violation is corrected.
- 5. YARD LIGHTS:** If a second notice is required a \$100.00 fine will be assessed.
- 6. TRASH BINS:** Bins set out too early the day before or not removed the day after pickup may result in a \$100.00 fine if a second violation is observed.
- 7. BASKETBALL HOOPS:** Hoops placed on the sidewalk or street may result in a \$100.00 fine if a second notice is required.
- 8. FIREARMS AND WEAPONS:** No person shall fire or discharge any firearm or weapon in Heritage Hills. A \$100.00 fine may be assessed for any violation.
- 9. OVERNIGHT PARKING:** No vehicles may be parked on the street overnight. If a second notice is required a \$100.00 fine will be assessed.
- 10. SNOW REMOVAL:** Failure to shovel sidewalks within 48 hours after a storm can result in a Violation Notice and if a second notice is required a \$100.00 fine may be assessed.
- 11. LEASH LAW AND BARKING DOGS:** Reports of pets running loose without a leash will result in a Violation Notice and if a second complaint is received a \$100.00 fine may be assessed. Additional reports can result in a \$250.00 fine. Complaints of excessive barking that disturb neighbors may result in similar notices and fines. Repeated Violations will be referred to the City of Lone Tree for further action by the Animal Control Division.
- 12. MISCELLANEOUS:** The Heritage Hills Executive Board may at their discretion assess a fine if they determine that an action is a clear violation of the Bylaws, Covenants and other Published Rules and Regulations of the Association.

ALL EXTERIOR CHANGES

Design Review Guidelines have been adopted by the Association. **Any and all** exterior changes to your home or landscaping, need to be approved by the DRC. Please fill out the Design Review Request (DRR) form found on the Community/HOA website: www.heritagehillshoa.org.

Once the DRC receives your application, they will contact you and a written decision will be made within 30 days. Please do not start an exterior improvement until **AFTER** you have received written approval to proceed.

In the event that you receive a written denial regarding your application request, an alternative or an adjustment may be suggested by the DRC to allow them to approve your application. Please reapply with the DRC suggested changes to gain your approval.

DESIGN REVIEW COMMITTEE (DRC)

Written approval must be obtained from this committee for any exterior improvement and changes, including but not limited to:

- Additions to your home
- Deck replacement and deck additions
- Exterior additions, changes, or installations
- Fence replacement and fence additions
- Hot tub installations
- Landscape redesign
- Painting/siding
- Roof replacement
- Sidewalk and driveway replacements
- Swimming pool installations
- Window replacements

Written approval is not necessary for:

- replacing existing shrubs, trees or other plantings as long as you are replacing in the same existing areas with the same plant species.
- removal of dead trees

POOLS, TENNIS COURTS, PLAYGROUNDS AND HERITAGE HILLS CLUBHOUSE

Amenities are provided for the use of Heritage Hills residents and their guests only. All residents and guests should be considerate of others when using these facilities.

The Heritage Hills Clubhouse and enclosed swimming pool areas are designated as “No Smoking” areas. The Clubhouse can be reserved for social activities by contacting the ***District's*** Management Company.

The Clubhouse and swimming pool areas have surveillance cameras for safety and security.

Tennis Courts are available for resident use on a First Come First Serve basis and may not be reserved in advance. In order to discourage use by non-residents gates should NOT be propped open at any time.

METROPOLITAN DISTRICT AND COMMON AREAS

Common areas within Heritage Hills are maintained and administered by the Heritage Hills Metropolitan District. Metropolitan District services and areas are maintained through **your** real estate taxes. Please treat these beautiful areas with respect and care.

The Metropolitan District is a governmental entity separate from the Homeowners Association. The Metropolitan District contracts with outside vendors and agencies for services, maintained repair and upkeep of common areas.

These responsibilities include:

1. Landscaping and lawns (that are not part of a residential yard)
2. Street repair and maintenance
3. Snow plowing of streets, mailbox locations and parking lots
4. Heritage Hills Clubhouse
5. Entrance and exit gates and their buildings
6. Swimming pools and life guard coverage
7. Tennis courts and basketball courts
8. Playgrounds and recreation areas
9. Pest control
10. Common area security
11. Detention drainage ponds
12. Split Rail fence Bordering Common Areas
13. ***Some*** Boundary walls surrounding Heritage Hills
14. Stormwater Quality

Note: Revisions made January 1, 2018 to page 10 content are in ***bold italics***