

Heritage Trails Homeowners Association
Reference Guide

Revision History

Revision	Revision Type/ Revision Description	Date
0.0	Original Issue	October 1997
1.0	<p>Removal of statement “Those Lots which have frontage (including partial frontage) on a cul-de-sac shall be responsible for the cutting of any grass or weeds on the island within the cul-de-sac.” from section Landscaping.</p> <p>Removal of Architectural Review Request Form. The association web site is a better source for the current Architectural Review Request Form.</p> <p>Removal of attachment 1 – Diagram of Board on Board fencing. Since multiple examples of this fencing are installed, this attachment is not necessary.</p> <p>Removal of additional attachments referencing village rules. The village is a better source for up to date information on village rules.</p>	May 2009

Architectural Rules and Regulations

One purpose of the Architectural Review Committee is to process requests for approval(s) required when making certain changes or additions to your lot or dwelling, and to communicate our recommendation(s) to the Board of Directors. The final decision of whether or not to approve a request rests with the Board of Directors.

The following section contained in the Declaration refers to the architectural controls:

Article VII, 7.02. Architectural Controls

"No building, wall, structure (except for a residence which may be constructed by Developer), or other improvement which is not prohibited hereunder shall be commenced, erected, or maintained on any Lot, nor shall any addition to or change or alteration therein be made, except interior alterations, until the construction plans and specifications, showing the nature, kind, shape, height and materials, color scheme, location on Lot, and the grading plan, and landscape plan of the Lot to be built upon, shall have been submitted to the Architectural Review Committee and approved in writing by the Board, except as noted below. The Architectural Review Committee shall review any such construction plans, specifications, or grading plans for aesthetic or other reasons in order to make its recommendations to the Board to approve or disapprove said plans or specifications and in so reviewing such construction plans and specifications, or grading plans, the Architectural Review Committee shall have the right to take into consideration the suitability of the proposed improvement with the surroundings, and the effect the erection of the improvement has on the view from adjacent or neighboring properties. Pressure treated lumber, cedar, and redwood lumber decks and concrete patios shall be permitted by the Board without written approval provided that the decks and patios are at the rear of the residential unit and provided further that no wood railings appurtenant thereto shall be greater than six (6) feet in height."

Frequently Asked Questions

1. What does this mean for me the homeowner?

- Apply for approval before you make any changes to your lot or dwelling, with the exception of decks and concrete patios. If not sure, submit a request anyway.
- Common improvements which require approval include, but are not limited to:

fences	digital satellite dishes	hot tubs
play equipment	swing sets	landscape wall
basketball hoop/pole	porches	gazebos
brick patios/sidewalks	sheds/storage buildings	room additions
decorative trim	window boxes	porch railings
shutters	exterior color change	exterior lighting

- The only improvements which do not need approval are:
 1. Decks - pressure treated lumber, redwood, polymer or cedar provided that they are located at the rear of the residence and that no wood railings are greater than six feet from the ground.
 2. Concrete patios - Patios constructed of material other than concrete do require approval.

2. How do I apply for approval?

Fill out an Architectural Review Request Form as thoroughly as possible and submit it, along with all necessary documentation, to individual and address as listed on form. The form can be downloaded from the association website.

The ARC will convene as soon as possible after receiving your request and, after careful consideration, will make its recommendation for approval or disapproval to the Board of Directors, who then makes the final determination. A written response setting forth the recommendation of the ARC and the decision of the Board of Directors and reasons therefore will be sent to the applicant within 30 days. (Most applicants will receive a response to their request within a week or two. The Declaration, however, specifies 30 days as the maximum time allotted.) Plan ahead!

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3. What is prohibited?

metal sheds	antennas or antenna towers
clotheslines	above-ground pools
window air conditioners	animal runs or pens
satellite dishes larger than one meter in diameter	fence styles other than 5-foot cedar "shadow box" board-on-board

4. What kind of fences are allowed?

The only type of fencing allowed on a Lot shall be 5 foot board on board "shadow box" style fencing constructed of cedar with at least 30% of the fence surface area consisting of open air (see Declaration - Article VI, 6.02.d., page 11). A sketch of this style fence is contained in the appendices. No other fence style, height, or material will be permitted.

5. Do I still need to get a building permit from the Village?

Approval of any project by the ARC and Board of Directors does not waive the necessity of obtaining required building permits from the Village of Lindenhurst. Conversely, the obtaining of a building permit does not waive the need for ARC approval! The ARC and Board of Directors will not knowingly approve a project that violates building/zoning codes in the Village of Lindenhurst. It is the homeowners' responsibility to secure the necessary permits from the Village as well as approval from the HTHA.

6. Do I need my landscape plan approved by the HTHA?

It is not necessary to have landscape plans approved. You must, however, remove dead trees and bushes in a timely manner. You must also have permanent vegetative cover (grass) within the first six months of occupancy. It is also requested that foundation plantings (trees and shrubs) in the front of the home be completed within the first six months of occupancy.

7. Are there any other restrictions I should be aware of?

Sheds must be 12' X 12' (144 sq. ft.) or less. No sheds larger than 12' X 12' (144 sq. ft.) will be permitted. Sheds must also match the color of the house; both roof siding and trim colors.

Digital satellite dishes must be one meter or less in diameter and may not be installed in the front of a house.

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Garbage cans and recycle bins must be stored behind the front building line of the house and must be screened from view or stored in the garage. They may only be out in front of the house on the day of garbage pick up. On the six other days of the week, they may not be kept out in the front of the home or in the driveway.

No boats, racecars, snowmobiles, jet skis or other recreational vehicles may be parked in the driveway or in the street in front of the home at any time.

Lot Use and Landscape Restrictions and Requirements

The Architectural Review Committee also assists the Board of Directors in maintaining the architectural look of the community by monitoring homeowners' compliance with all landscape requirements and Lot use restrictions and requirements as outlined in Article VI of the Declaration. For your assistance, we have highlighted some of the most important requirements below. We ask for your cooperation in these matters as a courtesy to others who also call Heritage Trails home.

We hope that by providing this Reference Guide, you will more clearly understand the Declaration and your responsibilities as a member of the Heritage Trails Homeowners' Association. It is our desire to maximize enjoyment and minimize conflict as we serve you, our neighbors in Heritage Trails.

Motor Vehicles/Parking:

Recreational vehicles, boats, trailers, tent trailers, or tractor/trailer components cannot be parked in front of the building line of a Lot for any period of time.

These vehicles may be parked behind the front building line, but must be screened from view.

It is requested that owners keep their motor vehicles garaged. If it is necessary to park outside, vehicles should be parked in the resident's driveway. However, automobiles that are inoperable or seldom or never used should not be permanently parked in the driveway.

Commercial vehicles are prohibited from outside storage or parking unless such vehicles are cars, standard size vans, or standard or compact sized pick up trucks. It is requested that all commercial vehicles be garaged and not be parked outside.

It is requested that you refrain from parking in the street as much as possible for safety reasons. If it is absolutely necessary, owners and their guests should ensure that their vehicles do not obstruct the passage of other vehicles. Cars parked in the street should not be parked across the street from a driveway, nor in front of a driveway.

No overnight parking is permitted on the street. Temporary approval from the police department is permissible in the event of driveway repair or maintenance.

It is requested that garage doors be kept closed as much as possible.

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Landscaping:

All Lots must be landscaped with permanent vegetative cover (grass) within six months of occupancy.

Lot owners shall not permit grass or other weeds to grow on their Lot to a height in excess of five (5) inches.

The only type of fencing allowed on a Lot shall be five (5) foot board on board "shadow box" style fencing constructed of cedar with at least 30% of the fence surface area consisting of open air.

It is requested that the front foundation landscaping (ie. shrubbery and trees) be completed within six months of occupancy.

Pets:

No dog runs or other similar animal use area shall be permitted on any portion of the property.

Pets should be restrained by a leash when not on the owner's property.

Owners are responsible for cleaning up after their pets when they defecate in common areas and easements. Owners are not allowed to permit their pets to relieve themselves on anyone else's property.

Attractiveness and Cleanliness:

All garbage dumpsters and recycle bins should be stored behind the front building line, appropriately screened from view (or be garaged), except during the scheduled pick-up day.

All areas surrounding homes such as patios, driveways, porches, and lawn areas should be kept neat and clean. These areas should not be used as storage areas.

Temporary/Move-in Provisions:

It is requested that windows which require temporary coverings (until permanent coverings are purchased) be covered with the special static cling sheets available for just this purpose, and that all windows on the front of the home be treated similarly for aesthetic purposes. Please refrain from draping colorful sheets, blankets, or other devices such as corrugated boxes, to deliver privacy. The home should look attractive from the outside.

Please keep all empty boxes and other debris garaged until refuse collection day. Refrain from stacking debris at the end of the driveway unless it will be collected that day.

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Noise/Nuisance:

Owners and guests are requested to respect the rights, comfort, and convenience of others and not make or permit disturbing noises such as the playing of loud radios, television sets, stereos, musical instruments, the revving of automobile engines, fireworks, etc. Particular consideration is requested between the hours of 9:00 p.m. and 9:00 a.m.

Reminder: You will be assessed \$10.00 for each written notification that a violation has occurred for which you are responsible. The assessment covers the administrative costs associated with the notification. Additional fines may be assessed (\$10.00 per day) should you fail to remedy the violation in the time limit specified.