

HERON WALK HOME OWNER'S ASSOCIATION

ARCHITECTURAL CONTROL ADVISORY COMMITTEE - P.O. BOX 431 - MADISON, TN 37116

September 15, 1999

FENCES AND WALLS

All fences will be made of wood, either pressure treated pine, (preferably .40pt), or cedar. Chain link fences are not permitted as of Sept 1 1999. Some brick or stone walls may be permitted pending approval of the Architectural Control Advisory Committee.

FENCES

Privacy fences may be located in the back yard. Front yard privacy fences are not permitted. Fences should be at least 8' back from the front of the house. Fences should be either 4 or 6 feet tall. All fences will have 4x4 post concreted 18 to 24 inches in the ground. All 6' fences will have at least 3 cross members 2x4x16. Post should be set on 8' centers. All fences should be level and straight. Fence stain is highly recommended. Stain color should be submitted along with fence drawing.

Homeowners should attempt to reach agreement with the neighbors on whose property line a fence is to be constructed, concerning the style and height of the fence. If there is no neighbor or agreement cannot be reached the homeowner may construct any permitted style or height of fence along the property line. All fences will be built with the "good side" out, with no cross members showing. Decorative post tops are permitted.

SHEDS

Sheds are permitted and will be place in the back yard. They will be all wood construction either pre-fab or constructed on site. Sheds constructed by owners, must submit drawings and a copy of the building permit. Sheds larger than 10 x 12 are not permitted.

SWING SETS

Children's swing sets are permitted, but must be kept in working order or removed.

Note All improvements one's started, should be completed within a reasonable time.

Sincerely,

Architectural Control Advisory Committee

HERON WALK HOME OWNER'S ASSOCIATION

ARCHITECTURAL CONTROL ADVISORY COMMITTEE – P.O. BOX-431-MADISON, TN 37116

April 3, 2015

Exterior of Home & Cleanliness

The exterior of your home must be kept clean (no exposed mildew or heavy soil should be visible to the public). Repair and replace any damage to the exterior of your home as damage occurs immediately. This includes trim, vinyl, shutters and shingles. No grills or inside furniture should be placed on front porch or lawn. Do not make changes to the exterior of your home without prior approval from the Board and its Architectural Control Advisory Committee.

No Satellite Dishes - ARTICLE VI Architectural Control of the Declaration 1996

Fences

All fences must be maintained, which means free from damage where it can be seen by the public

Parking

No parking on sidewalk / no lawn parking

No unlicensed motorized vehicle may be operated on or in the Common Area.

Window Treatment and or Blinds

No damaged blinds or window treatment should be visible where public can see it. **NO AIR CONDITIONER UNITS IN WINDOWS.**

Basket Ball Goals

Cannot be place in front of home or in the street. Basket Ball goals must be in backyard, preferably fenced in area.

Pets

All animals, especially dogs must be on a leash whenever they are outside. Exception. Fenced in dog.

Lawn & Vegetation

Explosives

No fireworks or explosives of any kind.

POD UNITS – ARE NOT ALLOWED WITHOUT PERMISSION. Storage Units are allowed in back of home where they are out of sight from the public.

Lawns must be cut and not exceed 12 inches. Overgrowth and out of control vegetation will need to be manicured. No parking on lawns at any time.

“In the event any Lot Owner shall fail to maintain their lot and the improvements situated thereon in a manner consistent with the provisions of the Declaration or of the Bylaws, the Association. The Board of Directors shall have the right through its agents and employees to enter upon said Lot and to repair maintain and restore the Lot and the exterior of the Unit and any other improvements erected thereon in accordance with the provision of the Declaration or the Bylaws. The cost of such repair, maintenance or restoration shall be added to and become part of the assessment to which the Lot is subject.”