

Quick Reference to Heathfield Covenants

The following is a quick reminder of some of the Covenants that all Owners in the neighborhood are to abide by. Please become familiar with these rules that safeguard the value of our homes. For the complete set of Covenants visit our website www.heathfieldneighbors.org. Every homeowner should have received a copy of the Covenants at closing. Please contact the Association if you need a printed copy.

6.2 – Approval of Plans and Architectural Control Committee – all plans for construction, remodeling, alteration, roofing, addition to any structure, building, fence, wall, drive or walkway, exterior color change, etc must be approved by the Architectural Review Committee **prior** to work being done. Forms can be acquired from the Heathfield website.

6.6 – Walls, Fences and Hedges – all must be approved by Architectural Review Committee. No fence over 4 ft. in height is allowed on the perimeter of any Lot. No metal fences, except for a 2 X 4 wire mesh inside of an approved wooden fence (split rail, picket) to contain pets, are allowed on a Lot. Wrought iron or aluminum fences are allowed. Privacy fences (6 ft. in height) are not allowed except around pools and patios. Fences are only allowed from the rear corner of the main portion of the house or the side yard setback of any corner lot.

6.7 – Use of Outbuildings and Similar Structures (satellite dishes, etc) – No structure of a temporary nature shall be erected or allowed to remain on any Lot. A satellite dish not exceeding 30 inches in diameter is allowed if attached to the house and is **not visible from the street**. No radio or TV antenna is allowed on the roof of any house or structure located on lot.

Only one accessory building greater than 10 square feet shall be allowed upon Lot. They must conform in methods and materials to the primary residence and be approved by the Architectural Review Committee. No metal storage buildings, metal sheds, metal carport, metal trailers or metal garages are permitted on any Lot.

6.8 – Pets – must be kept under owners control at all times. Owners are responsible for cleaning up after their dogs when walking them.

6.10 – Nuisances – No offensive or illegal activity or anything which might be an annoyance or nuisance to other owners shall be carried on upon any Lot. No trash, rubbish, stored materials, wrecked, unlicensed or inoperable vehicles, boats and/or trailers, recreational vehicles, or similar unsightly items can remain on Lot outside an enclosed structure. **Lot should be free from unsightly objects, weeds or underbrush.**

6.11 – Clotheslines, Garbage Cans, etc - All clotheslines, garbage cans, lawnmowers and similar equipment shall be kept in an enclosed structure or screened by adequate planting or fencing so as to conceal same from the view of neighboring owner.

6.13 – Maintenance – Exterior maintenance, upkeep and repair to the main dwelling and/or structures on each Lot, yard, fence, walkway and shrubbery shall be the sole responsibility and expense of the Owner of the Lot. Such maintenance shall include, but shall not be limited to, painting, repairing, replacing or caring for roofs, gutters, downspouts, building surfaces, trees, shrubs, walks or other exterior improvements.

6.14 – Swimming Pool – No above ground swimming pools are allowed.

6.15 – Decorative Structures – No decorative statues, birdbaths, fountains, ornaments, figurines or any other decorative structures or items are permitted in front or side yards of any Lot.

6.16 – Boats, Commercial Vehicles and Recreational Vehicles – No boats, boat trailers, commercial vehicles larger than full size pickup or full size van or recreational vehicles are permitted on any Lot except in an enclosed garage or screened area Approved by the Architectural Review Committee.