

THE HERON POINTE
ARCHITECTURAL GUIDELINES
RULES AND REGULATIONS
Revised June 2016

The purpose of these Rules and Regulations is the preservation of the integrity and beauty of Heron Pointe by establishing standards that will conform and yet accommodate the special needs of Heron Pointe homeowners. We recognize that the striking character of Heron Pointe was one of the principal reasons why we, as individual homeowners, chose to live here.

Therefore, as a part of a very close townhouse community, rather than a single-family development with homes separated by acres of lawn, it is important that individual homeowners act harmoniously and within a common aesthetic theme in order to preserve the aesthetic harmony of the Heron Pointe Community.

Homeowners' Association Board (hereinafter "Board") is responsible for preserving and maintaining this aesthetic harmony. They have established and have approved architectural control standards as stated herein. These standards are not in place to stifle the imaginative or creative desires of the homeowners, but rather assure them that protective restrictions are in effect which will help maintain the appearance and value of their property and the community as a whole. In general, the duties shall include:

1. Inform homeowners that All visible changes to their property, including painting must be approved in advance by the Board, except where such changes have clear standardized approval.
2. Develop and distribute architectural guidelines and standards to all homeowners.
3. Receive comments and or complaints from homeowners involving matters within the Board's jurisdiction and handle them objectively and in accordance with these Guidelines and the Heron Pointe Declaration.
4. Receive and approve or disapprove submitted plans for exterior alterations.
5. Recommend projects to beautify and enhance the aesthetics of the community consistent with the overall environment of Heron Pointe.
6. Evaluate proposed changes in light of possible increased costs or difficulty in maintenance.
7. Develop, amend and administer architectural guidelines to preserve the aesthetic integrity and harmony of Heron Pointe.

Heron Pointe homeowners should feel free to register comments or objections or suggest changes and additions to the format of these guidelines at any time. These will be given serious consideration by the Board to the extent permitted by the governing documents of Heron Pointe upon which several of the following guidelines and regulations have been based.

WASTE MANAGEMENT

1. Trash is collected once a week every Thursday. Recyclables are collected once every two weeks on Friday. Receptacles are to be placed outside for collection at the base of the respective homeowner's driveway, no earlier than 24 hours prior to the day of collection. Within 24 hours after collection, all trash and recycling receptacles are to be stored inside your garage. No trash receptacles shall be stored outside the home.
2. Trash and recyclables shall be placed for collection in the receptacles provided by the municipality. Any and all cardboard, newspapers, paper, etc. shall be securely placed to avoid scattered litter.
3. A warning will be issued upon a homeowners' first violation. Further violations will result in fines according to the Schedule herein. A fine will be levied for each day in violation.

EXTERIOR ADDITIONS /ALTERATIONS

1. Nothing shall be built or caused to be built on the exterior of any townhome, surrounding grounds or any of the Common Elements of Heron Pointe without the prior written approval of the Board. No alterations to the exterior of any townhome are permitted unless provided with the prior written approval of the Board.
2. Any storm/screen door to be installed shall be one of style and specification as selected by the Board. Until such style and specification is provided, no storm /screen doors shall be installed without the prior written approval of the Board. Any storm/screen installed without such authorization shall be removed and/or replaced upon written notice from the Board.
3. Clotheslines or permanent awnings may not be hung or used. Retractable awnings shall not be installed without the prior written approval of the Board. Window air conditioners and fans are prohibited.
4. Ground lighting installed by any homeowner shall not constitute a nuisance or unreasonable interference with the peaceful enjoyment of any dwelling unit. No flood lights of any kind shall be used to light up any dwelling unit.
5. Front door and garage door light fixtures can be replaced with (the attached selection of fixtures).
6. No signs (including name signs), billboards or flags (with the exception of US flags) may be placed or hung upon the exterior of the homes, on the walls, on stake or post or otherwise displayed outside any townhome. Home address signs are permitted only upon written approval of the Board.
7. No advertisements or posters of any kind shall be posted on any home or in the window of any home with the exception of "FOR SALE" or "OPEN HOUSE" signs which shall only be placed in windows or the exterior grounds of the unit.

However, "OPEN HOUSE" signs are allowed the day of the open house only and MUST be removed at the end of that day.

8. No radio, television or satellite antenna of any type or any wiring for any purpose may be installed on the exterior of any home, deck or grounds. Small television satellite dishes (i.e. Direct TV) 2 ½ ft. or less in diameter may be installed only on the highest rear roof of the dwelling unit.
9. The Board reserves the right to make required maintenance or repairs to the exterior of the dwelling units after proper written notification is given to the unit owner.
10. Additions or alterations not approved in writing by the Board are subject to legal Action.
11. Garages shall be used only for the parking of vehicles and storage of trash cans and normal household items. Each townhouse is equipped with sufficient garage and driveway parking. Due to the limited street parking, homeowners are strongly urged to utilize their garage and driveway space before parking on the street. No car is to be left parked on the street for an extended period of time.
12. No commercial vehicles, disabled and/or abandoned vehicles, boats, trailers, campers or mobile homes may be parked on any portion of Heron Pointe except in closed garage not visible from outside the garage. Unauthorized vehicles are prohibited and will be towed at the owner's expense, Car repairs are not permitted in the driveways or roadways.
13. No commercial business shall be run out of any home that disturbs the quiet and peaceful enjoyment of any dwelling unit.
14. Storage of household items, landscaping/raw materials, tools, garden hose winders or the like is prohibited on or around the grounds of any dwelling unit. Storage units, trunks and/or sheds are prohibited on or around the grounds of any dwelling unit, including on or under any deck with the exception of fully enclosed fiberglass or plastic storage units permitted only upon written approval from the Board.

LANDSCAPING/DECORATIVE

1. Only the Management Company is permitted to communicate with landscapers for the contracted services of the Homeowners Association.. No alteration or modification to the landscape/grounds of any home is permitted without the written authorization of the Board with the exception of the planting of flowers or potted plants/flowers.
2. No statues, working bird baths, fountains and/or lawn ornaments/sculptures are permitted.
3. All homeowners are asked to use their best judgment when displaying exterior holiday decorations/lights. Exterior holiday decorations shall not materially alter the color of any unit nor constitute a nuisance or unreasonable interference with the quiet and peaceful enjoyment of any other homeowner.
4. All exterior holiday decorations shall be displayed no earlier than five (5) weeks prior to the holiday and no later than fifteen (15) days after the holiday.

5. No holiday decorations shall be in conflict with and /or violate any other rule or guideline contained herein.
6. The Board retains the right to demand the removal of any planting, fixture or decoration which in its discretion is in violation of any rule or guideline contained herein.

PETS

1. Except for dogs, cats or birds which are house pets, no birds, reptiles, rabbits, livestock or animals of any kind shall be raised, bred or kept in any home or upon the grounds of Heron Pointe.
2. To protect the aesthetic integrity of the community pet owners are urged to respect the lawns and grounds of both the community and individual homeowners when walking their pets. No pet shall defecate on the common grounds of Heron Pointe or upon the grounds of another homeowner. We encourage use of the curb side grass for those walking their dogs. Any accidental discharges shall be cleaned up immediately by the owner. Non-compliance will be subject to fines.
3. No pet shall disturb the quiet and peaceful enjoyment of any other dwelling unit, including but not limited by barking, howling, screeching, etc.
4. Complaints regarding pets shall be submitted to the Management Company in writing stating all facts of the violation incident. Both parties shall be given an opportunity to address the issue in writing (5) five days before any action is taken by the Board. If necessary, the Board will conduct a hearing to determine any required action including but not limited to levying a fine. Repeated complaints on a pet may result in the Board taking requisite action in order to maintain the safety and peaceful enjoyment of the community, including but no limited to additional fines and/or removal of the pet from the premises through the appropriate authorities.

PROCEDURES/ENFORCEMENT

1. All requests for additions, alterations or modifications in compliance with these regulations, complaints or suggestions shall be submitted in writing to the Board: C/o, Heron Pointe Homeowners Association, 125 Sixth Avenue, Suite 201 Mt. Laurel, NJ 08054 or email the Property Manager at Tina.Johnson@FSResidential.com. The Board and Management Company shall use its best efforts to maintain the anonymity of those submitting complaints or suggestions.
2. The Management Company shall do its best to provide written approval or disapproval within a reasonable time of any request. However, in no event shall any addition, alteration or modification be made until such written approval is provided.
3. For the first violation of each rule or regulation, the unit owner will be contacted in writing and advised of the violation. Depending upon the violation, the Board will determine a reasonable time within such violation shall be reconciled.

4. If a violation is not reconciled, unless specifically stated otherwise herein, each subsequent violation of the same regulation will result in the following assessment plus costs:
 - a) Second notification = \$25.00 fine
 - b) Third notification = \$100.00 fine
 - c) Fourth notification = \$200.00 plus any additional action the Board deems necessary.
5. If a violation persists for consecutive days after a notification, a daily fine of \$25.00 per day will be imposed.
6. All fines levied shall be due and payable with the next months' Association dues. For any unpaid fines, the Board retains the right to place liens for such amounts against the unit owner's property.