

Heritage Village Condominium Association

Rules and Regulations Resolution 2022-2

This Rules and Regulations Resolution is a supplement to our Heritage Village Declaration, Article 10, Architectural Control, Use, Restrictions and Leasing of Residential Units.

Parking / Driving in Community

- Blocking or Parking on sidewalks is prohibited.
- Parking on the grass is prohibited.
- Parking in front of trash dumpsters is prohibited.
- Handicap placards or hang tags must be displayed when parked in handicap spaces.
- Parking in any handicap loading zone is prohibited.
- Vehicles may not extend over a curb, or over a white line.
- All vehicles must be parked between the white lines which demark a single parking space EXCEPT when legally parked in front of a garage.
- Overnight parking of mobile homes, motor homes, campers, trailers, recreational vehicles, tractor trailers, jet skis, boats and the like is prohibited.
- Commercial vehicles, vehicles displaying advertisements / letters, oversized trucks, work vehicles, and the like must have a Board supplied permit displayed in vehicle and vehicle must be parked in a Board assigned parking spot at all times.
- Trailers of any kind must not be left in the community overnight unless a Board assigned permit is obtained. The trailer with permit can only remain in the community for a maximum of two (2) nights and must be parked in an assigned parking spot.
- One Commercial vehicle permit per Unit Owner.
- Vehicles stationary for more than seven (7) days must be reported to the Management Company and/or Board by the Unit Owner.
- Unregistered vehicles are prohibited.
- Vehicles being used for storage of visible items for more than three (3) days are prohibited.
- Unauthorized vehicles will be towed at owners' expense.
- Do not speed! Observe the speed limit of 15 mph within the community.
- Stop, at all stop signs.
- No parking in any pool parking spaces unless using the pool facilities (in season and when pool is open for use)
- Do not park in a spot directly in front of a neighbor's front door.

Electric Vehicle Charging

- Vehicle charging on common grounds must be performed in a safe manner. Use of extension cords are prohibited as this increases the risk of shock and electrical fires.

Trash / Recycle

- Throw all garbage bags toward the back of the dumpsters to maximize capacity.
- All garbage must be placed in leak proof bags and securely tied.
- Keep sliding doors on dumpsters closed.
- No trash or recyclables may be left outside or next to dumpsters.
- Take items that cannot be easily placed in the dumpster to the local waste collection center for disposal.
- Keep recyclables out of plastic bags; place loose items in the recycle dumpster.
- Boxes must be broken down prior to disposing them in the recycle dumpster.
- Commercial trash is prohibited. Contractors must haul away carpets, wood, metal, cardboard, and all construction trash.

Exterior Additions / Changes

- All exterior work must be reviewed and approved by the ARC.
- Homeowners are required to submit an Application for Exterior Alteration (ARC) for each proposed project.
- All ARC requests must be approved before work begins.

Common Grounds

- Personal property is not to be left/stored on common grounds overnight (e.g., chairs, grills, bicycles, toys, etc.)
- Personal property may not be left/stored on the front porch at any time.
- Installation of trees and/or bushes in the front and/or rear requires approval by submitting an Application for Exterior Alteration to the Heritage Village Architectural Committee ("ARC").
- Installation of plants and flowers in the rear of a unit requires approval by submitting an Application for Exterior Alteration to the Heritage Village Architectural Committee ("ARC").
- Installation of plants and flowers, in flower beds in the front of a unit, does not require prior approval by the ARC.
- There will be no congregating of large groups on the Common Grounds unless pre-approved by the Board.
- Automotive fluid stains resulting from your vehicle must be cleaned in a timely manner.

Heat

- The Unit Owner is required to maintain adequate heat within the Unit, during the winter months, to prevent possibility of frozen pipes. Thermostat must be kept at a minimum of 58 degrees during this period.

Pets

- There is a maximum of 4 pets per unit.
- Pets must be leashed or carried when outdoors within the community.
- Owners, Guests, Tenants, and Renters must clean up after their pets and dispose of waste properly.
- Be courteous to your neighbors - do not let your dog bark continually or be left unattended on your patio, porch, or deck.
- Dogs are prohibited from walking on Specifically Assigned Residential Limited Common Elements i.e., flower beds, landscaping in front and rear of units, rear porches, front and rear steps, etc.
- Dogs and their walkers must not walk on American Classic Golf grounds at any time.

Patio, Porch, Deck

- No personal property (e.g., shirts, towels, sheets, laundry) may be hung, draped, or placed over deck rails.
- Installation of awnings / canopies must be approved by the ARC.
- No exercise equipment, bicycles, coolers, or sporting / recreational equipment can be placed or stored on front porches and or steps.
- The addition of pavers, patio blocks and outdoor storage sheds and bins must be approved by the ARC (see exterior additions/changes section).

Maintenance and Repair Matrix / Work Orders

- Maintenance and Repair documents describing homeowner / association responsibilities are located on the HOA Portal.
- Work Orders, which can be found on the HOA Portal, must be submitted by homeowner for all common ground repair requests.
- Please refer to the HOA Portal for processing, approval and tracking of all Work Orders.

Landscape

- Removal or alteration of any landscape in the Common Areas is prohibited.
- Requests to remove or alter landscape require approval via Application for Exterior Alteration.
- Dumping, encroaching, cutting, or spraying anything within/on a protected wetland area is prohibited per Delaware law.

Pond

- Swimming or wading in ponds by any individual or pet is prohibited.
- Throwing anything in or around the ponds is prohibited.
- Fishing or feeding fish, ducks, birds, or any other wildlife is prohibited.
- Flotation devices such as tubes, boogie boards, etc. are prohibited.
- Releasing any aquatic life such as reptiles or amphibians into the community or the pond is prohibited.

Outdoor Grills/Fire Pits

- Use or kindle of any BBQ, hibachi, grill, or similar cooking device on any balcony, under any overhanging portion of a unit, inside a screen porch, or within 10 ft. of any structure (per Delaware law) is prohibited.
- Storing any BBQ, hibachi, grill, or similar cooking device on a balcony is prohibited.
- Wood burning fire pits are prohibited - embers can easily blow away and start a fire.

Rentals

- All advertisements and marketing material for rental property must state that there is a seven (7) night minimum stay.
- Maximum number of guests for rental property is eight (8). Two (2) additional guests for twin units with five (5) documented bedrooms.
- Refer to the Resolutions, Rules, Regulations and Policies section of the HOA Portal. HRV – Resolution 2020-2 – Rental Rules and Rental Administration Fee.pdf
- Refer to the Declarations section of the HOA Portal.
HRV – Declaration – Recorded 2007.02.01.pdf - Article 10, Sections 10.15.1 and 10.15.2

Golf Course

- American Classic Golf Course is private property.
- Do not enter the golf course grounds for any reason without permission from the Golf Course owner; This includes walking pets on golf course property.

Pool

- The Heritage Village pool is private. Only Unit Owners, Tenants and Guests are allowed to use the pool facility.
- To prevent unauthorized access to the pool, do not open the gate for anyone who does not have an active pool fob on their person or does not have an active pool fob.
- If there is an EMERGENCY by the pool, call 9-1-1.
- Hours of pool operation are strictly enforced.
- There is no lifeguard on duty - Owners, Tenants, and Guests swim at their own risk.

Noise Complaints

- Follow Delaware State Laws <https://regulations.delaware.gov/AdminCode/title7/1000/1100/1149.shtml>

This Resolution adopted by the Heritage Village Board of Directors – July 9, 2022