



Heritage Hills Homeowners Association Community Standards

This document outlines our Community Standards that set the level of residential maintenance and acceptable actions specified in the Declaration of Covenants, Conditions and Restrictions for Heritage Hills Homeowners.

IMPLEMENTATION OF THESE COMMUNITY STANDARDS

As a covenant-protected Community, all members of the Heritage Hills Homeowners Association, their guests and their tenants must adhere to the Declaration of Covenants, Conditions and Restrictions, the Community's Rules, Regulations and Policies, and these Standards of the Community.

The Homeowners Association, through its Board of Directors, hires and retains an organization to act as the Managing Agent (Management Company) for the Board in working with homeowners and the Board on enforcement issues related to the rules and regulations mentioned above.

The HOA's Management Company or their agent assigned to enforcement conducts regular visits of the Community in order to inspect for violations. In addition, information on observed violations may be provided to the HOA's Management Company by members of the community.

Any violations observed by residents should also be reported to the Lone Tree Police Department, Lone Tree Animal Control or other governmental entity, if the entity has jurisdiction over the activity. For example: reckless driving should be reported to the Lone Tree Police and dog(s) running loose should be reported to Lone Tree Animal Control.

The HOA operates under the procedures documented in the Enforcement Procedure Policy adopted by the Board of Directors of the Association.

COMMUNITY STANDARDS and DECLARATIONS OF COVENANTS

These Community Standards define and explain in more detail the rules and regulations of the Community as authorized by Section 8.15 of the Declarations of Covenants, Conditions and Restrictions for Heritage Hills Homeowners as recorded in Douglas County.

In the event of a conflict between the provisions of these standards and the Declaration of Covenants, Conditions, and Restrictions, the Articles of Incorporation, or the Bylaws of Heritage Hills Homeowners Association, the provisions of the Declaration, the Articles, and the Bylaws shall all supersede and control over these standards. Nothing in these standards shall operate to alter or reduce the effect of any applicable ordinances, regulations, or laws.

The rules and regulations of the Community including Policy documents can be found on the HOA website: www.heritagehillshoa.org and/or the Homeowner Portal which can be accessed through the HOA website. A copy of the Community Standards is attached as the next section.

Community Standards

NOTE: In all of these standards, the “Time To Resolve Prior to Escalation” means either the issue needs to be resolved by that time period or an approved plan to resolve, including an approved time period, needs to be filed with the HOA Management Company. Information on the Escalation process can be found at the end of this table.

Covenant Area	Description / Examples of a Violation	Time To Resolve Prior to Escalation
CURB APPEAL – YOUR PROPERTY ADDS VALUE TO THE NEIGHBORHOOD		
Exterior Changes Need DRC Approval	<ul style="list-style-type: none"> • Design Review Request not submitted and approved, or • Work started before request was approved, or work does not match approved request 	7 days
Window Coverings	<ul style="list-style-type: none"> • Within six (6) months after moving in, install appropriate window treatments • Reflective window films, sheets, newspapers, cardboard or temporary looking window coverings are not allowed 	7 days
Landscaping Required	Initial approved landscaping is not installed within eight months of a purchase of a newly built home	7 days
Yards in good repair and well maintained	<p>Visible signs of deterioration.</p> <p>Examples:</p> <ul style="list-style-type: none"> • Dead or distressed tree/shrub/grass on property • Lawn needs mowing or trimming • Weeds in lawn, landscaping, sidewalk or driveway 	7 days
Yard Post Light	No working lights in a front yard post (required for each property with a house)	7 days
Antennae, Pipes, Utility Lines and Transmitters	Need to be placed underground if at all possible. HOA observed or reported violation that has not been preapproved by the DRC	7 days
Home in good repair and well maintained	<p>Visible signs of deterioration. Note that for escalation purposes, an additional violation at the same lot need not be for the exact same issue</p> <p>Examples:</p> <ul style="list-style-type: none"> • House needs painting • House needs paint touch-up • Roof damage needs repairing • Window needs to be replaced • Fence needs staining / painting 	30 days – Time waiting for DRC review and approval, as needed, not included in this time period

Covenant Area	Description / Examples of a Violation	Time To Resolve Prior to Escalation
CURB APPEAL – IMAGE OF THE NEIGHBORHOOD		
Cars, Trucks, Trailers, etc. – Overnight Parking	Vehicle parked on the street overnight. Note that escalation process may include having the vehicle towed at the owner’s expense.	7 days
Commercial and Recreational Vehicles	Boat, camper (on or off supporting vehicles), trailer, tractor, truck, industrial or commercial vehicle (cabs or trailers), towed trailer unit, motorcycle, motor vehicles, motor home, mobile home, recreational vehicle, or any other vehicle the primary purpose of which is recreational, sporting, or commercial use, that is parked or stored in, on, or about any lot or street within Heritage Hills, except within an attached and enclosed garage	7 days
Unsignliness	Unightly conditions, structures, facilities, equipment, objects, boxes, implements, machinery, furniture, appliances and other unsightly conditions not enclosed within an approved structure, including snow removal equipment and garden and other maintenance equipment, except when in actual use	7 days
Garbage and Recycling	Garbage and Recycling cans must be stored in the garage and: <ul style="list-style-type: none"> • Should not be out for pickup earlier than 5pm the evening before pickup • Put away by 10pm the day of pickup 	7 days
Use of Units (Home)	Home businesses should not generate client visits, noise, odor or noxious activities as shown by HOA visible observation or other proof provided with complaint	7 days
No exotic or vicious pets or breeding facilities	Reported issues, confirmed by HOA, that this violation exists <ul style="list-style-type: none"> • Unauthorized pets or breeding facility 	7 days
Basketball Systems	<ul style="list-style-type: none"> • Basketball systems are not allowed to be on streets or areas adjacent to easements • Portable basketball systems are allowed provided they are kept and stored in an upright position in the driveway at least eight (8) feet from the street 	7 days
Construction / Renovation	<ul style="list-style-type: none"> • Construction dumpsters must be located on driveways during construction projects and be removed within 2 months of their placement unless approved by the HOA or DRC for a longer period. 	7 days

Covenant Area	Description / Examples of a Violation	Time To Resolve Prior to Escalation
	<ul style="list-style-type: none"> • Port-a-potties must be located on the owner's property and if visible from the street have the same time restrictions as dumpsters 	
CURB APPEAL – EXTERIOR SIGNS AND DECORATIONS		
Signs and Advertising	<p>The following are pre-approved signs or advertising, all other signs are prohibited unless pre-approved by the DRC:</p> <ul style="list-style-type: none"> • No more than 2 current US (including US Military Branch), and State flags may be flown with a maximum dimension of 4' by 6' each. • One POW-MIA flag may be flown. • One sports team related flag may be flown on the day of a game only. • One "for sale" or "for rent" sign can be placed in front of the home. The maximum size of the sign is 18" high, 30" wide and not higher off the ground than 40" (top of the sign to the ground) • Political signs with a maximum dimension of 24" by 36". One (1) sign per candidate or one (1) sign per issue although Lone Tree regulations that exceed these limits will supersede the HOA's standard. Placement of political signs is limited to 45 days prior to election and must be removed 7 days after the election • Security service and dog poop avoidance signage with a maximum size of 12" high and 12" wide • Notification that front yard has an electric dog fence with signage with a maximum size of 12" high and 12" wide. If an electric fence is installed, a sign advising that the fence is there and active must be displayed. • Contractor signs advertising themselves or work being done at a property are not allowed. • Temporary small signs warning of a chemical application to a lawn or vegetation area are allowed for up to 3 days. • Celebratory or congratulatory signs may be displayed for up to 2 days as long as they do not become unsightly. 	7 days

Covenant Area	Description / Examples of a Violation	Time To Resolve Prior to Escalation
<p align="center">Holiday Decorations / Lighting</p>	<p>Halloween decorations may be set up and turned on no earlier than October 15th each year and must be turned off and taken down by November 7th each year.</p> <p>December holiday decorations may be set up no earlier than November 1st each year and must be taken down no later than February 1st each year. Decorations and lights may be turned on and operated no earlier than the Wednesday before Thanksgiving and left on no later than January 15th each year.</p> <p>Seasonal decorations on a front door or front porch area (i.e. a seasonal wreath on your door) are allowed as long as they do not become unsightly.</p> <p>Any other outside decorations on the lawn or in the landscaping at any other time during the year are prohibited unless they receive prior approval of the HOA. Approval request is to be sent to the HOA management company</p>	<p align="center">7 days</p>
<p>BEING A GOOD NEIGHBOR IN THE COMMUNITY – HOW YOUR PROPERTY CONTRIBUTES</p>		
<p>Annoying Sounds</p>	<p>Sounds, such as pets barking, making noises, music, alarms, exterior speakers, horns, whistles, bells, or other noise makers that create an unreasonable impact on other residents and are reported by residents, have a police report filed or are confirmed by the HOA.</p>	<p align="center">1 day</p>
<p>Annoying Odors or Unsanitary Conditions</p>	<p>Reported violation of annoying odors or unsanitary conditions</p>	<p align="center">1 day</p>
<p>No Hazardous Activities</p>	<p>Report of activities generally considered hazardous including shooting, firing or discharging any firearm or weapons, including but not limited to guns, BB guns, pellet guns, air guns, and bow and arrow on any property in Heritage Hills. No open fires except in a barbecue container or a fireplace designed to prevent the dispersion of burning sparks and embers</p>	<p align="center">1 day</p>
<p>Storage of Gasoline and Explosives</p>	<p>Report of the storage of explosives, gasoline (over 5 gallons) or other volatile or incendiary materials or device</p>	<p align="center">1 day</p>
<p>Only two (2) bird feeders are allowed on any property</p>	<p>Reported violation of inappropriate number of bird feeders</p>	<p align="center">7 days</p>

Covenant Area	Description / Examples of a Violation	Time To Resolve Prior to Escalation
Annoying External Lights	Reported violations where external light was not approved by the DRC	7 days
Maintenance of Drainage	<ul style="list-style-type: none"> • Drainage changed without DRC approval • Drainage not maintained properly 	7 days
BEING A GOOD NEIGHBOR IN THE COMMUNITY – RESPECTING OTHERS		
Street Safety	Cones or other items are not allowed to be setup in our streets, thereby blocking traffic	1 day
Domesticated pets must be on leashes when outside of fenced yards	Reported violation of pets off leash	1 day
Cleaning up after your pets	Reported lack of immediately cleaning up after a pet while in common areas or on someone else's property	1 day
Snow Removal	Report of snow and/or ice buildup on sidewalks (front and side) not removed within 24 hours of snowfall ending. Note that corner lots are responsible for the side sidewalk even if it is on the other side of a fence up to the point that the Metro District has responsibility.	1 day
Garage, Yard or Estate Sales	No Garage, Yard or Estate sales are allowed in Heritage Hills	Any and all sales that occur will be fined \$150.

Fine Schedule and Escalation Process

Level	Description	Fine / Actions
1	Friendly Reminder	n/a
2	1 st Level Escalation	\$100
3	2 nd Level Escalation	\$250
4	Final Escalation Level	\$250/month and/or legal action including placing a lien on the property or turning the account over to a collection agency

The escalation process is based on the following guidelines:

1. If a violation is not resolved or have an approved plan to be resolved in the time period identified, the issue will automatically go to the next level.
2. If a violation is resolved, but re-occurs within 15 months of the prior resolution, the new violation will start at the next level (i.e. if a friendly reminder was sent out for snow removal and it was resolved but happened again 3 months later, the new violation will start at Level 1 with the \$100 fine).
3. After 15 months, a violation is no longer considered in the escalation process.