



June 29, 2018

Dear Homeowners,

Recently, the entire Architectural Review Board (ARB) tendered its resignation to Heatherwood Board of Trustees (BoT) President Bill Dennis. The BoT held an emergency meeting to discuss alternatives regarding the regularly scheduled ARB annual home inspections, which were to have taken place in June.

Thanks to our previous Board, a provision was written into our contract with our management firm, Target, to provide for home inspections.

Target will be trained in what to inspect for, using the checklist of inspection items, and start the inspections sometime in July.

In accordance with our Architectural Guidelines, should the inspection find any violations, you will be notified by mail from Target. The violation should be corrected within 30 days or a fine of \$100. per month will be levied.

Our documents state that the home owner shall keep lots "in good order and repair...all in such a manner and with such frequency as is consistent with good property management". (See Declarations, Article VI Use of Property, Section 2. Maintenance of Property).

I think all of us have moved here because this is a premier over 55 community. Previous Boards and ARB's have worked diligently and tirelessly to ensure good stewardship of Heatherwood.

We hope you enjoy your summer safely.

Regards,

For the Board,

Dona File,

Secretary

HEATHERWOOD ARB HOME INSPECTION CHECKLIST

Property Address: _____

Date: _____

ITEM	Y/N	COMMENTS
Front		
Driveway:		
Expansion: <i>Cumulative width 4 feet</i>		
Planting Bed - <i>2 feet maximum each side</i>		
Flower Pots/Urns - <i>Maximum of 2</i> <i>Maximum 2 feet high X 18 inches</i>		
Mailbox Planting Area:		
Maximum 2 feet from post		
Ornament - <i>1 only, Maximum 1 foot high</i>		
Edging		
Walkway material:		
Planting Area:		
Edging - <i>2 feet maximum height</i>		
Ornaments - <i>maximum of 5</i>		
Ornaments - <i>maximum 30 inches high X 24 inches</i>		
Fountains - <i>only 1 & maximum 2 feet tall</i>		
Plant hanger - <i>less than 6 feet tall</i>		
Flags - <i>maximum 2 feet high by 2 feet wide</i>		
Landscape Lights - <i>(electric/solar) planting area only</i>		
No bird baths, bird houses, or bird feeders		
No wind chimes or flag poles		
No furniture or window boxes		
Doorway:		
Ornaments on Door - <i>Maximum 2 feet in diameter</i>		
Ornaments by Door- <i>Maximum 15 inches X 15 inches</i>		
1 furniture item		
2 planters - <i>maximum 2 feet high X 2 feet wide</i>		
Porch:		
Maximum 2 chairs or 1 bench		
1 table		
3 ornaments (planters count)		
Street Trees:		
No Township disallowed species		
No obstruction at sidewalk (<i>6 foot clearance minimum</i>)		
Minimum tree height 4'-0		
General Maintenance:		
Paint - <i>noticeable wear/peeling on :</i>		
Mailbox Post		
Porch Post		
Shutters		
Front Door/Door Frame		
Garage Door/Door Frame		
Mailbox - <i>excessive rust stains</i>		
Sidewalk/driveway - <i>stains/dirty</i>		
Mildew/dirty siding		

Sides

Left Side:		
Ornaments - <i>Maximum 6</i>		
Ornaments - <i>Maximum 3 feet high & 2 feet wide</i>		
Trellis - <i>Maximum 6 feet tall & 5 feet wide</i>		
Plant hangers - <i>Maximum 6 feet tall</i>		
Flags - <i>maximum 2 feet high X 2 feet wide</i>		
Edging - <i>Maximum 10 inches high</i>		
Landscape Lights - <i>(electric/solar) planting area only</i>		
Shutters - <i>noticeable wear/peeling paint</i>		
Mildew/dirty siding		
Right Side:		
Ornaments - <i>Maximum 6</i>		
Ornaments - <i>Maximumn 3 feet high X 2 feet wide</i>		
Trellis - <i>Maximum 6 feet tall X 5 feet wide</i>		
Plant hangers - <i>Maximum 6 feet tall</i>		
Flags - <i>maximum 2 feet high X 2 feet wide</i>		
Edging - <i>Maximum 10 inches high</i>		
Landscape Lights - <i>(electric/solar) planting area only</i>		
Shutters - <i>noticeable wear/peeling of paint</i>		
Mildew/dirty siding		

Rear

House/Patio		
Extension, <i>max 10 feet wide X width of home</i>		
Awning		
French Doors		
Sunroom/Covered Porch/ScreenedPorch		
Rear door trim - <i>noticeable wear/peeling paint</i>		
Shutters - <i>noticeable wear/peeling of paint</i>		
Mildew/dirty siding		
Planting Area:		
Maximum 4 feet wide		
Edging - <i>Maximum 4 feet high</i>		
Ornaments - <i>Maximum 3 feet high X 3 feet wide</i>		
Trellis - <i>Maximum 6 feet tall & 5 feet wide</i>		
Plant hangers - <i>Maximum 6 feet tall</i>		
Flags - <i>2 feet high x 2 feet wide</i>		
Fountain - <i>1 permitted, maximum 3 feet high</i>		
Bird feeder - <i>Maximum 6 feet high</i>		
Bird baths & small bird houses - <i>permitted</i>		
Gazing balls & statuary - <i>permitted</i>		
Landscape lights - <i>(electric/solar) planting area only</i>		

Miscellaneous

Lawn/Planting Beds condition - <i>weeds, dead spots, etc</i>		
Ornamental Trees - <i>2 Maximum , height not to exceed roof peak, minimum of 5 feet from property line</i>		
Roof condition/new		

Inspected by: _____