

ABBREVIATED INDEX

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR VILLAS I AT HERITAGE COVE

PURPOSE & USE: THIS INDEX IS PROVIDED TO ASSIST OWNERS TO READILY LOCATE SECTIONS OF THE DECLARATION THAT ARE REFERRED TO MOST OFTEN. THE INDEX INCLUDES: SECTION NUMBER AND NAME, PAGE NUMBER WHERE IT IS LOCATED AND A BRIEF EXPLANATION OF ITS CONTENT. THIS INDEX IS NOT INTENDED TO REDUCE THE IMPORTANCE OF OTHER SECTIONS OF THE DOCUMENTS/AMENDMENTS OR TO ELIMINATE THE NEED TO BE FAMILIAR WITH ALL ASSOCIATION DOCUMENTS.

1. DEFINITIONS. (PAGES 2-5)

PROVIDES DEFINITIONS OF THE VARIOUS TERMS USED IN THE DECLARATION.

4. ASSESSMENTS. (PAGES 8 & 9)

EXPLAINS ALL ASPECTS OF OWNER'S RESPONSIBILITY FOR ALL ASSESSMENTS COMING DUE.

4.6. COLLECTION OF ASSESSMENTS. (PAGES 10-11)

PROVIDES GENERAL GUIDELINES TO THE NEIGHBORHOOD ASSOCIATION AND THE OWNERS REGARDING THE ASSESSMENT OF LATE FEES FOR UNPAID MAINTENANCE FEES. SPECIFIC GUIDELINES THAT THE ASSOCIATION FOLLOWS IS CONTAINED IN THE DOCUMENT TITLED "POLICY & PROCEDURE FOR SPECIAL ASSESSMENT AND QUARTERLY MAINTENANCE FEE PAYMENTS". THIS DOCUMENT IS AVAILABLE ON THE WEB SITE UNDER GUIDELINES & OTHER INFORMATION, CLICK ON "COLLECTION POLICY".

5. ARCHITECTURAL AND AESTHETIC CONTROL. (PAGE 11)

PROVIDES GENERAL GUIDELINES TO THE NEIGHBORHOOD ASSOCIATION AND THE OWNERS REGARDING MATERIAL CHANGES TO THE EXTERIOR OF THE VILLA UNIT(S).

7.2. MAINTENANCE OF LOTS AND VILLAS. (PAGES 16-17)

DEFINES, BY WAY OF ILLUSTRATION AND NOT LIMITATION, THE SEPARATION OF ASSOCIATION AND OWNER RESPONSIBILITIES.

7.5. NEGLIGENCE; DAMAGE CAUSED BY CONDITION IN VILLA. (PAGES 17-18)

EXPLAINS OWNER LIABILITY FOR NEGLIGENCE OR OTHER ACT.

8. INSURANCE. (PAGES 18-21)

EXPLAINS ASSOCIATION RESPONSIBILITY FOR INSURANCE.

11.2. OCCUPANCY OF VILLA WHEN OWNER IS NOT IN RESIDENCE. (PAGE 24)

EXPLAINS WHO MAY OCCUPY UNITS AND ANY RESTRICTIONS.

11.3. LEASING. (PAGES 24-25) [11.3 WAS AMENDED, REFER TO “CERTIFICATE OF AMENDMENT TO THE DECLARATION 10-2004”]
EXPLAINS GUIDELINES FOR LEASING UNITS.

11.4. NUISANCES. (PAGE 25)
EXPLAINS THAT THE USE OF UNITS SHOULD NOT BE IN ANY MANNER DISRUPTIVE TO OTHER OCCUPANTS IN THE VILLAS.

11.6. SIGNS. (PAGE 25)
EXPLAINS RULES GOVERNING SIGNS, BANNERS, BILLBOARDS OR ADVERTISEMENTS OF ANY KIND, INCLUDING AND WITHOUT LIMITATION, THOSE OF REALTORS, POLITICIANS, CONTRACTORS OR SUBCONTRACTORS.

11.7. APPEARANCE; REFUSE DISPOSAL. (PAGE 26)
GENERAL GUIDELINES FOR TRASH AND DEBRIS. ALSO DEFINES THE LIMITATIONS OF USE FOR PORCHES AND LANAIS.

11.11. DRIVEWAYS AND PARKING AREAS. (PAGE 26)
GENERAL PROVISIONS FOR DRIVEWAY AND PARKING AREA MAINTENANCE.

11.13. LANDSCAPING. (PAGE 26) [11.13 WAS AMENDED, REFER TO “CERTIFICATE OF AMENDMENT TO THE DECLARATION 08-2004”]
DEFINES THE RESPONSIBILITY FOR MAINTENANCE AND REPLACEMENT OF LANDSCAPING.

11.14. PETS. (PAGE 27)
EXPLAINS THE PET POLICY.

11.15. PARKING AND STORAGE OF VEHICLES. (PAGE 27)
EXPLAINS RULES GOVERNING VEHICLE TYPES AND PARKING ALLOWANCES.

19. 55 OR OVER AGE COMMUNITY. [SECTION WAS AMENDED WITH ADDITION OF SECTION 19 - 19.13 – REFER TO “AMENDMENT TO DECLARATION OF COVENANTS 04-2000”] (PAGE 1)
EXPLAINS COMMUNITY OCCUPANCY REQUIREMENTS.

19.3. MINIMUM AGE RESTRICTIONS. [AMENDMENT 06-2002] (PAGE 2)
DEFINES PERMANENT OCCUPANCY REQUIREMENTS.

19.5. GUEST VISITATION LIMITATION. [AMENDMENT 06-2002] (PAGE 3)
OUTLINES RESTRICTIONS OF VISITATION OF GUESTS.

19.8. PROOF OF AGE. [AMENDMENT 06-2002] (PAGE 4)
EXPLAINS PROVISIONS FOR VISITATION OF MINORS.