

ABBREVIATED INDEX

DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS FOR 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 2-6) [1.11 WAS **AMENDED**, REFER TO “CERTIFICATE OF AMENDMENT TO THE DECLARATION 04-2002” / ADDED SECTIONS 1.36, 1.37 AND 5.30]
PROVIDES DEFINITIONS OF THE VARIOUS TERMS USED IN THE DECLARATION

3. THE ASSOCIATION'S PURPOSES AND POWERS. (PAGES 6-9)
DEFINES THE PRIMARY PURPOSES OF THE ASSOCIATION AND IT'S OPERATING POWERS

3.13. HURRICANE PREPAREDNESS. (PAGE 9)
EXPLAINS THE ASSOCIATION'S RESPONSIBILITY FOR HURRICANE EDUCATION.

4.3. DELEGATION OF USE RIGHTS IN COMMON AREAS. (PAGE 11)
OUTLINES THE USE RIGHTS AND FINANCIAL RESPONSIBILITY OF GUESTS.

5. GENERAL COVENANTS AND USE RESTRICTIONS. (PAGES 12-22)
[SECTION WAS **AMENDED** WITH ADDITION OF SECTION 5.30 – 5.30.13 – REFER TO “AMENDMENT TO THE DECLARATION 06-2002”]

5.30. 55 OR OVER AGE COMMUNITY. [AMENDMENT 06-2002] (PAGE 1)
EXPLAINS COMMUNITY OCCUPANCY REQUIREMENTS.

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

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

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

5.5. LAWNS, LANDSCAPE; IRRIGATION SYSTEMS. (PAGES 14 & 15)
EXPLAINS OWNER MAINTENANCE RESPONSIBILITY FOR LAWNS, LANDSCAPE AND IRRIGATION SYSTEMS

5.10. DRIVEWAYS AND PARKING AREAS. (PAGE 16)

DEFINES THE RESPONSIBILITY OF THE ASSOCIATION AS PERTAINS TO DRIVEWAYS AND PARKING AREAS.

5.11. COLOR. (PAGE 16)

EXPLAINS OWNER REQUIREMENTS FOR EXTERIOR PAINT COLOR.

5.15. ANTENNAS AND FLAGPOLES. (PAGE 17)

EXPLAINS RULES GOVERNING ANTENNAS AND FLAGPOLES.

5.21. SIGNS. (PAGE 18)

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

5.22. TRUCKS, COMMERCIAL VEHICLES, RECREATIONAL VEHICLES, MOTOR HOMES, MOBILE HOMES, BOATS, CAMPER, TRAILERS AND OTHER VEHICLES. (PAGES 18-20)

PROVIDES DEFINITIONS OF VEHICLE TYPES AND EXPLAINS PARKING ALLOWANCES.

5.24. LEASING OF LIVING UNITS. (PAGE 20)

DEFINES LEASING PERIOD AND FINANCIAL AGREEMENTS BETWEEN THE OWNER AND THE LEASEE.

5.25. PETS AND ANIMALS. (PAGE 21)

EXPLAINS OWNER RESTRICTIONS AND RESPONSIBILITIES REGARDING PETS AND ANIMALS.

6. ARCHITECTURAL AND AESTHETIC CONTROL. (PAGES 22-23)

DEFINES THE ARCHITECTURAL REVIEW COMMITTEE (ARC), ITS' POWERS AS WELL AS REQUIREMENTS FOR SUBMITTING REQUESTS.

9. ASSESSMENTS. (PAGES 33-37)

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

11. NEIGHBORHOOD ASSOCIATIONS. (PAGES 40-42)

BRIEF SUMMARY OF NEIGHBORHOOD ASSOCIATIONS WITH REGARD TO ENFORCEMENT OF COVENANTS, ENTRY RIGHTS, COMMON AREAS AND VOTING GROUPS.

12. INSURANCE: RECONSTRUCTION AFTER CASUALTY. (PAGES 42-43)

EXPLAINS OWNER'S RESPONSIBILITY FOR INSURANCE AND RECONSTRUCTION AFTER A CASUALTY.