

THE HEADLANDS ASSOCIATION RULES & REGULATIONS

ADOPTION: The Headlands Association Board of Directors adopted these Guidelines on February 2, 1998.

CC&R Compliance: When you purchased your home, you took title to your Lot subject to all restrictions, easements, etc. that was recorded on your Lot as set forth in your Policy of Title Insurance. You also took title to your Lot subject to all of the provisions set forth in the CC&Rs recorded on your property as set forth by the Community of Harbor Bay Isle (Community) and The Headlands Association (Association.)

The Headlands Association, through its Board of Directors, will strictly enforce the Covenants, Conditions and Restrictions (CC&Rs) to enhance the appearance of the property within the Association.

Basketball Standards: Permanent standards are not permitted on private property or in public streets. Please refer to the Community Architectural Guidelines regarding “Temporary Basketball Standards.”

Curb Street Address Painting is not permitted without the express written approval of the Headlands Board of Directors.

Firewood Storage is permitted in rear and side yards only and shall be stacked in an orderly manner. Firewood shall not come in contact with fences or houses and be kept out of neighboring views as much as possible.

Flagpoles and Flags are permitted for temporary display in the ground in front yards, or may be mounted on the house in a wall bracket. Permanently displayed flags or permanently installed flags poles are prohibited.

Garages shall not be remodeled or used for purposes that will interfere with the accommodation of vehicles. Owners are urged to keep garage doors closed, except when entering and leaving the garage to maintain the attractive appearance of the neighborhood and reduce the possibility of unlawful entry and theft.

Garbage And Recycling Containers may be left at the street curb for pickup on the day scheduled in the area by the City. At all other times, containers must be stored inside the garage or side yard. Garbage containers must be covered at all times to avoid odor and loose trash. Residents are responsible for removing lifter from their property.

Insect Traps (electronic) shall not create a nuisance to neighboring properties.

Lights (Seasonal) are allowed only during holiday season and may be installed each year after November 20th and must be removed by January 31st.

Mailboxes: Owners are responsible for the repair and replacement of their mailboxes and the supporting posts that shall match the original developer installation in size, design, and materials. Newspaper tubes are not permitted.

Maintenance: Owners shall maintain their landscape in good condition, removing all weeds, watering and fertilizing and trimming as necessary to maintain an attractive appearance. Lawns shall not exceed 5 inches in height.

Signs: All signs must comply with the Community Rules and Standards and Community Board Sign Resolution #91-03. Posting of contractor signs is not permitted. Homeowners are responsible for complying with the prohibition against posting contractor's signs within private property of Association common areas. h-home business signs are prohibited.

Speaker Systems: Amplified outdoor installations are not permitted.

Vehicle Storage: Storage of boats, trailers, campers, and large trucks is not permitted outside of the owner's garage on private property.

Wind Chimes are discouraged. They are permitted only if the sound level is not offensive to neighbors.