

***Hérons Glen Homeowners Association, Inc.***

***2250 Herons Glen Blvd***

***North Fort Myers, FL 33917***

**The Master Association for the Herons Glen Community is the Herons Glen Homeowners Association, Inc. (Hérons Glen HOA). Membership is mandatory for all homeowners.**

**Frequently asked questions**

How many homes are in Herons Glen? 1300

When did the developer transition control of the association? 2005

Is Herons Glen an age restricted community? No

Is buyer approval required? No

Rentals, what is the minimum length of time a home can be rented? 30 days

Pets:

- How many pets are permitted per home? 3
- Are there any breed restrictions for dogs? No
- Are pets required to be on a leash when outside? Yes, all pets must be on a leash held by a responsible person when outside of the home.

The Herons Glen HOA fiscal year is from October 1 to September 30. Fees are subject to change each year depending on the operational needs and costs of the association.

Assessment fees include:

- Lawn mowing for each home.
- Basic Internet and Video Services for each home
- Lawn & Landscaping contract for the common areas
- Tree trimming for the common areas only.
- Mulching for the common areas
- Wetland and Preserve Maintenance contract for the common area preserves and wetlands.
- Lakes and Fountain contract for the common area lakes.
- Quarterly road sweeping
- Irrigation for the common areas only.
- Utilities for common areas only
- Security Contract for 24/7 operation of guardhouse and entry gate and a part time roving patrol
- Insurance for common areas and administration. (does not include coverage for a home).
- Administrative costs for Management staff, HOA Office, Accounting, legal and professional fees
- Capital Pool Reserves & Deferred Maintenance

Each owner is responsible for trimming and maintaining their landscaping, pest control and fertilization of the landscaping & lawn, and utilities. (See next page for homes located in sub associations.

Preserve Villa duplexes (26 Units located on Marathona Court). The Preserves is not a sub association. The Master Association manages the landscaping, pressure cleaning of the roofs and painting for 25 of the Units.

Hérons Glen Homeowners Association Website > <https://heronsglenhoa.org>

HOA Documents & Policies and Guides > <https://hggcc.com/Wordpress/index.php/hoadocs/>

***Hérons Glen Homeowners Association, Inc.***  
***2250 Herons Glen Blvd***  
***North Fort Myers, FL 33917***

**Contact information for Estoppel Requests for the Herons Glen Homeowners Association Assessments:**

By Mail: Herons Glen Homeowners Association, Inc.  
c/o Myers, Brettholtz & Company, P.A.  
12671 Whitehall Drive, Fort Myers, FL 33907  
By Fax: 239.939.3032  
By Email: [bookkeeping@mbcopa.com](mailto:bookkeeping@mbcopa.com)

---

**The Herons Glen Community has three Sub-Associations**

Each sub association has an additional quarterly fee. The sub associations are not managed by the Herons Glen Homeowners Association.

- The Fairways of Herons Glen Association, Inc. (75 Units located on Kaidon Lane)  
<https://hggcc.com/Wordpress/index.php/fairways/>
- The Meadows of Herons Glen Association, Inc. (51 Units located on Via Athena & Part of Athenian Ln)  
<https://hggcc.com/Wordpress/index.php/meadows/>
- Solana at Herons Glen Homeowners Association, Inc. (88 Units located on Calle Cristal & Rue Alec Loop)  
<https://hggcc.com/Wordpress/index.php/solana/>

**Amenities, Golf and Recreational Facilities**

**The Herons Glen Recreation District owns and operates the amenities, golf course, restaurant and recreational facilities. For information, please visit their website at >**  
<https://heronsglenc.com/web/pages/home>

**Contact information for Estoppel Requests for the Herons Glen Recreation District Fees & assessments and the assessments for the sub associations Fairways, Meadows and Solana:**

Estoppel request By Email: Carol Bratten [carolbratten@hgrdnfm.com](mailto:carolbratten@hgrdnfm.com)

Information: Herons Glen Recreation District Administration Office 239-731-4501