

## ***HERONS GLEN HOMEOWNERS ASSOCIATION, INC.***

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### **Policy Pertaining to Common Property Modification and Maintenance**

All sidewalks and roads within Herons Glen are owned by the HOA as Common Property, as installed by the Developer or, since turnover on January 1, 2005, by the resident controlled Board.

A homeowner may not modify Common Property and the HOA may require any such modifications to be removed and the property restored to the previous condition at owner expense.

The HOA Manager will determine the nature and extent of any required replacement and make a recommendation to the HOA Board for action.

Violations will be handled in accordance with the process used for other Covenant/Architectural violations. The process includes notice(s), a deadline to correct the violation, and possible fines/legal action as appropriate.

Homeowners are permitted to clean sidewalks along the front and side of their lot in a manner that does not result in degradation of the surface of the sidewalk.

Effective date of this policy is September 9, 2009.

***Adopted by the Board of Directors September 9, 2009***