

Proposed Architectural Standards of Lake Heron: Fences & Hedges

In an effort to maintain the architectural integrity of the community at Lake Heron, and to provide complete access to all sides of the buildings for the purpose of lawn maintenance and fire rescue, the following regulations will be met by all homeowners in this community:

FENCES and HEDGES:

The erection of fences and hedges anywhere in the Lake Heron Community is prohibited. Any fence erected by anyone other than the original builder or by the HOA is in violation of the deed restrictions.

The erection of hedges anywhere in the Lake Heron Community is prohibited unless it is a like-kind replacement in the same space as a previous hedge. Such like-kind replacement of a hedge must be approved by the Architectural Control Committee prior to planting.

The main reasons for this regulation are:

- Maintain a visually open ambiance throughout the community.
- Access for Firefighters. Since all the kitchens in this development are at the rears or sides of the buildings, and many home fires start in kitchens, it is imperative to maintain unimpeded access through the yards to all sides of the buildings for firefighters and rescue personnel.
- Access for Lawn Maintenance Personnel and their Mowers. The layout of this development took into account the manner in which the lawns, trees and shrubbery can most economically be maintained by providing efficient, unimpeded access in all areas around the buildings. The erection of fences would greatly prolong the time required for the lawn maintenance personnel to perform their duties, resulting in cost increases to the community.

The Architectural Control Committee will henceforth use these guidelines in approving or denying homeowner requests to install fences or hedges.