



Blue Heron Bay Property Owners Association

A note to the community

August 10th, 2024

Hello all,

It is our goal as your POA Board to maintain a beautiful neighborhood for all. We want you to enjoy living here, keep property values at their peak and keep our community the best in the area. Deed Restrictions were created to maintain these standards.

We want to ensure that all members of the community are adhering to these restrictions but also wanted to provide a 15 day grace period for all members to self-correct any issues that are currently not in line with the restrictions. Below is a list of some of the current violations throughout the community that do need to be rectified. This list is not all inclusive and is not aimed specifically at any one member of the community. A list of fine amounts for infractions is also attached.

- Deed Restrictions along with State and County leash laws mandate that all dogs be on a leash whenever off property or on privately owned property that is not physically or electronically fenced.
- Cats also follow the same mandates in as much as they should not be allowed to freely roam the Streets.
- You must maintain a mildew free house. If your house has mildew on it, please take care of it.
- It is the property owners' responsibility to maintain their bulkheads and make necessary repairs.
- Garbage cans are to be kept out of view from the roadways.
- Lawns must be mowed on a regular basis and gardens maintained.
- Broken down and unregistered cars are not allowed in driveways or parked on the street.
- You are not allowed to run a business from your home but working remotely from home is permitted.
- Homeowners are responsible for repairing the curbs in front of their house/lot.
- Holiday decorations must be taken down in a timely manner.
- Boats are not allowed to be tied to the bulkheads or parked in the Street for extended periods of time.
- Boats and trailers are not allowed to be permanently kept in driveways.
- Kid's recreational equipment such as trampolines, basketball goals, soccer goals and baseball nets etc. are not permitted without prior ACC approval. This is to help promote the aesthetic quality of the views within Blue Heron Bay. There are exceptions to these rules as some precedents have been set.
- Unauthorized tree removals (dead or alive) are not permitted. ACC approval must be obtained for removal of any tree. If requests to the ACC are not responded to within 30 days, the request is deemed approved.

If you have any questions, please feel free to reach out to the Board Secretary (Greg Gow 281-705-6743 or email greggow1@gmail.com). Greg is responsible for maintaining POA records and advising all other Board members of any questions that can't be easily addressed or requires a Board or POA vote.

Thank you,

Blue Heron Bay POA

Attachment: Blue Heron Bay current fines for deed restriction infractions.

Blue Heron Bay - Deed Restriction Violations

Fine Amounts

| VIOLATION | FINE |
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| Working and/or constructing without ACC approval | \$500 per incident plus 100% of the cost to bring property into compliance or return to previous state. |
| Repeated major annoyances and nuisance complaints including but not limited to excessive noise, cars parked in the street for multiple days, unregistered or broken-down vehicles in view, trailers parked on property. Nuisance and annoyance complaints that are regulated by the local authorities do not apply | \$500 per incident |
| Excessive mold on structures, houses in need of paint and/or structural repairs. | \$500 per incident |
| Minor Annoyances and Nuisance complaints including but not limited to unapproved flag poles, ornamental yard art, play equipment, trash cans in view, lake view obstructions and concrete curb upkeep | \$50 per incident |
| Bulkhead and/or dock in need of repairs | \$500 per incident |
| Conducting a business or providing professional services from your home (working remotely from home is permitted) | \$500 per incident and \$50/day if the violation is not cured within 15 days from date of notice |
| Unauthorized tree removal | \$500 per tree |
| Driving the wrong way thru the outgoing gate | \$250 per incident |
| Habitual violation of leash law | \$100 per dog per incident |
| Damage to BHB common areas and/or front gate | \$500 plus 100% of the cost to repair |
| Property in need of mowing | 200% of cost of third-party mowing invoice |
| Failure to comply with the certified notice of a violation | \$50 per day per incident until the property is brought into compliance. If action is required by the POA to resolve the issue, then 200% of the cost to repair and/or remedy will be assessed in conjunction with the per day charge |
| Late Fees for non-payment or incomplete payment of the annual maintenance fees | 20% of the annual maintenance fee per quarter |