

Highland Lakes South

HOA



Property Maintenance, Standards and Guidelines

In order to maintain the value of our property and homes, it is important that we each follow the standards and guidelines set forth in the General Warranty Deed and 2020 GWD Amendment of our Homeowners Association.

General Maintenance: This applies to your entire property, i.e., front, sides, and back yards.

- 1) Grass cutting, edging, and weeding should be done on a regular basis.
- 2) Hedges and low hanging tree limbs should be clipped and pruned.
- 3) Leaves and debris should be cleared from yards and disposed of properly.

Exterior Modifications: All exterior modifications, not including painting or other general maintenance, are required to be approved by the Highland Lakes South (HLS) Homeowners Association (HOA) Board of Trustees (the Board).

- 1) Homeowners desiring approval for a modification or alteration should first review the guidelines in the Highland Lakes South General Warranty Deed (Article I, Section D & E), as well as 2020 GWD Amendment. These documents may be downloaded from the HOA website (<https://highlandlakes-south.org>).
- 2) The homeowner will submit the completed Exterior Modification Application (from the website) along with detail drawings of the exterior changes via email to Dick Rano, President (dicky1836@gmail.com), and Brenda Jo Neale, Secretary/Treasurer (bneale@fastmail.net). The President will review the request with the Chairman of the Building and Grounds Committee and present it to other members of the HLS/HOA Board of Trustees, if required. Please allow 30 days for a decision.

Mailbox: (GWD, Article 1 Section J) If the mailbox is damaged, destroyed or deteriorates, then each lot owner, at their expense, shall repair or replace such mailbox with another of a like kind, design, pattern and color as the initial mailbox. We have a standard design and color. Replacement mailboxes may be purchased from Cedar Craft Products, Inc. 614/759-1600. The color is cedar stain. BEHR – Base 5013 (SC-146) Cedar.

Vehicles Not in Use: (GWD Article I Section L)

- 1) No automobiles or motor driven vehicles that are inoperable may be left on any lot for more than seven days.
- 2) Boat, Trailer and Vehicle Parking and Storage: (Article I Section N) No truck, trailer, boat, camper, recreational or commercial vehicle shall be parked or stored on any lot unless it is in a garage or other vehicle enclosure out of view from the street and abutting properties: the exception is non-recurring temporary parking permit not to exceed forty-eight hours within any thirty-day period.

Waste Disposal: (GWD Article I Section I)

- 1) All waste disposal containers should be stored outside of the view of the street and abutting properties and not placed at the end of driveway until the evening before trash pick-up day. Leaves and debris should be cleared from yards and disposed of properly.
- 2) The HLS Board does allow lawn and debris bags on the side of a homes during lawn season provided that said lawn and leaf bags are disposed of properly on the next trash day (refer to Article I Section1).
- 3) Special Note: **The Genoa Township has advised all HLS owners that at no time may trash, recycling and/or lawn and debris bags be placed in the street.** They specify that ALL trash must be placed at the end of the driveway on trash days. They also state that lawn and debris bags can be placed in the grassy area beside the drive on trash days only.

7385 North State Route 3, PMB 140 ♦ Westerville, OH 43082

Website: HighlandLakes-South.org

Signs: (GWD Article I Section P)

Other than the entrance features and street signs, no signs of any kind shall be displayed to the public view on any lot, except one temporary sign of not more than nine (9) square feet advertising the property for sale or rent, or signs used by the builder to advertise the property during the construction sales period as may be allowed under the zoning code. In addition, signs posted by commercial home improvement or construction businesses during the active construction of home improvement projects are permitted, provided that signs are no larger than nine (9) square feet and are placed in the property owners' lot. Such signs must be removed at project completion or within one-month of commencement by commercial businesses, whichever comes first. The Association may approve an extension beyond one month for active projects that require a longer construction period.”

Fencing: (GWD Article I, Section S) Except as specifically provided in the GWD or Amendment, no chain link or other metal fencing shall be permitted upon any of the lots within the Subdivision. The owner of a lot may construct a rail fence on a lot and may install welded wire mesh fencing attached to such rail fence that otherwise conforms to the requirements set forth in this Section S. Prior to construction of fencing upon any lot in the subdivision, the lot owner shall submit a completed Exterior Modification Application from the website along with detail drawings of the exterior changes to Dick Rano, President, of the Highland Lakes South (HLS) Homeowners Association. He will review the request and present it to other members of the HLS/HOA Board of Trustees for plan approval. Additionally, rail fencing is permitted for the purpose of setting off an area for storage of trash containers, subject to Association approval of the location of the storage area on a lot.

Swimming Pool: (Article I, Section X) No above ground swimming pool shall be permitted upon any lot except that this shall not be intended to prohibit the installation of a hot tub or sauna.

Highland Lakes South HOA - Board of Trustees:

Dick Rano, President (dicky1836@gmail.com) – 614/832-8787

Brenda Jo Neale, Secy/Treas (bneale@fastmail.net) – 614/832-3630

Jon Trueblood, Trustee (truebloodjon@gmail.com) – 614/496-1556

Cody Ford, Trustee (cstuartford@gmail.com) – 330/265-6246

Devon Whitaker, Trustee (bonardev@earthlink.net) – 614/893-9577

Revised: 9/9/2022 to include
updates from GWD Amendment