



## *Lake Heather Estates*

2100 Lake Heather Drive • Hoover, AL 35242

# **LAKE HEATHER ESTATES EXTERIOR APPEARANCE GUIDELINES**

Article IV, Section 4.1 of the Protective Covenants for Lake Heather Estates states: “It shall be the responsibility of each lot owner to prevent the development of any unclean, unsightly or unkept conditions of buildings or grounds on such lot which shall tend to decrease the beauty of the specific area or of the neighborhood as a whole.”

Article IV, Section 4.6 specifies rules for garbage, trash and refuse and their containers in Lake Heather Estates.

For the purpose of enforcing Lake Heather Estates Protective Covenants, the Lake Heather Board hereby states the following guidelines:

### **LANDSCAPE APPEARANCE**

1. All lawns should be maintained so as to have a uniform weed-free appearance with grass height not to exceed six inches from the soil.
2. Any undesirable grasses or plants which grow at a different rate than the lawn grass and create an uneven appearance should be removed.
3. Lawns should be fertilized and watered during the growing season to maintain a healthy green appearance. In times of drought, watering will only be allowed as specified by the City of Hoover.
4. Lawns should be kept neatly trimmed along all lawn edges.
5. Each homeowner should keep all plant materials removed from seams in driveways and from the seams in the concrete street gutters along their property edge.
6. All trees and shrubbery should be kept trimmed to provide a well-maintained appearance.
7. All mulch should be a natural material such as pine straw or bark, and should be its natural color. Thin or faded mulch should be replenished or replaced regularly to provide a well-maintained appearance.
8. Weeds or unwanted grasses should not be allowed to grow in any mulched or planted area.
9. All dead plants should be removed.

## **GARBAGE**

1. Cans for both garbage and recyclables are to be placed out of sight as much as possible from the street.
2. Cans for garbage and recyclables must be completely closed to prevent animals from scattering the contents. This is especially important if the can is put out the night before pick-up.
3. All garbage must be bagged and should fit inside the garbage can. If occasionally there is garbage that will not fit into the can, it must be bagged and left by the can ONLY on the morning of pick-up.
4. All cans should be removed from the street on pick-up day and should not be left outside overnight.

**EXCESS GARBAGE** - If a homeowner routinely has more garbage than the can will hold, an extra garbage can may be purchased for \$50 by calling Allied Waste at 929-5655. A homeowner may call Hoover Public Works at 444-754 to request to exchange the current can for recyclables for a larger 95 gallon can. There is no cost for this exchange.

**LANDSCAPE DEBRIS PICK-UP** - The city of Hoover will pick up landscape debris generated by a storm or by routine maintenance by the homeowner. They will not pick up debris generated by a landscape maintenance company. Proper procedure is to place the debris on the curb and then call Hoover Public Works at 444-7543. Hoover Public Works does not guarantee a pick-up date for landscape debris, but they do state that they usually pick up items within four business days. If the homeowner is having a special event at their home, Hoover Public Works states they will work with the homeowner to try and have the debris moved by the time of the special event.

**LARGE ITEM PICK-UP** - To discard a large item, the homeowner should call Hoover Public Works at 444-7543 and request a pick-up. Hoover Public Works will give the homeowner a pick-up date, for the item(s). The homeowner should then place the item(s) on the curb either the evening before the pick-up or the morning of the pick-up.

## **APPEARANCE OF STRUCTURES**

As all of our properties age, The Board urges homeowners to again refer to Section IV, Article 4.1 of the restrictive covenants. "Preventing the development of any unclean, unsightly or unkept conditions of buildings" may include repainting faded paint, caulking, replacing failing roofs, windows and other repairs. Please note also that appropriate window treatments should be used on all windows. Sheets, bed linens, blankets and paper or plastic are not considered appropriate coverings.

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If any homeowner is found to be non-compliant with any of the covenants, a friendly reminder will be issued to call the homeowner's attention to the issue. The homeowner then has ten days to become compliant with the covenants. After ten days the Board will take legal action to enforce compliance with the covenants.

The Lake Heather Estates Protective Covenants are in place to protect all homeowners who have invested in Lake Heather Estates. The Board respectfully requests that all homeowners work together to honor the protective covenants and thereby protect all of our property values.