

HERON SHORES HOMEOWNERS, INC
RULES, REGULATIONS & RESTRICTIONS

1. All residents should have a copy of the Heron Shores Documents (By Laws, Covenants and Restrictions, Incorporation, Rules & Regulations) as presented by the seller or their realtor. These Documents are also available on the **Heron Shores Website located on the East Village Master Association site.** (www.eastvillageofvenice.com) Printable Architectural/Grounds Modification or Repair Forms (ARC) is available on this website as well as at our management company, Keys Caldwell, Inc, 1162 Indian Hills Blvd, Venice, FL 34293. Telephone 941-408-8293. By reviewing these documents, we hope that you will have the needed information for projects that will require an ARC Form for Board of Directors approval. All completed ARC Forms are to be returned to Keys Caldwell. In addition, we have cited the appropriate Covenant numbers in this document for further information.
2. All Heron Shores Documents and Regulations require compliance by all residents.
3. All exterior alterations, including permanent plantings, require an approved ARC Form. (See 7.4 and 7.20)
4. Swimming or boating on the lakes is not permitted.
5. Trash or garbage containers are to be stored inside a unit and placed at the street no sooner than 24 hours of scheduled pickup. Any debris on the lot after trash pickup must be cleaned up by the owner. (See 7.9)
6. All personal property must be stored inside the unit except for **rear** patio items, furniture and grills. (See 7.7)
7. No residents' motor vehicles shall be parked on the street or common area of subject property overnight. Owner's personal motor vehicles must be garaged overnight with the exception of the conditions as set forth in covenant article 7.10.
8. Guest parking on an owner's driveway in excess of ten (10) days must be approved by the Board of Directors. (See 7.10)

9. No parking on lawns at any time. Commercial vehicles must not block traffic or impede driveway access.
10. Common household pets are permitted but are to be confined inside the unit. When walked, pets are to be leashed and waste picked up and put in appropriate containers. (See 7.11)
11. No towels or clothes drying shall be visible from the front exterior of any unit. (See 7.13)
12. No signs, visible from the exterior, are permitted. "For Sale" signs may be posted inside of windows. (See 7.16)
13. Window treatments must be of drapery, blinds, decorative panels or other tasteful coverings. (See 7.18)
14. Feeding birds or other wild animals **is not permitted including the use of bird feeders.** (Florida Statutes)
15. All residents are subject to the East Village Recreation Rules. (Available at Rec Center and on website)
16. The exterior portion of a tubular skylight system requires an approved ARC Form. (See 7.4)
17. Replacement or installation of a front screen/storm door requires an approved ARC Form. Doors must be white in color.
18. Towers, antennas, aerials or overhead wires and cables are not permitted in Heron Shores unless approved by the association. (See 7.15)
19. New installation or replacement of Hurricane Shutters requires an approved ARC Form. All shutters must be removed by November 30, the end of hurricane season. (See 7.19)
20. All exterior paint is available at **Scott Paint, 1833 Tamiami Trail, Venice. Telephone: 941-493-8219.** The two colors are Heron Shores Grey/Green and Sand. Owners will be reimbursed by Keys Caldwell, however, please contact the Chairperson of Streets and

Buildings for paint currently available. Unused paint must be returned to the Association.

21. Specific Rules and Specifications cover the following:

- a. Uniform Landscape Policy**
- b. Entry Way Sidewalk Stain/Tile**
- c. Tile Roof Replacement**
- d. Patio Rules and Regulations**
- e. Front Courtyard Rules and Regulations**
- f. Lanai Enclosures**
- g. Solar/Safety Filming**
- h. Garage Door Screen Specifications**