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HERON V CREEK

COMMUNITY FOUNDATION

COMMUNITY DIRECTORY 2024



MATTHEWS INSURANCE

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Best of North Port Winner:

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Savings for Heron Creek Residents off full retail value with new annual service agreement. This coupon is non-transferable and has no cash value. Must mention coupon prior to signing new agreement. Valid for new service only and cannot be combined with any other offer.



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GRAPHICS

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community directory since 2015*

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RESTRICTIONS

Residential Use. Except as otherwise provided herein, the Lots may be used for residential purposes and for no other purpose. No business or commercial building may be erected on any Lot, and no business, occupation, or profession may be conducted on any part thereof, except that: (a) a Lot Owner may conduct a Home Occupation on his Lot, if the Home Occupation is permitted by the Land Development Code without special permit approval or other special authorization; does not involve any outdoor activity other than ingress and egress; is not accompanied by the display of any exterior sign; complies with all other provisions of this Declaration, the Heron Creek Covenants, the Rules and Regulations, and the Community Standards; and is otherwise approved by the Heron Creek Homeowner's Association (Association); and (b) a Lot Owner and his agents may show his Lot and Improvements thereon for sale or lease.

Architectural Criteria. The home and all other Improvements constructed or installed upon a Lot shall comply with the Architectural Criteria.

Garages Required. No home shall be constructed on any Lot without provision for an enclosed garage adequate to house at least two full-size American automobiles. All garages must have doors that are maintained in a useful, working condition and that are operated by electric door openers. Except when in actual use, garage doors must be kept closed. No garage shall be converted to other usage without the substitution of another garage.

No Trailers or Temporary Buildings. Except as may be reasonably necessary for Construction Work, no tents, trailers, vans, shacks, or temporary accessory buildings or structures shall be erected or permitted to remain on any Lot or on the Subdivision's Neighborhood Common Areas without the written consent of the Association. Upon completion of any Construction Work, any of the foregoing items shall be promptly removed.

Water and Sewer. All homes shall use and be connected to the central water and sewerage system made available by the Association. No well shall be drilled or utilized on any Lot, and no septic tank shall be installed, used, or maintained on any Lot, without the prior written approval of the Association and the approval of any applicable governmental authority. The water supplied by the Association for each Lot's lawn and landscaping irrigation system may include Reclaimed Water and is not for human consumption.

Driveway Construction. Each home shall have a driveway of stable and permanent construction and shall be at least 16 feet in width at the entrance to the garage. All driveways must be constructed of materials as set forth in the Architectural Criteria. Where curbs or swales are required to be disturbed for construction of driveway entrances, such curbs or swales shall be restored to their original grade and condition by the Lot Owner. No portion of a driveway shall be located within five feet of the sideline of any Lot without the approval of the Architectural Committee.

Lampposts and Mailboxes. No lamppost, mailbox, paper box, or receptacle of any kind for use in the delivery of mail, newspapers, magazines, or similar material shall be erected on any Lot unless and until the size, location, and design of, and the type of material for, such lamppost, box, or receptacle shall have been approved by the Architectural