

Heathrow Hills Community Standards and Property Use Guidance

The following guidance is intended to help summarize certain everyday property use and neighborhood standards reflected in the Heathrow Hills restrictive covenants. This document is provided as a practical reference for residents and should be read together with the Association's governing documents.

Nuisances

No obnoxious, offensive, nuisance, or annoying activities are permitted.

Junk and Exterior Storage

No junk, abandoned vehicles, house trailers, or boats may be kept on a lot. Storage within a garage is acceptable.

Outdoor clotheslines are not permitted.

Satellite dishes require ARC review and approval.

Animals

No animals may be kept except dogs, cats, and common household pets.

Commercial animal activities are not permitted including breeding, pet daycare, training, or similar uses.

Vehicles and Street Parking

Campers, buses, RVs, trailers, boats, and other recreational vehicles may not be parked on a lot where they are visible from the front or side of the lot.

Vehicles may not be parked on neighborhood roads or streets except in connection with social events.

I. Additional Vehicle and Parking Guidance

- a. Temporary street parking for less than 24 hours has been permitted provided the vehicles vacate the space. When possible, street parking should be in front of the house being visited.
 - i. Exceptions may include guests and visitors, vendors, deliveries, and no more than one recurring staff person or domestic employee.
- b. Routine vehicle repair, maintenance, and washing in the street is not permitted.
- c. Permanent parking of vehicles in the street or disabled vehicles of any kind is not permitted.

- d. Anything other than private automobiles is not permitted including RVs, school buses, commercial or branded vehicles, construction equipment, boats, ATVs, submarines, aircraft, tunnel boring machines, and similar vehicles or equipment.

Shrubbery and Landscaping

Between the main structure and any street, shrubbery may be installed in lieu of where a fence may go, such as along lot borders, as it is maintained neatly and no taller than 42 inches.

Lawns and lots must be maintained in a neat and orderly manner. If a member fails to do so, the HOA may enter the property and carry out lawn and lot maintenance at the expense of the member.

Signage

When a property is offered for sale, one sign not exceeding 5 square feet advertising the property may be displayed.

During construction, the builder is also permitted up to one sign which should not exceed more than 5 square feet.

Other Restrictions and Property Conditions

Perpetual easements exist for utilities and drainage. No structures may be built on easements.

Buildings from other locations may not be moved onto a lot.

Lots may not be subdivided, combined, or resubdivided in any way that results in less than the originally designed land area per lot or structure.

The HOA may construct streets, roads, and other public ways and, for that purpose, has a 10 foot easement onto each lot from the existing street and road network.

The HOA may take whatever action is necessary in law or equity to enforce the covenants.

Changes to the Covenants

The covenants may be amended only by a majority vote of all members.

With 57 member lots, an amendment requires an affirmative vote of at least 51%, or 29 members.

The Board may not amend the covenants on its own.

Violations and Reporting

To report a possible violation of the covenants, please contact Community Management. In some cases, it may be helpful to provide photos, date and time, and a property address.

The HOA may enforce only those matters that are addressed by a restrictive covenant. By default, members are otherwise free to use their property as they choose. A restriction must be supported by the governing documents to be enforced.

Municipal Codes, Government Matters, and Private Disputes

The HOA is not authorized to enforce municipal codes or other laws. Those matters are handled by the appropriate governmental authority. In Brentwood, Planning and Codes is the department responsible for code enforcement and code-related complaints. More broadly, HOA authority is grounded in the restrictive covenants and governing documents rather than in governmental police power.

Accordingly, the HOA's role is limited to enforcing the restrictive covenants and any other authority granted under the governing documents. If a concern involves a possible covenant issue, the HOA may review that covenant issue separately, but it does not act in place of the City, County, or State to resolve governmental code issues.

The HOA does not have authority to resolve private disputes between owners unless the issue involves a specific covenant or rule the HOA is authorized to enforce. For example, if a neighbor is concerned that a neighboring tree or other vegetation is extending across a property line that is generally a matter between the affected owners unless there is a related covenant issue within the HOA's enforcement authority. In those situations, the HOA cannot determine property rights, compel resolution of a private encroachment dispute, or take the place of the appropriate legal or governmental process.

Concerns involving municipal codes or law should be directed to the appropriate governmental authority.

City of Brentwood: Planning, building codes, zoning, roads and traffic, water, sewer, stormwater, and criminal law enforcement.

Williamson County: Property records, taxes and transfers, and civil law matters.

State of Tennessee: Environmental matters and airspace or aviation related matters.