

Dear New Heather Ridge Homeowner and/or Resident,

Welcome to the neighborhood! Please read this entire letter so you're familiar with the homeowners' association and its expectations.

Contact Information & Communication

Any important communication will come through the mail, though it may refer to online resources. Be sure your address is correct. If you need to contact the Association, please use one of the following methods:

Post: Heather Ridge HoA of Normal, 300 Greenbriar Dr. PMB 34, Normal, IL 61761

E-mail: board@HeatherRidgeNormal.com

Web: HeatherRidgeNormal.com

The association's covenants, by-laws, and other documents can be found online, at our web site. Most online communication among neighbors happens on NextDoor.com. Go to "heatherridge.nextdoor.com" to sign up.

Neighborhood Covenants & Restrictions:

The Association's covenants include restrictions designed to protect homeowners and their property. These "rules" apply whether you own or rent your home. Please visit the web site (above) and read the covenants in their entirety, but here are a few that come up most frequently:

- You may not park RVs, trailers, ATVs, or generally anything other than a car, pickup, or SUV in the subdivision unless it is entirely inside a garage. (Loading/unloading for an hour or two rarely draws complaints.)
- If you plan to build a fence, read the restrictions before you begin construction.
- If you plan to add a shed or other detached structure, you need the Association's permission first.
- Satellite dishes must be mounted on the rear side of your house.
- You may not operate a business out of your home.

Association Membership and Dues Assessment:

If you own property in Heather Ridge, you will receive an assessment bill at the beginning of each year. The bill will be sent to the property unless we have a different mailing address on file.

Meetings

The Association has its "general" meeting (for all members) in November of each year. The board typically meets quarterly.

Board of Directors

The Association has a 5-person Board of Directors, elected to two-year terms, with 2 members elected in even years and 3 in odd years. Nominations are taken at the end of each year for the following year's ballot.

If you have any questions, feel free to contact us by post or e-mail as described above.

Sincerely,



Edwin L. Chandler II, President