

# **Heritage Spring**

## **General Information**

### **Homes**

- Number – 48
- Type – Townhomes, connected at garages or storage units
- Residential
- Built 2007-2015
- Builder – Centennial Builders (VA)

### **Neighborhood**

- Public streets
- Parking, driveways with restrictions
- Mailboxes – Kiosks, private keys
- Annual Membership Meeting – December – Heritage View Pool Clubhouse
- Irrigation System – yes, with private well
- Landscape Day – Tuesday
- Pickups – Town of Wake Forest
  - Yard waste – Friday
  - Trash & recycle – Monday
- Termite Warranty, annual inspection of garages, storage units and foundations
- Amenities
  - Heritage Spring – Gazebo courtyard
  - Heritage Wake Forest Two – playgrounds, pond w/fishing pier, butterfly garden, walking trails
  - Heritage Golf Club – membership fees required

### **HOA**

- Sub-Association of Heritage Wake Forest Two (aka Heritage South)
- Board of Directors, makeup and responsibilities
  - Comprised of volunteer homeowners
  - Communication with Management Company

- Annual budget prep
- Contractor selection and management
- Quarterly meetings, others if necessary
- Architectural Review Committee (ARC)
- Governing documents
  - Covenants
  - By Laws
- Property Standards & Architectural Guidelines
  - Heritage Two (revised July 2024)
  - Heritage Spring (revised December 2025)
- Rental Policy – yes, with restrictions and pre-approval by BOD
- Dues
  - Heritage Two – annually, \$392 (subject to change), due January 1<sup>st</sup>
    - Pay to CAS, Inc P.O. Box 83 Pinehurst, NC 28370  
910-295-8203
  - Heritage Spring – monthly, \$186 (subject to change), due 1<sup>st</sup> of the month
    - Pay to Pindell-Wilson Management PO Box 99720 Raleigh, NC 27624 919-676-4008

## **HOA Maintenance**

- Common areas
  - Grass
  - Trees
  - Retaining walls
  - Gazebo courtyard
  - Mail kiosks
  - Entrance monument
  - Flagpole
  - Irrigation system
  - Fountain
- Homes
  - Roof – repair, maintenance and replacement (according to set schedule)

- Siding and trim – repair, maintenance, painting (according to set schedule), including all doors and shutters
- Annual gutter cleaning, decorative paintable surfaces of windows and doors and originally installed patios, decks (N/A) and fences (N/A)
- Screened porches – painting only of screened porches in cycle with standard house painting
- Landscape
  - Grass – cutting, edging, fertilization and weed killer application
  - Shrubs – trimming, according to the standards as set by the contractor, and if necessary, removal of dead, dying or overgrown plants
  - Trees – trimming, pruning, according to the standards as set by the contractor, and if necessary, removal of dead, dying, or overgrown trees

## Homeowners

- Responsibilities
  - Interior of house
  - Roof structure
  - Window repair and replacement
  - Outside drainage issues
  - Adding or replacement of shrubs
  - Driveway maintenance and repair
  - Dryer vent cleaning
  - Storm doors, the purchase, installation and maintenance (Type, color and style set by HOA)
  - Downspouts
  - Railings
  - Steps
  - Front porch
  - Foundation
  - Garage door
  - All exterior lighting
  - All security, indoor and outdoor

- All add on structures or modifications
- All HVAC equipment
- All plumbing inside the home and from the exterior of the house to the street connection