



**Homeowners Association
2140 Huntington Hill Trace
Buford, Georgia 30519**

**NOTICE TO HUNTINGTON WEST HOMEOWNERS
AND REAL ESTATE REPRESENTATIVES**

Please be advised it is your responsibility, when selling your home, to inform potential buyers of the following membership conditions set forth by the Huntington West Homeowners Association:

- Membership in the Huntington West Homeowners Association is **mandatory**. The fee for membership, which is currently \$575 per year, is collected at closing.
- The Board of the Huntington West Homeowners Association reserves the right to increase the dues by up to 10% each year.
- Huntington West is a Covenants Protected Community and strictly enforces all Protective Covenants. A copy of the Protective Covenants has been attached below. The HWHOA Board has full power to impose fines for covenants violations and to place liens against any home for unpaid fines. Administration of covenants is directed through Heritage Property Management Services, Inc.
- Huntington West is a **single-family** neighborhood. All Gwinnett County Occupancy Codes will be strictly enforced.
- The Huntington West Homeowners Association has restricted rentals in Huntington West to a maximum of 5% of the total number of homes. These restrictions were filed as The Fifth Amendment to the Declaration of Covenants and Easements for Huntington West in the Superior Court of Gwinnett County on May 24, 2005 (Deed Book 42842, page 6). All leases or lease/purchases require Board approval and a 30-day written notice. **PLEASE NOTE: As of July 13, 2009 the Huntington West Homeowners Association has now reached the**

maximum number of leased homes (11) permitted by the Declaration. No new lease or lease-purchase agreement may be approved as of July 13, 2009.

The entire Fifth Declaration can be found on the Huntington West Homeowners Association website (<http://hwhoa.org>) **Leases or lease-purchases not approved by the Board are subject to fines for non-compliance with Covenants.**

- Any alteration of homes including change of paint color or roof shingles, additions, fences, out buildings or other improvements must be approved by the Board/Architectural Control Committee.
- Gwinnett County Zoning Codes prohibit the posting of signs at the entrance of Huntington West on Hwy 124 and on any property other than your own. However, the HWHOA Board does permit real estate signs for residents only at the entrance from 6 p.m. Friday until 6 a.m. Monday. Any signs posted before 6 p.m. Friday or after 6 a.m. Monday will be removed. Signs are **not permitted at any time** in the center island where lighting and irrigation systems are located and landscaping is present. Please be aware that Gwinnett County may and does confiscate signs from time to time.
- Inquiries and dues payment may be directed to Heritage Management Services, Inc.

Heritage Property Management Services, Inc.

500 Sugar Mill Road

Building B, Suite 200

Atlanta, GA 30350-2887

(770-451-8171)

A copy of the Huntington West Protective Covenants is attached and can be downloaded from the Association website. Please make certain potential buyers are provided with a copy of the covenants.

Thank you for your cooperation.

Please feel free to direct any questions to Heritage Property Management Services or the HWHOA Board via the Association website at <http://hwhoa.org>