



Common Property Committee Mission Statement

The purpose of the Common Property Committee:

The mission of the committee is to oversee the maintenance, upkeep, and repairs as needed to the common areas of Heron Bay. It is also the responsibility of the Common Properties to see that proper respect is paid for all areas designated as the common areas of Heron Bay. Those areas are described in Article One of the Declarations of Covenants, Conditions and Restrictions. It is the mission of the Common Property Committee to inspect, protect and maintain the beauty of these areas as well as protect the environment as best as possible for the enjoyment of the residents of Heron Bay. In fulfilling our mission all property within Heron Bay will maintain and increase it's economic value for the benefit of all residents and owners.

It is the responsibility of the Common Properties Committee to submit proposals for bids and to negotiate contracts for the repair upkeep and beautification of the common areas. All bids will be reviewed by the CPC and agreed on before presentation to the Executive Board for approval.

The Common Property areas include the following:

- 1. The stone wall at the entrance to Heron Bay (maintenance and beautification)**
- 2. Gatehouse and surrounding area (cleaning, repairs, mowing surrounding area and beautification)**
- 3. Gate (maintenance only, this does not include security measures)**
- 4. Roads throughout the development (use and repairs)**
- 5. Road shoulders (mowing, seeding, fertilizing and repair)**
- 6. Walking trails (mowing and repairs)**
- 7. Paths to community piers (weeding and repairs)**
- 8. Clubhouse (negotiate contracts for cleaning inside and out, pest extermination and repairs)**
- 9. Parking lots (repairs, mowing and beautification)**
- 10. Streetlights (notify Energy United for repairs to poles and lights)**
- 11. Directional and information signs**
- 12. Boat storage area (weed control and repairs)**
- 13. Ponds (repairs and mowing of surrounding area)**
- 14. Any other areas designated by the Board Of Directors as common property.**

To contact the Common Property Committee: commonproperty@heronbay.org