

Heritage Village Master Community Association
Policy for Mow Strips and Other Small Common Areas
Amended February 26, 2014

HVMCA Policy for Mow Strips and Other Small Common Areas As Amended 2/26/2014

Policy		
		Several policies are listed below. One policy from this list is assigned to each mow strip or small common area as identified in the Locations list Policy ID column.
ID	Description	Policy
a	Mow strip designated for cobblestones.	HVMCA installs and maintains at HVMCA expense. Use restrictions consistent with parks.
b	Mow strip, designated for grass or trees, adjacent property owner responsibility.	HVMCA requests adjacent property owner to water and maintain grass at adjacent property owner's expense. HVMCA trims, removes, and/or replaces trees as needed at HVMCA expense with adjacent property owner's consent. Landscape changes by adjacent property owner are not allowed. Use restrictions are otherwise consistent with adjacent property front yard.
c	Generic planted area.	HVMCA maintains landscape at HVMCA expense. Use restrictions consistent with parks.
d	Mow strip, designated for grass/trees, HVMCA responsibility.	HVMCA maintains at HVMCA expense. Use restrictions consistent with parks.
e	Parking wedge, fence strip, or pedestrian walk, HVMCA responsibility.	HVMCA maintains landscape at HVMCA expense. Use restrictions consistent with parks.
f	Parking wedge or fence strip, adjacent property owner responsibility.	HVMCA requests adjacent property owner to water and maintain landscape at adjacent property owner's expense. Landscape changes by adjacent property owner are allowed subject to prior approval by HVMCA landscape committee and Board of Directors review. HVMCA reimburses adjacent property owner for up to 50% of landscape installation expense subject to prior approval by HVMCA Board of Directors. Use restrictions are otherwise consistent with adjacent property front yard.

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Locations									
Common Area					Adjacent Property				
Addr	Street	Side	Type	Policy ID	Addr	Street	Lot	Relationship to Adjacent	Comment
260	Cobblestone Ln W	N	Parking wedge	f	1125	Heritage Dr N	Q01	Beside	Part of unit Q lot B
266	Cobblestone Ln W	N	Parking wedge	f	1124	Meadowview Ln	E11	Beside	Part of unit E lot B
920	Heritage Dr N	E	Mow strip	a	900	Heritage Dr N		Behind	Medical offices
934	Heritage Dr N	E	Mow strip	a	934	Heritage Dr N	M01	Front	Heritage Montessori
942	Heritage Dr N	E	Mow strip	a	941	Jefferson St	M52	Behind	
942	Heritage Dr N	E	Fence strip	e	941	Jefferson St	M52	Behind	
947	Heritage Dr N	E	Mow strip	a	947	Jefferson St	M53	Behind	
947	Heritage Dr N	E	Fence strip	e	947	Jefferson St	M53	Behind	
954	Heritage Dr N	E	Mow strip	a	953	Jefferson St	M54	Behind	
954	Heritage Dr N	E	Fence strip	e	953	Jefferson St	M54	Behind	
960	Heritage Dr N	E	Mow strip	a	959	Jefferson St	M55	Behind	
960	Heritage Dr N	E	Fence strip	e	595	Jefferson St	M55	Behind	
966	Heritage Dr N	E	Mow strip	a	965	Jefferson St	M56	Behind	
966	Heritage Dr N	E	Fence strip	e	965	Jefferson St	M56	Behind	
972	Heritage Dr N	E	Mow strip	a	971	Jefferson St	M57	Behind	
972	Heritage Dr N	E	Fence strip	e	971	Jefferson St	M57	Behind	
1014	Heritage Dr N	E	Mow strip	b	248	Washington Wy	M31	Beside	
1014	Heritage Dr N	E	Parking wedge	f	248	Washington Wy	M31	Beside	Part of unit K lot B
1020	Heritage Dr N	E	Mow strip	b	247	Yellowstone Pl	K06	Beside	
1030	Heritage Dr N	E	Mow strip	b	1030	Heritage Dr N	K05	Front	
1100	Heritage Dr N	E	Mow strip	b	1100	Heritage Dr N	K04	Front	
1106	Heritage Dr N	E	Mow strip	b	1106	Heritage Dr N	K03	Front	
1112	Heritage Dr N	E	Mow strip	b	1112	Heritage Dr N	K02	Front	
1118	Heritage Dr N	E	Mow strip	b	1118	Heritage Dr N	K01	Front	
1122	Heritage Dr N	E	Mow strip	b	243	Cobblestone Ln W	Q12	Beside	
1126	Heritage Dr N	E	Mow strip	b	242	Cobblestone Ln W	I02	Beside	
1126	Heritage Dr N	E	Parking wedge	b	242	Cobblestone Ln W	I02	Beside	Part of unit Q lot C
1126	Heritage Dr N	E	Fence strip	e	242	Cobblestone Ln W	I02	Beside	
1130	Heritage Dr N	E	Parking wedge	f	1130	Heritage Dr N	Q11	Beside	Part of unit Q lot C
1130	Heritage Dr N	E	Mow strip	b	1130	Heritage Dr N	Q11	Front	

HVMCA Policy for Mow Strips and Other Small Common Areas As Amended 2/26/2014

Common Area					Adjacent Property				
Addr	Street	Side	Type	Policy ID	Addr	Street	Lot	Relationship to Adjacent	Comment
1136	Heritage Dr N	E	Mow strip	b	1136	Heritage Dr N	Q10	Front	
1142	Heritage Dr N	E	Mow strip	b	1142	Heritage Dr N	Q09	Front	
1142	Heritage Dr N	E	Parking wedge	f	1142	Heritage Dr N	Q09	Beside	Part of unit Q lot D
1144	Heritage Dr N	E	Fence strip	e	328	Pilgrim Cir	H15	Behind	
1144	Heritage Dr N	E	Planter	c	328	Pilgrim Cir	H15	Behind	Between parking spaces
1146	Heritage Dr N	E	Fence strip	e	331	Pilgrim Cir	H19	Behind	
1148	Heritage Dr N	E	Fence strip	e	335	Pilgrim Cir	H20	Behind	
1148.5	Heritage Dr N	E	Parking wedge	e	335	Pilgrim Cir	H20	Behind	Part of unit Q lot D. Incl Heritage North sign
1156	Heritage Dr N	E	Mow strip	b	1201	Mayflower Cir	Q08	Beside	
1158	Heritage Dr N	E	Parking wedge	f	1201	Mayflower Cir	Q08	Behind	Part of unit D lot B. About 2 ft wide
1160	Heritage Dr N	E	Parking wedge	f	1200	Mountain View Dr	D01	Beside	Part of unit D lot B
1170	Heritage Dr N	E	Mow strip	b	400	Heritage Pl N	D14	Beside	
1180	Heritage Dr N	E	Mow strip	d	400	Montefino Dr	C26	Beside	
1180	Heritage Dr N	E	Fence strip	e	400	Montefino Dr	C26	Beside	
1190	Heritage Dr N	E	Mow strip	d	401	Montefino Dr	C27	Beside	
1190	Heritage Dr N	E	Fence strip	e	401	Montefino Dr	C27	Beside	
1200	Heritage Dr N	E	Mow strip	d	400	Tepatitlan Ct	C01	Behind	
1200	Heritage Dr N	E	Fence strip	e	400	Tepatitlan Ct	C01	Behind	
1204	Heritage Dr N	E	Mow strip	d	401	Tepatitlan Ct	C02	Behind	
1204	Heritage Dr N	E	Fence strip	e	401	Tepatitlan Ct	C02	Behind	
919	Heritage Dr N	W	Mow strip	a	921	Monterey Dr N	G28	Beside	
919	Heritage Dr N	W	Fence strip	e	921	Monterey Dr N	G28	Beside	
921	Heritage Dr N	W	Mow strip	a	325	Carmel Cir	G27	Behind	
921	Heritage Dr N	W	Fence strip	e	325	Carmel Cir	G27	Behind	
925	Heritage Dr N	W	Mow strip	a	321	Carmel Cir	G26	Behind	
925	Heritage Dr N	W	Fence strip	e	321	Carmel Cir	G26	Behind	
929	Heritage Dr N	W	Mow strip	a	317	Carmel Cir	G25	Behind	
929	Heritage Dr N	W	Fence strip	e	317	Carmel Cir	G25	Behind	
931	Heritage Dr N	W	Mow strip	a	313	Carmel Cir	G24	Behind	
931	Heritage Dr N	W	Fence strip	e	313	Carmel Cir	G24	Behind	

HVMCA Policy for Mow Strips and Other Small Common Areas As Amended 2/26/2014

Common Area					Adjacent Property				
Addr	Street	Side	Type	Policy ID	Addr	Street	Lot	Relationship to Adjacent	Comment
933	Heritage Dr N	W	Mow strip	a		Carmel Cir		Behind	Open area
935	Heritage Dr N	W	Mow strip	a	300	Carmel Cir	G23	Behind	
935	Heritage Dr N	W	Fence strip	e	300	Carmel Cir	G23	Behind	
939	Heritage Dr N	W	Mow strip	a	304	Carmel Cir	G22	Behind	
939	Heritage Dr N	W	Fence strip	e	304	Carmel Cir	G22	Behind	
941	Heritage Dr N	W	Mow strip	a	308	Carmel Cir	G21	Behind	
941	Heritage Dr N	W	Fence strip	e	308	Carmel Cir	G21	Behind	
945	Heritage Dr N	W	Mow strip	a	301	Monterey Dr W	G11	Beside	
945	Heritage Dr N	W	Fence strip	e	301	Monterey Dr W	G11	Beside	
949	Heritage Dr N	W	Mow strip	a	300	Monterey Dr W	G10	Beside	
949	Heritage Dr N	W	Fence strip	e	300	Monterey Dr W	G10	Beside	
1001	Heritage Dr N	W	Mow strip	b	1001	Heritage Dr N	K07	Front	
1007	Heritage Dr N	W	Mow strip	b	1007	Heritage Dr N	K08	Front	
1013	Heritage Dr N	W	Mow strip	b	1013	Heritage Dr N	K09	Front	
1019	Heritage Dr N	W	Mow strip	b	1019	Heritage Dr N	K10	Front	
1025	Heritage Dr N	W	Mow strip	b	1025	Heritage Dr N	K11	Front	
1031	Heritage Dr N	W	Mow strip	b	1031	Heritage Dr N	K12	Front	
1101	Heritage Dr N	W	Mow strip	b	1101	Heritage Dr N	K13	Front	
1107	Heritage Dr N	W	Mow strip	b	1107	Heritage Dr N	K14	Front	
1113	Heritage Dr N	W	Mow strip	b	1113	Heritage Dr N	K15	Front	
1121	Heritage Dr N	W	Mow strip	b	1121	Heritage Dr N	Q13	Front	
1125	Heritage Dr N	W	Mow strip	b	1125	Heritage Dr N	Q01	Front	
1131	Heritage Dr N	W	Mow strip	b	1131	Heritage Dr N	Q02	Front	
1137	Heritage Dr N	W	Mow strip	b	1137	Heritage Dr N	Q03	Front	
1143	Heritage Dr N	W	Mow strip	b	1143	Heritage Dr N	Q04	Front	
1149	Heritage Dr N	W	Mow strip	b	1149	Heritage Dr N	Q05	Front	
1155	Heritage Dr N	W	Mow strip	b	1155	Heritage Dr N	Q06	Front	
1161	Heritage Dr N	W	Mow strip	b	1161	Heritage Dr N	Q07	Front	
406	Heritage Dr W	N	Mow strip	d	407	Tepatitlan Ct	C03	Behind	
406	Heritage Dr W	N	Fence strip	e	407	Tepatitlan Ct	C03	Behind	
410	Heritage Dr W	N	Mow strip	d	411	Tepatitlan Ct	C04	Behind	
410	Heritage Dr W	N	Fence strip	e	411	Tepatitlan Ct	C04	Behind	
414	Heritage Dr W	N	Mow strip	d	415	Tepatitlan Ct	C05	Behind	

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Common Area					Adjacent Property				
Addr	Street	Side	Type	Policy ID	Addr	Street	Lot	Relationship to Adjacent	Comment
414	Heritage Dr W	N	Fence strip	e	415	Tepatitlan Ct	C05	Behind	
418	Heritage Dr W	N	Mow strip	d	419	Tepatitlan Ct	C06	Behind	
418	Heritage Dr W	N	Fence strip	e	419	Tepatitlan Ct	C06	Behind	
422	Heritage Dr W	N	Mow strip	d	423	Tepatitlan Ct	C07	Behind	
422	Heritage Dr W	N	Fence strip	e	423	Tepatitlan Ct	C07	Behind	
428	Heritage Dr W	N	Mow strip	d	429	Tepatitlan Ct	C08	Behind	
428	Heritage Dr W	N	Fence strip	e	429	Tepatitlan Ct	C08	Behind	
434	Heritage Dr W	N	Mow strip	d	435	Tepatitlan Ct	C09	Behind	
440	Heritage Dr W	N	Fence strip	e	441	Tepatitlan Ct	C10	Behind	
440	Heritage Dr W	N	Mow strip	d	441	Tepatitlan Ct	C10	Behind	
440	Heritage Dr W	N	Fence strip	e	441	Tepatitlan Ct	C10	Behind	
421	Heritage Dr W	S	Mow strip	b	1050	Norma Ave N		Front	Heritage Inn & Suites
940	Jefferson St	E	Parking wedge	f	230	President Way	M51	Beside	Part of unit M lot D
952	Jefferson St	E	Parking wedge	f	231	Kennedy Ct	M42	Beside	Part of unit M lot D
958	Jefferson St	E	Parking wedge	f	230	Kennedy Ct	M41	Beside	Part of unit M lot C
970	Jefferson St	E	Parking wedge	f	231	Washington Wy	M32	Beside	Part of unit M lot C
1214	Mayflower Cir N	E	Parking wedge	f	336	Pilgrim Cir W	H13	Beside	Part of unit H lot B
1234	Mayflower Cir N	E	Fence strip	f	1236	Mayflower Cir N	H09	Beside	Part of unit H lot C
1200	Mountain View Dr	E	Mow strip	b	1200	Mountain View Dr	D01	Front	
1206	Mountain View Dr	E	Mow strip	b	1206	Mountain View Dr	D02	Front	
1212	Mountain View Dr	E	Mow strip	b	1212	Mountain View Dr	D03	Front	
1218	Mountain View Dr	E	Mow strip	b	1218	Mountain View Dr	D04	Front	
1224	Mountain View Dr	E	Mow strip	b	1224	Mountain View Dr	D05	Front	
1230	Mountain View Dr	E	Mow strip	b	1230	Mountain View Dr	D06	Front	
1236	Mountain View Dr	E	Mow strip	b	1236	Mountain View Dr	D07	Front	
1242	Mountain View Dr	E	Mow strip	b	1242	Mountain View Dr	D08	Front	
1248	Mountain View Dr	E	Mow strip	b	1248	Mountain View Dr	D09	Front	
1201	Mountain View Dr	W	Parking wedge	f	400	Heritage Pl N	D14	Behind	Part of unit D lot C
1203	Mountain View Dr	W	Mow strip	b	401	Mt Rainier Pl	F21	Beside	Includes small section on side of sidewalk away from street where sidewalk zigs
1211	Mountain View Dr	W	Mow strip	b	400	Mt Rainier Pl	F20	Beside	

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Common Area					Adjacent Property				
Addr	Street	Side	Type	Policy ID	Addr	Street	Lot	Relationship to Adjacent	Comment
1217	Mountain View Dr	W	Mow strip	b	401	Mt McKinley Pl	J01	Beside	
1231	Mountain View Dr	W	Mow strip	b	1231	Mountain View Dr	D13	Front	
1237	Mountain View Dr	W	Mow strip	b	1237	Mountain View Dr	D12	Front	
1243	Mountain View Dr	W	Mow strip	b	1243	Mountain View Dr	D11	Front	
1249	Mountain View Dr	W	Mow strip	b	1249	Mountain View Dr	D10	Front	
404	Mt McKinley Pl	N	Parking wedge	f	1231	Mountain View Dr	D13	Beside	Part of unit J lot B
330	Stone Bridge Ln	N	Parking wedge	f	1033	Meadowview Ln	E20	Beside	Part of unit E lot C
1098	Yosemite Ln N	S	Pedestrian walk	e	1100	Yosemite Ln N	L06	Beside	Unit L lot C. Also adjacent to 217 Yellowstone Pl (L07).
1101	Yosemite Ln N	W	Parking wedge	f	228	Yellowstone Pl	L14	Beside	Part of unit L lot B
1133	Yosemite Ln N	W	Parking wedge	f	223	Cobblestone Ln W	I14	Beside	Part of unit I lot C
1134	Yosemite Ln N	W	Parking wedge	f	219	Cobblestone Ln W	I12	Beside	Part of unit I lot B

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Glossary	
Term	Definition
Fence strip	Area between fence and sidewalk or between fence and parking area.
Mow strip	Area between sidewalk and curb.
Parking wedge	Area on either side of parking area.
Pedestrian walk	Area with sidewalk to provide pedestrian access to gate.
Planter	Generic planted area.

HVMCA Policy for Mow Strips and Other Small Common Areas 10/9/2013

Notes	
1	Parking area on Sequoia Cir at west end is not marked as a separate lot on tract map.
2	Parking area on Roosevelt St at south end is not marked as a separate lot on tract map.
3	Two parking areas on Roosevelt St west side next to park are not marked as separate lots on tract map.