

## **Guidelines:**

### **Realtor & Owner Home Sale**

1. "For Sale" signs must conform to Heron Ridge specifications and placed in the center of the front yard of the condominium. The sign will be tan to match the trim on the condominium and an L-shaped post shall be installed in the ground with the hanging "For Sale" sign mounted to the post. The lettering and the post will be green. The "For Sale" sign will list the Realtor or "For Sale by Owner", and the phone number.

If you are in need of a "For Sale" sign made per Heron Ridge specifications, you may contact the sign-maker listed below. Let them know that the sign is for Heron Ridge and they will customize the sign per HR specifications. The current recommended sign-maker is:

Christy Sign  
500 S Polk Street  
Greenwood, IN 46142  
(317) 882-5444

2. Realtor must notify the Homeowner's Association of the closing date via email: [heronridgehoa@gmail.com](mailto:heronridgehoa@gmail.com).
3. Heron Ridge condos may not be rented at any time.
4. Buyers may not move into the condo unit before the closing.
5. Heron Ridge is a community of adults age 55 and older. No one under the age of 18 is allowed as a permanent resident. Written verification of ages is required.
6. No one other than deeded owners may occupy the home.
7. Homeowner Association dues become the responsibility of the new owner upon closing.

This document cannot and does not attempt to represent the full extent of Covenants and Guidelines for residing in Heron Ridge Condominiums. Please request these individual documents by writing to [heronridgehoa@gmail.com](mailto:heronridgehoa@gmail.com).

5/15/2012