

Policy

Home Sales by Realtor or by Homeowner

The following is important information a realtor should know before listing a Heron Ridge residence.

1. Heron Ridge is an age 55 and older community as provided in the Federal Register/Vol. 64, No. 63.1.A. **No one under the age of 18 is allowed as a permanent resident** as provided in the Fair Housing Act, Section 807(b). Written declaration of ages is required before closing and must be reported to the Secretary:

James Martin, Secretary
Heron Ridge Homeowner's Association, Inc.
heronridgehoa@gmail.com
Phone: 317-300-0576

2. Pets weighing over 45 pounds are prohibited.
3. No Heron Ridge home may be rented, let, nor leased by any homeowner or homeowner's agent. Each home in Heron Ridge must be "Owner-Occupied" only by the titled Owner(s), the titled Owner's spouse or significant other, the titled Owner's dependent children, the titled Owner's live-in caretaker, and any temporary visitors and guests of the titled Owner, so long as the titled Owner(s) also lives in the home
4. Buyers may not move into the condo unit before the closing.
5. "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

6. Homeowner Association dues become the responsibility of the new owner upon closing.
7. Realtors must notify the Homeowner's Association of the closing date via email at heronridgehoa@gmail.com.

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