

**HERITAGE HIGHLANDS HOMEOWNERS ASSOCIATION
GOVERNING PRINCIPLES**

The structure of the Association will be organized around a system of clear, reasonable governance and rules.

Heritage Highlands Board of Directors and other Association organizations will actively encourage homeowner participation in community affairs.

The Board of Directors and standing committees will include appropriate, open communication with residents prior to making important community decisions.

Continuing attention will be directed to the maintenance and enhancement of the various intellectual, recreational and service programs and facilities which are in the best interests of our community.

The Association will work closely with local and regional public safety and service agencies to strive to maintain a peaceful, safe and comfortable environment for all residents.

The Association will support prudent financial planning and management. This includes funding a realistic reserve for maintenance and replacement of existing capital assets and for funding new capital projects.

The Association will continue its ongoing effort to adhere to community standards as described in the governing documents (Articles of Incorporation, CC&R's, By-laws and Architectural & Landscape Guidelines), therefore protecting and enhancing property values within the community.

The Association will respect the community's natural environment and will exhibit reasonable caution with regard to protection or improvement of it.

By creating marketing committees or task groups, the Association will actively work to insure that the community's accomplishments, amenities, assets and desirability as a place of residence, are made available to potential homeowners.