

Hethwood's Frequently Asked Questions

Q: I am planning to do work to the exterior of my home, what do I need to do?

A: Give the office a call to update us on your plans. If you are not making any changes to the home, we will simply document your file and will not need to contact you to request details in regards to your project. If you are making any change, addition or alteration to the exterior of your home (material, color, etc.), then you are required to complete an Application for Architectural Change/Addition, which can be found on our website. We highly encourage you to contact the members of your neighborhood Architectural Control Committee (ACC) prior to the application, if you have questions or would like some input. Please ensure that you fill out the form COMPLETELY, *including drawings to scale and property plat*, samples of materials and contacting your neighbors; we can not process an incomplete application. Your neighborhood ACC and the Hethwood Foundation will have to review then approve/disapprove your application. The Bylaws allow 30 days for this process although for simple changes the time line is often much shorter. Once you have completed your project, you need to send a photo of the final product to the HF office for our records.

Q: I am planning to install a shed; do I need to do anything?

A: You must complete an Application to Construct an Accessory Storage Structure and follow the approval process as noted above for changes to the exterior of your home. Please pay close attention to the size requirements (no larger than 130 square feet) and plan to match your shed to your home (style, color and shingles). We recommend you have a plat of your property to ensure that you follow community and town set backs, do not encroach your neighbor's property or Hethwood common area.

Q: I am planning to make some changes to my landscaping, what do I need to do?

A: We recommend you have a plat of your property to ensure that you do not encroach your neighbor's property or Hethwood common area and that you complete landscaping projects within a reasonable time frame. There is no approval process required.

Q: I have received a Friendly Reminder letter or other notice from the Hethwood Foundation, what does this mean?

A: We do regular inspections of the amenities, common areas and of the neighborhoods. If we notice something that appears to be in violation, we will contact the owners/residents directly. Our goal is to open the lines of communication between the owners and the HF office in order to achieve the best possible results in our common objective of a well maintained neighborhood in which to live and play. Please contact the office to confirm that you have received our communication and simply update us on your plans to correct the item in question. We strive to work with the homeowners on a mutually acceptable schedule and are always happy to discuss time frames with you. If you feel that something is incorrect or is perhaps in need of clarification, please let us know. For further clarification on the architectural standards, please see our website.

Q: I am planning to sell my home, is there anything required of me?

A: YES! By law, you are required to provide the purchaser with a disclosure packet. We must receive your request in writing (form is available online) and we have 14 days to get your packet to you. The cost of the packet is \$50 and must be paid by closing. Please be advised that the disclosure packet request will include an inspection of the property for any current rule or architectural violations. Please see the newsletter (bottom of this page) or contact the office directly if you have further questions.

Q: I am planning to install a satellite dish or antenna; do I need to do anything?

A: You must complete the application to install satellite dish/antenna PRIOR to the installation. The appropriate form can be found online. Please remember we encourage you to install in a very inconspicuous location and to include screening whenever possible. If you can only get signal from a very obvious location on your property, please have the provider/installer write you a letter stating that is the only location from which a signal could be received and send to the HF office for our records. Again, it is helpful that you have a plat of your property to ensure that you follow community and town set backs, do not encroach your neighbor's property or Hethwood common area if you are placing the dish or antenna in the yard.