

The Highlands HOA designated Common Areas REV 4/8/25

A Common Area is designated and approved by the HOA BOD. It may consist of:

- HOA owned property and “Open Areas” designated by the County (NOTE all properties are listed in a document maintained by ACS West)
- Property owned by residents
- VDOT ROW (Sidewalks to be maintained by VDOT)

The HOA will be responsible for defining the use of Common Areas and communicating area locations to all residents.

The goal will be to maintain and enhance the visual properties of the Highlands. All maintenance and associated costs are the responsibility of the Association.

DESIGNATED AREAS:

- I. Cypress with Nash Road, North corner is common area, South bordered by the VDOT drainage ditch and woods edge, to the marker for the Columbia gas line, the neighborhood sign included.
 - Residents in Lots #1,3,4,5, will mow the grass in front of their properties out to the roads edge.
 - The islands and plantings are Common Area
 - The Area between lot#1 and #2 6.4 acres is HOA property for maintaining and classified as “Wet lands”.

- II. Eastfair Drive: from Nash to Woodpecker Road both sides from the edge of the asphalt to the woods edge. Includes grass maintenance, horticultural improvements, mulch beds, stone columns, signs for neighborhoods and islands in the road ways.
- III. Tot Lot Playground on Eastfair Drive: All land buildings and other assets.
- Nature Trail and bridges from the Tot Lot to Seaview.
- IV. Pool and Racket club property known as the 8400 Property located on lot #1 at the corner of Highland Glen Drive and Seaview Drive.
- V. the Highlands Lake, dam, boat launch with parking lot, and gazebo in the Lake.
- VI. Highland Glen: from Nash Road to Eastfair Road both sides from the edge of the asphalt to the woods edge. Includes grass maintenance, horticultural improvements, mulch beds, stone columns, signs for neighborhoods and islands in the roadways. We do not include the areas in front of the restaurant out to the edge of Highland Glen.
- VII. Applecross Road: from Nash Road to Highland Glen Road both sides from the edge of the asphalt to the woods edge. Includes grass maintenance, horticultural improvements, mulch beds, stone columns, and signs for the neighborhoods. The entrance to the Buck Rudy section to include all plantings and irrigation system along Applecross from the entrance at Buck Rudy to Nash road with an easement on lot #1 covering this between roads edge to woods edge.
- VIII. The Highlands Club House at Lake Margaret located between lots #1 and 2 on Clancy Place in the Lake Margaret section 1. Includes a structure, parking lots, exterior lighting, Bocci ball court, various horticulture improvements, lawn maintenance.

- IX. Paved walking Paths bordering Lake Margaret development, Cattail Road and Woodpecker Road.

- X. Lake Margaret entrances, include plantings in the island bed, all trimming along the roadways, all signage:
 - Lake Margaret Drive at Woodpecker
 - Killycrom Dr. AT Woodpecker
 - Shanley Dr. at Woodpecker
 - Killbevan Dr. at Cattail

- * XI. Kernmack Dr. at Woodpecker includes bed maintenance from road's edge to woods edge signage, stone columns, etc.

- * XII. Land in between Woodpecker and Caperway

- * XIII. Pave walking/cart path from Glen Kilchurn Drive to Glen Kilchurn Terrace. Mowing on each side bordered by the woods on the Southside and the drainage area on the North; landscape plantings at both ends of the path.

- * XIV. There are five locations (Sundial Farms (1), Lake Margaret (3).....Lake Margaret Drive, Abercrombie Dr, Shanley Drive), and Cypress Glen (1); that have multiple mail boxes for the residents, the HOA has the responsibility for the areas around these, which include mowing and the street light at each.