

Frequently Asked Questions

How many homes are within Heritage Bay?

1,250 doors between 4 different home types (Single Family Homes, Coach Homes, Terraces & Verandas)

What is the composition of the Master Association BOD and how is it selected?

The Master Board is comprised of 9 residents (Representing 2 of each of the housing types and an at-large member) who are elected by the resident members to serve a term of 2 years. The results are announced at the Annual Meeting, usually held in March. Once elected, the Directors then elect the Executive Committee Officers: President, Vice President, Treasurer and Secretary.

What is the difference between the HB Master Association and the Sub-Associations?

The HB Master Association is responsible for social and recreational aspects of the community as well as managing all common areas. These areas include: The Clubhouse, Golf, Tennis, Fitness, and the Master Pool and Chickee Bar.

There are 3 management companies for the 21 Sub-Associations of Heritage Bay. These companies are responsible for the interior and exterior of the individual building units and landscaping up to the curb.

Cambridge 239-249-7000

Vision 239-561-1444

Resort Management 239-649-5526

Does Heritage Bay have a CDD?

Yes, Heritage Bay has a CDD. Please contact Severn Trent Management Services for more information. 239-245-7118

Do I have to submit a request to do work on my home?

Yes, Heritage Bay has an Architectural Review Committee (ARC) that must approve any work you wish to have done to the visible exterior of your home. The forms and guidelines can be found on both the Real Estate page using the Master Documents link or the member website on the Master Documents tab under Governance . Applications and approvals are REQUIRED before work starts.

What is included in the Master Association Annual Dues?

The Master Association Annual Dues includes Maintenance Fees, Cable Fee (Comcast) and Umbrella Association Fee. These dues are to be paid in full by December 31st for the upcoming year. There is also a Food & Beverage Minimum that must be fulfilled throughout the year. Please note, the Cable Fee only covers basic cable and HD channels. If you wish to add

premium channels or internet, it is an additional charge that you will be billed for monthly from Comcast. [Click here](#) for the channels provided with the Annual Dues.

How do I set up the utilities in my home?

Please use the Contact List below for any inquiries on your water, electric, cable or trash pickup. The owner of the unit is responsible for setting these up and calling to report outages if they occur. Please do not contact the Administrative Office for inquiries about utilities, as they are not part of the Master Association.

[Contact List](#)

There is an alligator in my backyard, what do I do?

[Animal Removal Protocol](#)

I do not play golf, but my adult son does. Can he take my place on the membership?

No, the member definition is as follows:

“The owners of each Living Unit are entitled to only one golf membership. Use rights in the Club Common Areas, including the golf course, for each such membership, is limited to the persons comprising one family. For this purpose, “family” means one natural person or not more than two natural persons who are not related to each other by blood or adoption, who customarily reside and live together and otherwise hold themselves out as a single housekeeping unit. Furthermore, the biological or adopted children of only one of the persons is entitled to golf privileges if such a child is 21 or younger, unmarried and not cohabitating with anyone, does not have custodial children and resides with the owner on a permanent basis, or in the case of a college or graduate student, at such times as the student is not enrolled in a college or university.” [\(Section 4.2 of the Declaration, as amended\)](#).

Please refer to the [Rules and Regulations](#) for further questions regarding Club Rules.

Please refer to our Real Estate page for more links and details on purchasing or leasing a home at Heritage Bay.