
Heritage in the Hills Active-Adult Living



You've worked hard all your life. Now is the time to relax and enjoy the company of neighbors in a variety of activities. Imagine a place that's warm and inviting—a resort-style community designed for you to enjoy life fully. That place is Heritage in the Hills, a site condominium community consisting of 281 ranch and two-story homes.

**Heritage in the Hills
3851 Hillsdale Dr.
Auburn Hills, MI 48326
www.heritageinthehills.com**



Amenities Designed For Fun

At Heritage, a full-time Manager-Activities Director ensures recreation and relaxation are the order of the day. Here, active adults age 55 and older delight in the lively community spirit and often develop great friendships while having fun with their neighbors. Some of the amenities residents enjoy are:

- * Beautiful activities center with:
 - Fitness Center
 - Card and game room
 - Billiards Table
 - Library with computer
 - Craft room
- * In-ground heated pool and spa
- * Horseshoe court
- * Bocce ball court
- * Tennis/Pickleball courts
- * Chipping and putting green
- * Walking trails and nature preserve
- * 14-passenger bus for social outings
- * Monthly newsletter

What is a Site Condominium?

A condominium is a method of subdividing and describing real property. Each Heritage in the Hills homeowner receives a deed to the site purchased and owns a proportionate share of the common elements. All owners are members of the Homeowners Association (HOA), follow Association Bylaws and pay monthly homeowners fees. The HOA Board of Directors is comprised of elected residents.



What is Provided by My Monthly HOA Fees?

- A Clubhouse for year-round activities
- Attended 24/7-gated entrance
- Lawn mowing
- Snow-removal services

More About Heritage in the Hills

The community is located in Auburn Hills, just north of Oakland University at the corner of Squirrel and Tienken Roads. The location is minutes from I-75, M-59, shopping, dining, entertainment, and educational venues. Heritage in the Hills was built in 1999-2004 with homes ranging in size from 1400 to more than 2700 square feet on a tree-rich site with designated green space and walking trails. It is designed to provide a fun, active home

base for adults age 55 and older who are looking for a home with more time to enjoy activities with their peers.

The content of this brochure is not intended to provide full and complete information about Heritage in the Hills' guidelines and requirements. More information is available on our website.

What Are Homeowners Responsibilities?

- Maintain fire, personal property, liability and other personal insurance
- Follow restrictions and obligations as outlined in the Master Deed and Bylaws
- Pay monthly Homeowners Association fee
- Maintain home's exterior, sidewalks, driveway, and landscaping, including trees, bushes and/or flowers

What Should I Know Before Buying?

- At least one resident must be 55 years old or older. All other residents in the household must be 18 years old or older.
- Heritage is designed for independent, active adults. No assisted-living amenities are provided.
- Heritage's bus is used for community-planned social events only; the bus is not used for personal errands such as doctor appointments, grocery store trips, etc.
- Residents follow guidelines disclosed in the Bylaws and Master Deed (available on www.heritageinthehills.com) covering items such as exterior home maintenance and improvements, number of pets per home, etc.
- Prospective buyers interested in Heritage in the Hills are asked to contact a real estate broker for current listings.

Activities to be Enjoyed

A multi-interest program is available to provide recreation of all kinds. There are special holiday and theme parties. The Manager-Activities Director on location helps to plan various social programs. Theater, movie and day trips are planned for residents using the community's bus. Some of the many activities include:

- * Book Club
- * Mah Jongg
- * Sewing and Knitting
- * Bridge
- * Pinochle
- * Poker
- * Hand and Foot Canasta
- * Exercise Classes
- * Bell Choir
- * Bowling
- * Golf Outings
- * Opera Club
- * Mexican Train

