

HIDDEN LAKES HOA USE RESTRICTIONS

REVISED MARCH, 2016

The intent of this document is to serve as the governing standard of our Hidden Lakes neighborhood as stated in the C & R's in order to protect property values, maintain a cohesive community appearance, and regulate use of common areas, i.e. streets, to preserve safety for all.

Violations currently subject to the compliance process are as follows, with references to the corresponding Section of the C & R's in parentheses:

1. There is no overnight parking of any vehicles allowed on the streets of the Hidden Lakes development. A short-term, dated street parking permit may be requested from and issued by the Management Company/HOA for guest parking if the property owner's driveway is at capacity. (5.2, 14.10)

2. Boats, recreation vehicles, trailers, mobile homes and commercial vehicles, unregistered vehicles, and other motor vehicles may be stored on lots provided they are kept in a garage or stored in the rear of the Lot totally screened from public view by a fence approved by the ARB. No maintenance or repair shall be performed upon any boat, recreation vehicle or other motor vehicle upon any Lot except within a building, or otherwise totally screened from public view. A commercial vehicle is defined as meaning all vehicles of every kind whatsoever which, from viewing the exterior of such a vehicle or any portion thereof, shows or tends to show any commercial markings, signs, displays, equipment, or otherwise indicates a commercial use. (10.6)

Numbers 1 & 2 above shall be handled as "single event" violations. Each event shall be one violation, one fine, whether it occurs one time only, more than one time concurrently (2 or more days/nights in a row) or sporadically (one day/night, skip days, one day/night again). EACH event (day/night) will incur a separate fine.

3. Every owner must keep and maintain his lot, including, but not limited to, the Dwelling Unit and other improvements and all appurtenances, at his expense, in good order, condition and repair, and must promptly perform maintenance and repair work on his lot, Dwelling Unit and Improvements. This includes, but is not limited to:

- a. Roof in good condition, no loose shingles, mold, etc. (8.1c)
- b. Paint, stucco, or other exterior surfaces in good condition, not peeling, faded, chipped, rust stained, moldy, etc. (8.1c)

- c. Fences in good, upright condition, no loose, warped or missing boards; decorative corner driveway fences painted (8.1c)
- d. Broken windows, sagging gutters, etc., replaced/repared (8.1c)
- e. Trash/recycling containers kept in an area not visible from street or other lot (10.20)
- f. No clothes lines visible from street or other lot (8.1c)

4. Only the Association shall have the right to pump or otherwise remove any water from any lake adjacent to or near to the Subdivision for the purpose of irrigation or other use, or to place any refuse in such lake or lakes. (10.9)

5. Owners of lots adjacent to lakes must maintain and trim the area to the lake edge. No discharge of cuttings into the lakes. (10.9)

6. No swimming, fishing, power boats, rafts are allowed in the lakes. No construction of docks or any other structures permitted. No refuse or rocks can be placed in the lakes or any dredging or change to the lake banks. (10.9)

7. No temporary or permanent utility or storage shed, building tent or structure or improvement shall be constructed, erected or maintained such that it is visible from street without written approval of the ARB. (10.4)

8. No permanent structures, modifications of existing homes or additions, swimming pools, enclosures, roof extensions, fences, outdoor fireplace or grill may be erected without written approval from the ARB. (10.3)

9. No structures are permitted in any easement area. Rights of way must be open at all times for entitled persons. (10.5b)

10. Nothing shall be done or maintained on any lot which is a nuisance to any other party. ((10.7)

11. No unlawful use shall be conducted on any property. All laws, zoning ordinances, and regulations of all governing bodies must be strictly observed. (10.7)

12. No signs may be displayed except for temporary "for sale" and "for rent" signs. One sign is permitted per property. Permitted signs shall be a maximum of 18" X 24". Political signs may be displayed from 45 days prior to election & 7 days after. (10.12)

13. No livestock or poultry may be kept on the property. However, dogs, cats and other household pets may be kept on the property subject to the limitations of the C & R's. Owners must pick up waste from pets left on any area of the development. Pets must be leashed or caged when not on the property. Pets may not be used for commercial or breeding purposes. No waterfowl, turtles, or other animals will be released into the lakes. (10.14)

14. Landscape shall be maintained in an attractive and orderly manner. Minimum maintenance requirements include watering, mowing, edging, blowing/sweeping grass clippings from paved surfaces, pruning (any trees bordering walkways pruned at least 8 feet up from ground level) and removal and replacement of dead or dying lawn or plants, removal of weeds and noxious grasses, and removal of trash. (10.15)

15. Unbuilt lots must be maintained by owners including grass/weed cutting and trimming as well as removal of any debris. (10.15)

16. No above ground swimming pools are permitted. Above ground spas and hot tubs may be installed within screened enclosures, following ARB approval. All garbage and trash containers, oil tanks, bottled gas tanks, swimming pool and spa equipment and housing and sprinkler pumps and other such outdoor equipment must be underground, or placed in areas not readily visible from adjacent streets. (10.20)