

RULES AND REGULATION OF
Hidden Lakes aka Hidden Harbor Association

Effective **November 8, 2023**

PREAMBLE

The following are Rules and Regulations for Hidden Lakes adopted revised, codified and restated as of the 8th day of November, 2023 by the Board of Directors of Hidden Lakes pursuant to the authority granted to the Association in Article 10, Section 39; of the Declaration of Hidden Lakes dated December 27, 2005.

We are living in close association with our fellow residents and common courtesy dictates that our actions do not infringe on the rights of other residents. These Rules are designated to ensure that each of us achieves the maximum enjoyment of our homes. Each member of the community must comply strictly with the Declaration, Bylaws, and these Rules to promote the harmony and cooperative purpose of the community. Each owner is fully responsible for the compliance of their family members, guests, tenants, and other occupants of the owner's unit while they are within the Hidden Lake boundaries.

The Board has classified the Rules violation into three levels with corresponding monetary fines for each offense.

1 st Offense	=	Written Warning with 10 days to comply or provide a plan of action
2 nd Notice	=	\$150.00 fine and 10 days to comply
3 rd Notice	=	\$300.00 fine and 10 days to comply
4 th Notice	=	\$500.00 fine and 10 days to comply

Administration costs incurred due to issuance of notices or liens will be charged according to Hidden Lakes collection policy and the current attorney fee schedule.

WITH RESPECT TO CONTINUING VIOLATIONS, EACH DAY ON WHICH A VIOLATION CONTINUES SHALL BE CONSIDERED A SEPARATE VIOLATION AND MAY BE GROUNDS FOR THE FILING FOR INJUNCTIVE RELIEF OR DAMAGES.

Fines fees / Assessments payment not made within 10 days after the due date are subject to imposition of a \$10.00 late fee per month. In addition, the Board may charge interest. Owners are responsible for payment of all collection costs and attorneys' fees. Delinquent Assessment accounts that have not been paid within 30 days may be turned over to an outside collection company or attorney with possible additional charges at owners' expense. Fines will be payable to Hidden Lakes Association within 10 days of notification; any accounts that are not paid within the 10 days may be turned over to outside collection company. If an account has been forwarded to outside collections, it will continue to incur fines until such matter is rectified.

As used in these Rules, "Governing Document" means the Declaration, the Articles, the Bylaws and Rules of the Association adopted as provided in the Declaration and Bylaws, as these documents may be lawfully amended and/or adopted from time to time.

As used in these Rules, "homeowner" means anyone who occupies a home as a permanent residence or who stays overnight at any residence for more than fourteen (14) days in any calendar month or more than thirty (30) days per calendar year.

As used in these Rules “related party” means any person who has been certified in a written document filed by a homeowner with the Association to the parent-in-law, sibling, sibling-in-law, parents sibling, or lineal descendant of the owner or the lineal descendant of any of the foregoing person, the officer, director or employee of any owner which is a cooperation, or the partner of employee of any owner which is a partnership.

As used in these Rules, “renting” or “leasing” a residence means the granting of a right to use or occupy a residence, for a specified term or indefinite term (with rent reserved on a periodic basis), in exchange for the payment of rent (that is, money, property or other goods or services of value).

As used in these Rules, “tenant” means and includes a tenant, lessee, renter, or other non-owner occupant of a residence that is not occupied by its owner. For the purpose of these Rules, the term tenant shall not include a related party.

COMPLAINT PROCEDURE AND ENFORCEMENT

The Board of Directors has the authority to enforce the rules. Please notify the property management company or a Board member at hiddenlakeshoaorting@gmail.com if there is a problem with the community. They may delegate to the management company the authority to take rules enforcement t action consistent with the Due Process Rules Enforcement Procedures, including contacting violators to seek compliance and issue warnings.

Owners are responsible for the conduct of all the members of their family or household and for the conduct of their tenants and guests. Each owner and tenant is jointly and individually financially responsible for any damage done to the Common Property or to other owners’ property by all the members of their family or household, their tenants and their guests.

Both the owner and non-owner violator may be penalized for violation of the rules. Penalties assessed against the homeowners shall be collected as delinquent assessments.

Enforcement of these Declaration, Bylaws and Rules and Regulations shall be done in accordance with the DUE PROCESS RULES ENFORCEMENT PROCEDURES FOR HIDDEN LAKES ASSOCIATION WHICH MAY BE ADOPTED AND AMENDED FROM TIME TO TIME IN THE SAME MANNER AS THE Rules and Regulations, and which shall be deemed to be a part hereof. The Due Process Rules Enforcement Procedures are attached.

EXTERIOR CONDITIONS:

Each owner shall maintain his/or her lot and residence thereon in a clean and attractive condition, in good repair and in such fashion as not to create a fire hazard. This is not limited to house paint, trim replacement or painting, fence repair or the repair of trim or porch railings.

NOISE AND OFFENSIVE ACTIVITIES:

Please respect your neighbors; quiet hours in Hidden Lakes are from 10:00 pm to 7:00 am seven days a week. No obnoxious or offensive activity shall be conducted on any Lot, not shall anything be done or maintained on the Property which may become any activity or condition, which reasonable interferes with the rights the Owners to use and enjoy any part of the Property. No activity or condition shall be conducted or maintained on any part of the Property which detracts from the value of the Property as a residential community. Untidy conditions shall include, but are not limited to, publicly visible storage of wood, garbage receptacles, boats, trailers, motor homes, manufactured homes, recreational vehicles, disabled vehicles of any kind whatsoever, except where specifically provided for said purpose.

THE CONDUCT OF VISITORS, IN OR OUT OF THE RESIDENCE, IS THE RESPONSIBILITY OF THE RESIDENT AND THE PROPERTY OWNER.

YARD MAINTENANCE:

All lawns, flower beds, planter strips and general front yards are to be maintained regularly. Maintenance consists of mowing, edging, blowing, or sweeping, watering and weeding. Lawn height should not exceed a maximum of 4 (four) inches in height. All weeds, clover and dandelions should not be visible. If your back yard is visible, please ensure that you are maintaining the back yard in accordance to the front yard rules. Planter strips between the sidewalk and the street is the homeowner's responsibility to maintain by mowing, edging, weeding, and watering, including trees. Flowerpots, flower beds and planter boxes fall under the guidelines of yard maintenance.

VEHICLE PARKING:

- A. No vehicle may be parked on any building Lot except on designated and approved driveways, garages, or parking areas. No vehicle shall be parked in the yard, sidewalks, or alleys ever.
- B. All parking within the streets of Hidden Lakes must be in the same direction as the flow of traffic.
- C. Lots shall not be used for the storage and/or overnight parking of any vehicle other than private family automobiles, pickup trucks, motorcycles, and operated by the person residing on that Lot. Vehicles must be parked on hard surface parking areas designated for such use. Commercial vehicles must be used daily, and such commercial vehicles shall contain only single axles with a maximum weight of 12,000 GVW.
- D. No outdoor parking is permitted for boats, boat trailers, camp trailers, utility trailers, campers, trucks with a camper, recreational vehicles, inoperable vehicles, and commercial vehicles exceeding size restrictions indicated above. These must be parked either in a garage, behind and below a fence line or off site.
- E. You may request a 3 day pass from the ACC to allow visiting guests temporary RV parking in approved parking locations.
- F. Lot owners may park/store a car, truck, boat, boat trailer, camper, truck with a camper vehicle on the Lot provided that it is screened from view from the street and from another Lot and does not exceed the size restrictions indicated above. The screening constructed by the Lot Owner shall be approved by the ACC, Height requirement of the vehicles apply and require neighboring lot approvals. (Please use the ACC form for neighbor acknowledgment).

Upon 48-hour notice to the Owner of the improperly parked vehicle, the Board has the authority to have the same towed, at the owner's expense, any such vehicles improperly parked which are visible from the right-of-way or adjacent residence that have been parked thereon for more than 24 hours (this includes all alley ways).

SIGNS:

No signs, billboards, or other advertising structures or devices shall be displayed to the public view on any lot except one (1) sign not to exceed three square feet may be placed on a Lot to offer the property for sale or rent. Political Yard signs on any lot may not be more than three (3) square feet in area, and of a temporary nature; not to exceed thirty (30) days, will be allowed during campaign periods on Lots. Within five (5) days after the date of the election to which the sign refers, such signs must be removed from Lots.

All Holiday decorations can be installed within 30 days prior to the holiday and shall be removed within 30 days after the holiday.

DIRT BIKES AND/OR ATVs:

No unlicensed motor vehicles, including motorcycles, dirt bikes, motor scooters, ATVs etc., shall be permitted on any road within the plat, nor shall dirt bikes or ATVs be permitted to operate on any owner's lot.

SPORTING APPARATUS:

It is prohibited for any owner, tenant, or agent of an owner to place on either a permanent or temporary basis any basketball hoop or similar sporting apparatus on any sidewalk or road within the plat.

GARBAGE AND REFUSE:

No garbage, refuse, rubbish, cuttings or debris of any kind shall be deposited or left upon any lot unless placed in an attractive container suitably located and screened from public view. All equipment for the storage or disposal for such materials shall be kept in a clean and sanitary condition. **Trash receptacles may not be visible to the street more than 24 hours prior to the scheduled pick up date and must be removed off the street maximum of 24 hours after pick up. All trash cans must be screened from the view of the street, such as in your garage or behind your fence.**

ANIMALS:

No animals, except dogs and cats, caged birds, fish in tanks, and other small household pets, will be permitted on Lots. No animals shall be allowed to run at large or create a disturbance for other owners in the community. **There are no off-leash areas in Hidden Lakes.** All pet owners are responsible for picking up pet waste immediately and depositing it in their own trash cans. Animals are permitted within the rights-of-way when their owners or guests of owners accompany them. No animals will be allowed to be leashed, chained, or otherwise tied to any portion of the front or sides of the residence. All pens and enclosures, except for perimeter fencing and interior fencing requires approval by the ACC and must be screened from the view of other residents and lots and all such fencing, pens and enclosures must be approved by the ACC prior to construction and shall be kept clean. No person shall allow any fowl under his or her ownership to disturb the peace and quiet of the city or to otherwise become a public or private nuisance so as to annoy, injure or endanger the health, safety, comfort or repose of the public. No person shall own, keep, harbor, or have any live chickens or ducks without first obtaining permission in writing from the HOA.

Dogs which bark continuously or repeatedly will not be tolerated at Hidden Lakes and the Humane Society may be contacted and the fine structure applied after written notice.

All City of Orting ordinances apply to animals in the community of Hidden Lakes.

UNSIGHTLY CONDITIONS OR NUISANCES:

For the benefit of everyone, the Association asks that all property owners be responsible for keeping their property clean and in good order. No unsightly conditions shall be permitted to exist on any Lot. Unsightly conditions shall include, without limitation, laundry hanging or exposed in view for drying, litter, trash, junk or other debris; inappropriate, broken or damaged furniture or plants; non-decorative gear, equipment, cans, bottles, ladders, trash barrels, and other such items. In addition, nothing shall be stored on the sides of your homes.

No awnings, heat pumps or other projections shall be placed on the exterior of walls of any housing unit unless prior written approval has been obtained from the ACC. **No temporary window Air conditioning Units or visible hardware are allowed within the Association. Only temporary floor type Air Conditioning units are permitted as long as they are not visible from the street.**

SATELLITE DISHES:

Satellite Dishes of no more than one meter in diameter or diagonal measurement are permitted on the Property with ACC approval of the location of the satellite dish. No radio or television antenna or transmitting tower or satellite dish shall be installed on the exterior of any home without approval of the ADD obtained pursuant to Section Four of the Declaration, and a showing by the Owner that such installation will be visually shielded from the view of the residents traveling upon the streets located on the Property.

ACC: (Architectural Control)

Except as to construction, alteration or improvements performed by the Declarant, no construction activity of any type including clearing and grading, cutting or transplanting of significant vegetation may be on a Lot or Common Area and no building, structures, fence or other improvement shall be erected, placed or altered on any Lot or Common Area until, at a minimum, the building plans, specification, plot plans, and landscape plan showing the nature, kind, shape, height, materials, exterior color and location of such building, structure or other improvements have been submitted and approved in writing by the ACC or its authorized representative as to harmony of exterior design and location in

relation to and kts effect upon surround structures and topography. Further, no fences, hedges or walls shall be erected or altered and no significant exterior changes shall be made to any building including, but not limit to, exterior changes, additions or alterations until such written approval shall have been obtained.

Upon and ACC (Architectural Control) submission, each homeowner shall provide the Hidden Lakes ACC request. All applications can be mailed to the current property management company. They may also be submitted through the property management company portal (if available), an appropriate ACC form.

Upon receiving the ACC forms, the Architectural Control Committee (ACC) will respond within thirty (30) days after the receipts of plans and specification, the ACC shall approve or disapprove the proposed structure. The ACC may decline to approve plans and specifications which, in their opinion, do not conform to restrictions articulated in the Hidden Lakes Declaration and criteria or to its aesthetic standards.

The undersigned president and Secretary of Hidden Lakes Homeowners Association certify that the foregoing Rules were duly adopted by the Board of Directors in accordance with the procedures provided in Article 10 Section 39 of the Declaration and shall be effective on the 8th day of November 2023.

Dated this 8th day of November, 2023

HIDDEN LAKES HOMEOWNERS' ASSOCIATION

DocuSigned by:
Lisa M Christensen
By: _____ 11/08/2023
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Lisa Christensen, President Date

ATTEST: The above resolution was properly adopted.

By: _____
Secretary