

RULES AND REGULATIONS OF
Hidden Lakes aka Hidden Harbor Association
Effective December 19th, 2013
PREAMBLE

The following are Rules and Regulations for Hidden Lakes adopted revised, codified and restated as of the 19th day of November, 2013 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 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 and comply strictly with the Declaration, Bylaws and these Rules to promote the harmony and cooperative purpose of the community. Each owner is fully responsibility for the compliance of their family members, guests, tenants and other occupants of the owner's unit while they are within the Hidden Lakes boundaries.

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

1st Offense = Written Warning with 10 days to comply

2nd Notice = On 11th Day, \$150.00 fine and 10 days to comply.

3rd Notice = On 21st Day, \$300.00 fine and 10 days to comply

4th Notice = On 31st Day, \$500.00 fine and 10 days to comply.

If non-compliance occurs on the 41st day, account is turned over to outside collection to lien and an additional \$100.00 fine for each day after the final compliance can be added. Administration costs incurred due to issuance of a notice or liens will be charged.

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 assessed against a homeowner shall be collectable as delinquent assessments and all

Late 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 thirty (30) days may be turned over to outside collection company or attorney with possible additional charges at owners expense.

Enforcement of these Declarations, 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.

NOISE AND OFFENSIVE ACTIVITIES:

Please respect your neighbors; quiet hours in Hidden Lakes are from 10:00pm to 7:00am seven days a week. No obnoxious or offensive activity shall be conducted on any Lot, nor shall anything be done or maintained on the Property which may become any activity or condition, which reasonably 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, 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 from the street. If your back yard is visible from the street (such as a corner lot), please ensure that you are maintaining the back yard in accordance to the front yard rules. The planter strips between the sidewalk and the street is the homeowner's responsibility to maintain by mowing, edging, weeding and watering, including trees. Flower pots, 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 on the yard, sidewalks or alleys ever.
- B. All parking within the streets of Hidden Lakes must be in the same direction of 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. Above vehicles must be parked on hard surface parking areas designated for such use.

the front or sides of the residence. All pens and enclosures, with the exception of 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.

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

All City of Orting ordinances apply with 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 window Air Conditioning Units or visible hardware are allowed within the Association. Only 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 ACC 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, specifications, 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 its effect upon surrounding 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 limited to, exterior changes, additions or alterations until such written approval shall have been obtained.

Upon an ACC (Architectural Control) submission, each homeowner shall provide the Hidden Lakes ACC request form and submit a \$25.00 Architectural Control fee made payable to Hidden Lakes HOA for an

RULES AND REGULATIONS OF
Hidden Lakes aka Hidden Harbor ASSOCIATION
Effective 8-06-2008

PREAMBLE

The following are Rules and Regulations for Hidden Lakes adopted revised, codified and restated as of the 6th day of SEPT 2008 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 resident and common courtesy dictates that our actions not infringe on the rights of other residents. These Rules are designed to ensure that each of us achieves the maximum enjoyment of our homes. Each member of the community, whether owner, tenant or guest, must abide by the standards of the community and comply strictly with the Declarations, 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 Lakes boundaries.

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

1st offense = Written Warning with 10 days to comply.

2nd notice = \$150.00 fine and 15 days to comply.

3rd notice = \$300.00 fine and 10 days to comply.

4th notice = \$500.00 fine and 10 days to comply legal action to lien.
\$100.00 fine for each day after the final compliance period can be added.
Administration cost incurred due to the issuance of a notice or liens will be charged.

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 assessed against a homeowner shall be collectable as delinquent assessments.

Late 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.

Fines will be payable to Hidden Lakes Association within 10 days of notification;

As used in these Rules, "Governing Documents" means the Declaration, the Articles, the Bylaws and the 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 be 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 persons, 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 the 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 management company or a Board member if there is a problem with in the community. The Board may delegate to the management company the authority to take rules enforcement 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 members of their family or household and for the conduct of their tenants and guests and each owner and tenant is jointly and individually financially responsible for any damage done to the common property of other owners 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 homeowner shall be collected as delinquent assessments.

Enforcement of these Declarations, 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.

NOISE AND OFFENSIVE ACTIVITIES

Please respect your neighbors; quiet hours in Hidden Lakes are from 10:00pm to 7:00am. No obnoxious or offensive activity shall be conducted on any Lot, nor shall anything be done or maintained on the Property which may become any activity or condition, which unreasonably 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 Property as a residential community. No untidy or unsightly condition shall be maintained on any property. 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.

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 on the yard, sidewalks or alleys ever.
- b. 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. Above 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 maximum weight of 12,000.
- c. 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 or off site.
- d. You may request a 3 day pass from the ACC to allow a visiting guests temporary RV parking in approved parking locations.
- e. Lot owners may park/store a car, truck, boat, boat trailer, camper, truck with 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 for construction in conformity with specifications approved by the ACC. Height requirement of vehicles apply and require neighboring lot approvals.

Upon 48 hours notice to the Owner of the improperly parked vehicle, the Board has the authority to have the same towed, at the owners 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 device 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 in feet 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 shall be taken down and/or removed 30 days after the holiday.

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.

ANIMALS

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-ways 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 a residence. All pens and enclosures, with the exception of 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.

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

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.

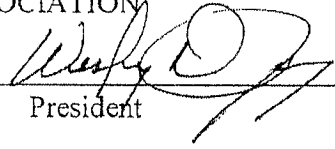
No awnings, air conditioning units, heat pumps or other projections shall be placed on the exterior of walls of any housing Unit unless prior written approval has been obtained from the ACC.

CERTIFICATE OF ADOPTING

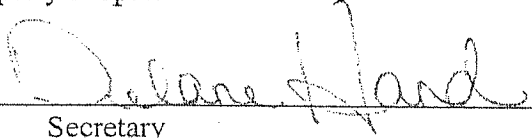
The undersigned president and secretary of Hidden Lakes Homeowners Owners Association certify that the foregoing Rules were duly adopted by the Board of Directors in accordance with the procedures provided in Article 10 Section 39 of the Declaration and shall be effective on the 6th day of SEPT 2008.

DATED this 6th day of AUG 2008.

HIDDEN LAKES HOMEOWNERS
ASSOCIATION

By: 
President

ATTEST: The above resolution was
Properly adopted.

By: 
Secretary

Hidden Harbor

COLLECTION POLICY

Prompt payment of assessments by all owners is critical to both the financial health of the association and towards enhancing our homes' property values. Therefore, the Board of Directors takes its obligation under the Declaration of Covenants, Conditions and Restrictions (CC&Rs) to enforce the members' obligation to pay assessments very seriously. The policies and practices outlined in this document shall remain in effect until such time as they may be changed, modified, or amended by a duly adopted resolution of the Board of Directors. Therefore, pursuant to the CC&Rs the following are the association's assessment practices and policies:

1. All late payments of assessments, fees, accrued interest, and fines are subject to this collection policy.
2. All collection costs including but not limited to handling fees, postage, collection agency service charges, administrative fees, attorney fees, court costs, publication costs, liens and foreclosures that the association incurs as a result of attempting collect delinquencies shall be assessed back to the delinquent unit owner.
3. These assessments, fines and collection costs shall be recorded as debts against the lot and are the personal responsibility of the owner.

Monthly assessments shall be due and payable on the first day of the month in which they become due. It is not the responsibility of the association or the management agent to provide a monthly billing statement, invoice, or reminder that the bill is due. These are provided simply as a matter of courtesy.

All other assessments, including special assessments and fines are due and payable on the date specified by the Board on the notice of assessment or fine, which date will not be less than thirty (30) days after the date of notice of the assessment or fine.

4. Any check returned by the bank for insufficient funds, stop payment, or any other reasons is subject to a charge back to the Homeowner's account of the amount of the check, an administrative fee of \$25, plus any bank fees charged to the association, and any administrative charges allowed under Washington law.

5. Any payments made shall be first applied to assessments owed and then be applied to late charges, interest, and collection expenses, including attorneys' fees. The unit owner and the association may enter into a written agreement providing for payments to be applied in a different manner.

6. Assessments not received by the stated due date are delinquent and maybe subject to a late charge of twenty-five Dollars (\$25).

7. An interest charge at the rate of 12% per annum may be assessed against any outstanding balance, including fines, delinquent assessments, late charges, and costs of collection. Such interest charges shall accrue thirty (30) days after the assessment becomes due and shall continue to be assessed until the account is brought current.

8. On or about the 30th day after an assessment payment, fine, late fee and/or interest is delinquent, a pre-lien notice may be sent by mail, to the delinquent record owner(s) at the owners' last mailing address provided to the association. If the owner(s) have provided a written notice to the association noting a secondary address, all notices shall be sent to that address also. The notice to owner will include an

itemized statement of the total amounts delinquent, including fines, assessments, late charges, interest and costs of collection. The board may further request the homeowner's delinquency be reported to the national credit bureaus via a third party collection agency. Any expenses incurred during the reporting process will be added to the homeowner's account as collection costs.

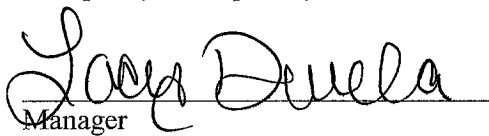
9. The association may record a lien on the property to secure the debt. The Board reserves the right to direct the collection agent or the attorney to record the lien after 10 days of no contact from the homeowner. The Board can also direct the recording of the lien in a shorter period of time in cases of duress, bank foreclosure, property abandonment, pending sheriff's sale or other extenuating circumstances where the association's interest may be in jeopardy.

10. If the total amount secured by the lien is not paid in full following notice to the homeowner of the recorded lien, the Board may vote on the decision to file suit to foreclose on the lien to collect the balance due. The Association may include costs of collection to the total judgment amount.

11. At any time in the process, the Board may authorize the use of further legal proceedings to collect the amount due including, but not limited to, court proceedings to seek wage garnishments or account attachments. All costs associated with further collection efforts may be added to the total delinquent account.

12. At any time the Board may seek legal advice related to enforcement of assessment collections, and is entitled to follow the advice of legal counsel, even if it deviates from the above processes and so long as it is not in derogation of the statutes relating to assessment collection in condominium or homeowner associations.

This policy is adopted by the board of directors as reflected in the meeting minutes.


Manager

Larry Devela 8/20/12
Printed Name Date