

Hidden Lake HOA

Use/Modification of Common Space Form

This form is intended to provide the Hidden Lake HOA Committee and home owner information needed to accommodate use of and modification of common area/limited common area space, as defined in the Hidden Lake CCRs. Any use of or modification of common area/limited common area must be approved by the HOA Committee prior to any project being started (HLCCR Section 6 STATEMENT OF PURPOSES, USES, AND RESTRICTIONS, subsection B RESTRICTIONS ON USE, paragraph 8; No structural alterations may be made....).

The submission of the form, and all components, is confidential and on an advisory capacity to the HOA Committee. It is not to be used as an assumption of approval for the proposed usage, until signed and dated by the owner and HOA Committee. All forms will be kept on file with the Hidden Lake HOA Committee.

Owners wishing to use or modify common area/limited common area space must make a written request to the HOA Committee outlining the proposed changes, that also includes release of liability of the HOA, other owners and meets the following criteria:

- The requesting owner must be current on all HOA dues and assessments.
- Changes to common/limited common area are approved by the HOA Committee prior to any work being done.
- All owners who share the common/limited common area requested for change agree with the requested change.
- All common area/limited common area must be kept maintained at all times per HOA Committee standards (HLCCR section 7 OWNERSHIP AND USE, subsection F USE AND MAINTENANCE OF LIMITED COMMON AREAS AND FACILITIES).
- All expenses related to changes of the common/limited common area are to be covered solely by the owner.
- All expenses related to damage to the common area/limited common area or infrastructure during change to the common area/limited common area will be the sole responsibility of the owner to pay.
- Any needed access to infrastructure or property under, over, through or around a common area/limited common area prior approved change may be conducted at any time by the Hidden Lake HOA Committee when needs arise for repair, replacement, maintenance or upgrade (HLCCR section 10 EASEMENTS).
- The Hidden Lake HOA Committee is solely responsible for expenses related to the repair, replacement, maintenance or upgrade to the infrastructure or property related to the repair, replacement, maintenance or updated directly; and to restore the common area/limited common area back to original condition prior to approved common area/limited common area change.
- All expenses related to restoring the common area/limited common area beyond the original condition of the space, prior to approval of change to the common area/limited common area, will be the sole responsibility of the owner.

Owner requesting change/modification of common area/limited common area:

Name: _____ Phone: _____

Address: _____ Email: _____

Description of change/modification of common area/limited common area: Use back of form if necessary, attach plan as necessary

Owner Signature: _____ Date: _____

For Board Use Only: Reviewed by: _____ Date Reviewed: _____

Homeowner current on all dues and assessments? Yes _____ No _____

Request: Approved _____ Denied _____ Date Homeowner Notified: _____

Comments: _____
