

HIDDEN MEADOWS CONDOMINIUM RULES & REGULATIONS
REVISED JULY 2022

The following summary of our governing Rules and Regulations is meant to call attention to some of the major items addressed in our Master Deed & Bylaws plus policies established by our Association. It is by no means comprehensive. If any items stated in this document are in conflict with the recorded Master Deed and Bylaws, then the recorded documents shall prevail. Please refer to your copy of the Hidden Meadows Master Deed and Bylaws for complete details .Should you have any questions, please contact the Board of Directors.

Co-owners need to be knowledgeable about two kinds of Common Elements, the General and Limited in order to understand how restrictions and responsibilities may apply to them.

LIMITED COMMON ELEMENTS

The Limited Common elements that pertain to the Co-owners are for their exclusive use. They are part of the area surrounding their unit. Examples are driveways, porches, patios and decks.

LIMITED COMMON ELEMENTS REPAIR/MAINTENANCE

While some Limited Common areas are the responsibility of the Association, others are not. Some areas of Co-owner responsibility are decks, patios, garage doors and openers, air conditioning units, windows, doors and Co-owner planted shrubs and flowers. Please refer to the Master Deed and Bylaws for additional information.

GENERAL COMMON ELEMENTS

All other areas within Hidden Meadows are General Common Elements. This includes the exterior of buildings, landscaping (lawn, trees and the two bushes on either side of the sidewalk to your porch if original), parking pads and aprons. Co-owners have absolutely no authority to alter, move or remove anything from any General Common Element.

ASSOCIATION APPROVAL

Please remember — do not make changes, alterations or additions to the exterior of your unit or to the grounds surrounding it (General and Limited Common Elements) without first receiving written Association approval.

IF YOU WISH TO MAKE ANY ADDITIONS OR ALTERATIONS TO THE EXTERIOR OF YOUR UNIT, PLEASE OBTAIN A 'MODIFICATION REQUEST FORM' FROM THE BOARD OF DIRECTORS. IF A CO-OWNER MODIFIES THE COMMON AREA WITHOUT AN APPROVED ALTERATION MODIFICATION FORM, YOU WILL BE BILLED BACK THE COST TO RESTORE THE AREA.

Your Board would like to approve every request. However, each request must first comply with our Master Deed and Bylaws and the published Rules and Regulations in effect at the time of the request.

If you have any questions regarding submitting a 'Modification Request Form), please contact a Board member.

ASSOCIATION ANNUAL ASSESSMENT (MONTHLY DUES)

The annual assessment, which is to be paid in twelve (12) equal monthly payments, is due on the first (1st) of each month and is considered late if received after the tenth (10th) of the month.

A late fee of twenty-five dollars (\$25.00) will be assessed for payments received after the tenth (10th) of the month.

All payments are first applied to fines, late charges, collection charges, attorney fees and miscellaneous charges and then to Assessments.

PARKING

Co-owners must park only in their garage, on the approach directly behind their garage. All street parking must be approved by the Board of Directors in advance. Parking in the visitor parking spaces will result in a warning followed by a fine, which can lead to vehicle being towed at the owner's expense.

VISITOR PARKING

Parking pads around the community are provided for visitor parking. Visitors may also park in the street. Co-owners or renters should not use the visitor spaces for their regular or routine parking. Visitors who will be staying for an extended period should park their vehicles in their host's driveway or on the street.

PETS

Any pets kept in the condominium shall have such care and restraint as not to be obnoxious on account of noise, odor on unsanitary conditions. Pets must be attended by a responsible person and restrained by a hand-held leash when outside. Pets are not allowed to be secured using a pet leash (chain, rope, etc.) to a unit porch, fence, tree or other object and then left unattended. **It is the responsibility of each pet owner to IMMEDIATELY pick up any pet droppings.** Violators will be warned and then fined if they fail to pick up after their pet. Each pet owner is responsible for any damage done to Association property by their pet.

SATELLITE DISHES

Co-owners are allowed to have installed one Satellite dish per unit. Contact a Board member to obtain a copy of the 'Satellite Dish Agreement' that must be filled out by the Co-owner and submitted to the Board of Directors for approval prior to installation. Installation guidelines must be followed and your signature will be required in accepting ongoing liability and maintenance responsibility.

SPRINKLERS

If your unit does not have a sprinkling system, it is possible for a Co-owner to have one installed. It is necessary to obtain an 'Application to Install Sprinkling System' and submit it to the Board of Directors for approval prior to installation. Installation and maintenance shall be the Co-owner's expense.

SPRINKLERS - EXISTING

All existing sprinkling systems are the responsibility of the Co-owner. When purchasing a unit with an existing system, be aware the cost of repair and maintenance becomes your responsibility. You must also adhere to the watering policy of Hidden Meadows Condominiums.

SPRINKLERS-WATERING POLICY

Water only three (3) times per week. Do not water on Tuesdays (lawn cutting day). Do not water on rainy days or the day after a rain. Water each zone for 15-20 minutes only. Co-owners without sprinkling systems are responsible for watering their immediate areas. MUNICIPAL WATERING RULES SUPERCEDES ALL OF THE ABOVE.

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DECKS

A Co-owner may add a deck to their unit. A 'Modification Request Form' along with a plan must be submitted to the Board for approval prior to installation. Once installed, the repairs and maintenance of the deck becomes the Co-owners responsibility.

TRASH

Trash pick-up day is Wednesday. Pick up will be one day later if it is a Holiday week. Please place trash at the end of the driveway, not on the grass, **no earlier than 4:00 p.m.** the night before the scheduled pick up. All yard waste must be in brown paper bags or a trash container clearly marked yard waste. The blue bin is for recyclable materials.

VEHICLES

No house trailers, commercial vehicles, boats, boat trailers, camping vehicles, snowmobiles, snowmobile trailers, or vehicles other than automobiles, non-commercial pickup trucks or passenger vans used by Co-owners as a primary means of transportation may be parked upon the premises of the condominiums. A motorcycle for Co-owners personal use is permitted. Motorcycle riders are requested to drive slowly and carefully within the complex and to keep the noise level minimal.

SPEED LIMIT

The posted speed limit within the complex is 15 MPH. Please obey the speed limit and all other posted traffic signs to keep our community safe.

GARAGE SALES

If the Board receives sufficient interest Hidden Meadows will hold an annual garage sale. Co-owners interested in holding a garage sale should contact the Board. Only one annual complex wide garage sale will be permitted. Co-owners interested in conducting a community wide sale could form a committee to coordinate the sale.

SIGNS

No commercial signs of any kind may be displayed on the condominium premises or in the window of any unit. This includes 'for sale' or 'for rent' signs. 'Open House' signs may be used while conducting an open house.

INSURANCE

Please refer to the Master Deed and Bylaws that explain what the Association insurance covers and what the Co-owner is responsible for. It is suggested that a copy of that section of the Bylaws be provided to your insurance agent to be sure you have adequate coverage.

BIRD FEEDERS

One bird feeder per unit. A bird feeder may be hung from a pole in an established LIMITED common area or hung from a tree branch in the GENERAL common elements. Feeders hanging from tree branches must not interfere with the lawn cutters or passers-by. Spikes or nails may not be pounded into the trees for hanging purposes, nor may any bird feeder be attached to any part of the condominium building. Birdseed falling to the ground must be cleaned up frequently to deter rodents.

HOLIDAY DECORATIONS

Decorations may be hung or attached to the units' exterior using hooks or hangers that are not permanently attached. All outside Holiday décor must be removed within five days after the Holiday, with the exception of Christmas décor. Christmas decorations and lights must be removed within fifteen days, weather permitting. Decorations may not be placed on or attached to the roof of any unit.

RIGHT OF ACCESS OF ASSOCIATION

The Association or its duly authorized agents shall have access to each unit and any Limited Common elements appurtenant thereto from time to time, during reasonable working hours, upon notice to the Co-owners thereof, as may be necessary for the maintenance, repair or replacement of any of the Common Elements. The Association or its agents shall also have access to each unit and any Limited Common Elements appurtenant thereto at all times without notice as may be necessary to make emergency repairs to prevent damage to the Common Elements or to another unit. It shall be the responsibility of each Co-owner to provide the Association means of access to his/her unit and any Limited Common Elements appurtenant thereto during all periods of absence, and in the event of the failure of such Co-owner to provide means of access, the Association may gain access in such manner as may be reasonable under the circumstances and shall not be liable to such Co-owner for any necessary damage to his/her unit and any Limited Common Elements appurtenant thereto caused thereby or for repair or replacement of any doors or windows damaged in gaining access.

RENTING OR LEASING UNITS

A Co-owner may lease their unit as a single family residence and the common elements shall be used only for the purposes consistent with the use of single family residences. No Co-owner shall lease less than an entire unit and no tenant shall be permitted to occupy except under a lease, the initial term of which is at least six months unless specifically approved in writing by the Association. If you plan to lease your unit, please refer to ARTICLE VI of the Master Deed and Bylaws.

LANDSCAPING - BUSHES AND TREES

Existing bushes and trees may not be removed without prior written Association approval. Requests for additional bushes or trees, at Co-owners expense must also be submitted for approval. If the request is approved and planting is in a Limited Common area then the Co owner is responsible for ongoing care of the bushes/trees or replacement if required. If planting is in a General Common area then the planting will be considered a General Common Element and will be maintained by the Association.

LANDSCAPING - FLOWERS

Annual flowers may be planted in areas adjoining your unit that have been established as a tree or bush area. You are not permitted to expand into any area where sod is present without prior Association approval. If you plant flowers you will be responsible for the area maintenance. Keep in mind when planning, all vegetation must be at least six inches from the brick or wood on the buildings.

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LANDSCAPING - FOOD GARDENS

No vegetable gardens are permitted. Each unit is permitted to have up to two (2) potted vegetable or fruit plant. Potted vegetable plants should be placed on the deck or patio, not the front porch. They should not be a part of the appurtenant flowerbeds. This is necessary to deter rodents and other animals in our community.

EDGING MATERIALS

Note: Edging is not allowed in tree beds that are located in a General Common area.

VIOLATIONS

If you receive a violation notice, you have the right to appear before the Board and offer evidence in your defense. A request to appear before the Board must be submitted in writing. The request must include the Co-owner's reason for appearing before the Board. Failure to request a hearing with fifteen days of the violation notice constitutes your acceptance of responsibility to the violation and agreement to pay the fine indicated. The right of the Association to levy fines is in addition to other remedies available to the Association by law and/or the Master Deed and Bylaws of the Condominium. The Association may institute immediate action pursuant to the Master Deed and Bylaws without first assessing fines and violations if the Association in sole discretion finds such action appropriate. The fines will be assessed as follows:

First violation — no fine shall be levied

Second violation — twenty-five dollars fine (\$25.00)

Third violation — fifty-dollars fine (\$50.00)

Fourth violation and subsequent violations — one hundred dollars (\$100.00)

ATTICS

Attics are Common Elements and cannot be used for storage.

WINTERIZING

Your outside water must be turned off in the basement to protect your units pipes from freezing. 'C' units have the turn off for the 'D' unit outside spigot in their basement. After turning off the water in the basement, open the spigot outside to drain the water.

GARAGE DOORS

Garage doors should be kept closed. In summer, doors can be raised 18 inches in daytime for purposes of ventilation. It is especially important in the winter to keep the garage door closed, as there are water pipes in the garage ceilings that can freeze if the door is left open for a lengthy period of time in colder weather.