

Dear Hidden Lakes Homeowners,

We hope this letter finds you enjoying a wonderful summer and making the most of the beautiful weather. Recently, our Architectural Committee met with the HOA board to discuss some important matters that require our attention.

In the spirit of fostering a cohesive community, we want to kindly remind everyone about the guidelines outlined in the CC&R's. These guidelines ensure consistency and fairness in their application, benefiting all residents equally.

Our current focus includes creating a clear record of approvals and denials by the Architectural Committee. This helps future committees refer to past decisions accurately. To achieve this, we kindly request that all homeowners consider the CC&R's when undertaking any projects on your homes and properties.

We understand that some may feel the guidelines are outdated. However, these rules are legally binding and were agreed upon with the purchase of your lot or home. Until any formal changes are made, they must be adhered to.

It's important to note that submitting design applications is a crucial part of this process. The Architectural Committee reviews plans for initial construction, as well as any subsequent alterations, additions, or landscaping changes. This ensures that our community maintains its aesthetic appeal and quality standards.

Please refer to Exhibit A "Hidden Lakes Architectural and Environmental Design Guidelines," page 14: "No existing home or associated improvements may be altered, modified, added to, remodeled, painted, stained, or otherwise refinished and no excavation, fill, alteration of existing drainage, driveways, sidewalks, and no planting, cutting or removal of existing vegetation, shrubs, or trees shall be allowed unless and until such alterations, additions, or remodeling has been submitted and approved by the Committee."

Additionally, please see Page 5, Section 8: Accessory Buildings: "Accessory Building intended for permanent use by the lot owner, such as yard maintenance sheds, detached garages, pool or spa pumping and heating equipment shelters, gazebos, etc., which is not part of the house shall be compatible in design."

For your convenience, we have simplified the application process with a new form that provides clear directions for submitting designs. You can find this form enclosed with this letter or easily download it from the HOA website at: <https://myhiddenlakes.com/downloads>.

Submitting your plans is straightforward; simply email it to: aecc@myhiddenlakes.com or hand the form to a committee member. Our committee is committed to responding promptly to all submissions and inquiries.

If you have any questions regarding whether a plan needs to be submitted, please don't hesitate to reach out to us via email. We are here to support you and ensure that this process is as smooth as possible for everyone involved.

Thank you for your attention to these guidelines and for your cooperation in maintaining the quality and harmony of our beloved Hidden Lakes community.

Warm Regards,

Hidden Lakes Architectural Committee