

Hidden Lake Condominium Homeowners Association, Inc.  
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**GENERAL RULES AND REGULATIONS  
OF  
HIDDEN LAKE CONDOMINIUM**  
Amended and Restated July 11, 2017

1. **OWNERS RESPONSIBLE FOR DAMAGES.** Except to the extent covered by the Association’s insurance, Owners are responsible for any and all damages to common property and facilities caused by them, their dependents, guests, and tenants. If the damage caused by the Owner is covered by the Association’s insurance, the Owner shall be responsible to pay that portion of the Association’s deductible as provided in the Condominium Ownership Act; but if the damage is not covered by the Association’s insurance, the Owner shall be required to pay for damages caused by the Owner. Any damage not directly accountable to a specific owner will be charged pro-rata to each unit.
  
2. **NO OFFENSIVE ACTIVITIES.** No obnoxious or offensive activity, or any activity which constitutes a nuisance, will be tolerated. Noise levels are to be kept low at all times but particularly between the hours of 10:00 P.M. and 8:00 A.M. An activity or behavior is considered to be obnoxious, offensive, or a nuisance if the activity creates noise, odors or a disturbance of any kind within a unit or the common area that can be heard in another unit or in the common area, such that the noise is (1) offensive to the senses, (2) disruptive to the comfortable enjoyment and lifestyle of other residents, or (3) an obstruction to the free use of property so as to interfere with the comfortable enjoyment of life.
  
3. **FENCES:**
  - a. Fences built for units facing Cottonwood Creek shall not exceed four (4) ft. in height. Fences for units facing the lake shall not exceed three (3) ft. in height.
  - b. All fences shall have the same appearance in design, material and color as the deck above.
  - c. The Association’s maintenance people shall have the right to maintain a fenced area should it become unsightly when visible to other residents, in which case the owner will be assessed the maintenance cost incurred by the Association.
  
4. **LIMITED COMMON AREA:**
  - a. Patios, decks and garages are defined as part of the Association’s “limited common area.” Owners are required to maintain these areas in a clean, safe, sanitary, tidy and attractive condition and to keep their limited common area in good order, condition and repair. The Association’s maintenance people have the right to enter these areas to maintain the utility lines, the exteriors of the buildings, and those areas provided in the Declaration.
  - b. The building exteriors and main lines for the sprinkling system and utility lines are the responsibility of the Association.

- c. Owners are responsible for the basic maintenance and repairs to their deck, patio and garage as set forth in paragraph 19 of the Amended and Restated Declaration for Hidden Lake (CC&Rs), and shall be responsible for any damage they cause in the course of making repairs. Exterior entry doors and the unit's windows are the Owner's responsibility to maintain and replace.
- d. Any fence or deck construction or remodeling, or changes to common areas, must have prior written approval from the committee.

5. **TENNIS COURTS:**

- a. Tennis courts are for tennis only.
- b. All players must wear tennis shoes at all times while on the courts. Bare feet and street shoes are prohibited. Absolutely no roller skates, skate boards, bicycles or pets are permitted on the tennis courts.
- c. Court courtesy will be observed at all times. Time limit is one (1) hour.
- d. No Guests may use the courts unless accompanied by a Resident.
- e. No glassware, soda pop, chairs, tables or ladders may be brought into the court area. With written permission from the Management Committee, a small bench or table may be placed in the court area for the convenience of players.
- f. Unsatisfactory conditions in or around the tennis courts should be reported to maintenance.

6. **PARKING:** Violation of parking rules is subject to a fine and/or towing:

- a. Each Residential Unit has one garage and one assigned space. Surplus vehicles (defined as more than two (2) vehicles per unit) must register to park in the RV lot.
- b. No parking is permitted in "no parking" or fire zones (striped or not), in front of garages, in roadways or in front of entryways. Ten (10) minute Load/Unload only.
- c. Residents may not park in visitor spaces, unassigned spaces, or in another Resident's space (without permission of the Resident.)
- d. Visitors may not park in a Unit numbered spaces.
- e. Speed limit is 10 MPH.
- f. No unlicensed vehicles, vehicles with expired tags, or inoperable vehicles shall be parked or maintained in Hidden Lake.
- g. To avoid vandalism and to improve the aesthetic value of the community, all garage doors should always remain closed, except when cleaning, entering or exiting.
- h. Additional parking and vehicle restrictions are contained in the Declaration of Covenants, Conditions, and Restrictions

7. **RV PARKING:** Violation of these rules is subject to a fine and/or towing.

- a. Surplus cars (defined as more than two (2) vehicles per unit) and recreational vehicles **MUST** be parked in the RV lot and registered with the Association.

- b. All vehicles parked in the RV lot must be licensed, have current tags and be operable.
- c. Gate keys to the RV lot are \$25.00. Keys are NOT transferable upon sale of a unit; seller must turn them in and new owner may register separately.
- d. Only Residents may use the RV lot.
- e. The RV lot must be locked at all times. The Association provides no security for the vehicles in the RV lot and shall not be responsible for vandalism, thefts or break-ins.

**8. PARTY ROOM:**

- a. Only Residents may rent the clubhouse party room. To reserve the room, Residents must make a \$200.00 deposit no later than one week prior to the reservation date. Failure to make the deposit will result in forfeiture of the reservation. The deposit shall be in the form of two (2) \$100.00 checks. When the clubhouse has been cleaned to the satisfaction of the management, one (1) \$100.00 check will be returned to you.
- b. The party room must be left completely clean right after the party or prior to 12:00 noon the following day. Bring your own cleaning supplies.
- c. Cleaning instructions:
  1. Vacuum the clubroom, entry way and stairs. (Vacuum provided).
  2. Bar & kitchen area completely washed and cleaned including floor, walls, stove and refrigerator.
  3. Tables & furniture cleaned & polished.
  4. Garbage removed, garbage cans left clean and with new trash liners.
  5. All lights and the fireplace must be turned off.
  6. Both restrooms must be cleaned thoroughly.
  7. Clean cigarette butt containers. Check grounds outside for tossed butts.
  8. Secure sliding glass doors, padlock the party room and RV parking gates (overflow parking for parties), and make sure the clubhouse door is locked.
  9. Return folding tables and chairs to where you found them stored.
- d. No smoking is permitted in the clubhouse. Smoking is permitted on outside deck/balcony only.
- e. HOURS: 8:00 a.m. to 11:00 p.m. Sun.-Thurs. and to 1:00 a.m. Fri. & Sat.
- f. Guests must adhere to parking rules or face the problem of car impoundment or towing.
- g. The lower floor facilities and pool are NOT to be used by party Guests. Neither should Guests use any area outside of the clubhouse.
- h. The Resident reserving the party room must be present when the party is held. There must be one (1) adult for every six (6) minors in attendance.
- i. No alcoholic beverages are to be served at teenage parties or to any person present under the age of 21.
- j. No live, amplified music is permitted.
- k. Association shall have priority for holiday bookings.

- l. Management reserves the right to check on parties in progress.
  - m. Guests should use the east side outdoor stairs whenever possible.
  - n. Do not leave clubhouse door propped open.
  - o. No partying on outside balconies after 10:00 p.m.
  - p. The Resident reserving and using the clubhouse is personally responsible for all activities that occur during use of the clubhouse and by use of the clubhouse agrees to indemnify the Association, the management committee, and all Hidden Lake unit owners for any damages, claims or suits arising from the use of the clubhouse.
9. **POOL, SAUNA, THERAPY POOL:** Pool rules will be made available at the opening of the pool each year. Hours: Lap swimming only from 9:00-10:00 a.m. and from 9:00-10:00 p.m. Open to all others: 10:00 am –9:00 pm.
- a. The sauna and therapy pool are for the exclusive use of Residents. Utah State law prohibits unsupervised children under the age of 14. Absolutely NO children under 5 years of age are allowed in the spa.
  - b. Resident must accompany Guests at all times.
  - c. Proper swimming attire must be worn at all times, including swim diapers. (No cut-offs.)
  - d. No glass is allowed in the sauna, pool or therapy room areas.
  - e. No smoking in the clubhouse or pool area.
  - f. All trash must be placed in the trash containers. **All recycling objects must be placed in the recycling containers only.**
  - g. No running, excessive splashing, horseplay, or obnoxious behavior is permitted. The therapy pool should not be used as a swimming pool.
  - h. The sauna, therapy pool or swimming pool may be closed any time management deems it necessary for safety or maintenance.
  - i. Make sure the door to the therapy room is securely locked when leaving. Do not prop it open for any reason.
  - j. One entry key fob per unit may be purchased from management.
  - k. Residents must sign in (legibly) when using club facilities.
  - l. Loaning your key fob to others can result in loss of use.
  - m. Intoxicated individuals will be asked to leave the club facilities.
  - n. Abusive or foul language will result in loss of facility privileges.
10. **LAKES AND STREAMS:** No fishing is allowed except for HOA sponsored events. There shall be no playing on, in, or around the lakes and streams. Owners and Residents shall at all times be responsible for the behavior of their children and the children of their Guests or invitees. Warning signs have been posted around the lake and Owners and Residents are

11. expected to heed them. Hidden Lake Condominium Homeowners Association shall in no way be liable for accidents caused by failure to abide by this rule. **DO NOT FEED THE WILDLIFE.**
12. **BASEMENT STORAGE:** The basement under the south building on Pintail Court is available as extra storage for Resident Owners or their tenants on a first come, first served basis. You must inventory the items you store there. Absolutely **NO JUNK** may be stored. Examples of junk are: unusable appliances, flat tires, broken screens, etc. Absolutely **NO FLAMMABLE MATERIALS** may be stored. You will be assigned a numbered area in which all your items must fit. Every spring, a check of stored items will be made. Those items that cannot be identified as belonging to a current Resident Owner or their tenants will be sold at a Hidden Lake Condominium garage sale. Access to the basement storage area will be through a management committee member from 9 AM to 9 PM (advance notice would be appreciated).
13. **GARAGE SALES:** No garage sales allowed except the Association will organize and sponsor one (1) complex-wide garage sale.
14. **WORK ORDERS:** Work order forms are located outside the office door at the clubhouse or on the website: [www.MyHiddenLake.com](http://www.MyHiddenLake.com). Please put forms in the mail slot by the clubhouse door and maintenance will respond as soon as possible. Maintenance persons are **NOT** allowed to do work inside your unit, so please do not ask them. If you need touch-up paint for your fences, decks or trim, you can get the correct color paint from maintenance. Do not change existing paint colors.
15. **ANIMALS and PETS:** Violation of the following rules is subject to a fine:
  - a. Without exception, the peaceful surroundings, personal safety and cleanliness of the condominium grounds have precedence over the privilege of keeping an animal at Hidden Lake Condominiums.
  - b. Each animal in the complex is limited to a twenty (20) pound weight limit. Assistance animals will be granted a written waiver by the Management Committee when the owner applies for and demonstrates that the animal and owner or other resident of the unit meet the criteria for an assistance animal under the Fair Housing Act. Any resident owner who has registered their pet with the HOA prior to July 11, 2017 may keep their pet(s) until such time as the pet dies. Thereafter, replacement pets shall not be over twenty (20) pounds. (grandfathered)
  - c. No more than two animals per unit.
  - d. All pets **MUST** be registered with the Association. Forms are available at the office door and on the website. All pets must have a current license tag as required by the municipality.
  - e. Absolutely no pets shall be allowed outside the owner's unit or outside the confines of the owner's patio or deck without being accompanied by the owner and on a leash.
  - f. Pets may be off leash only in the dog-run behind the tennis court.

- g. You must clean up after your animals. Animal droppings must be tightly bagged before placing in garbage.
  - h. No breeding of animals is allowed.
    - i. No owner or resident within Hidden Lake shall feed any feral cat or free-roaming cat on any property within Hidden Lake, including common area and limited common area. No owner or resident within Hidden Lake shall feed any animal within Hidden Lake that is not licensed to the owner or resident.
  - j. Any animal causing or creating a nuisance or disturbance shall be permanently removed from the condominium property upon ten (10) day notice from management committee.
  - k. Maintaining an offensive, noisy or vicious animal is prohibited.
  - l. Only resident owners shall be allowed to have pets at Hidden Lake. Any tenant who has registered their pet with the HOA prior to July 11, 2017 may keep their pet(s) until such time as they vacate the premises. Thereafter, pets shall not be allowed by tenants.
  - m. The following steps are implemented to insure compliance to the animal rules:
    - 1. The first written complaint filed by any Resident citing a violation of the animal rules will result in a warning letter to the OWNER of the unit housing the animal.
    - 2. The second written complaint filed by any Resident citing a violation of the animal rules will result in fines as stated in the Notice of Violation form.
    - 3. The third written complaint filed by any Resident citing a violation of the animal rules will result in notification to the OWNER of the unit housing the animal to remove the animal from the complex in ten (10) days of receipt of notification.
16. **LAUNDRY ROOM:** To use the laundry room in the clubhouse, please see management for a key. Keep the area clean and free of debris.
17. **INSURANCE:** The storage of flammable materials in the dwelling units, garages, or storage room is specifically prohibited. Should a fire result from the storage of flammable materials, the responsible party could be held liable for the cost of all damages.
- By virtue of taking title to or possession of a Unit subject to the terms of this Declaration, each Owner and occupant covenants and agrees with all other Owners, occupants and the Association to purchase and maintain adequate casualty, liability and contents insurance coverage. Example: if your dishwasher leaks and causes damage to a neighbor's unit, you or your insurance company must pay the Association's insurance deductible, and your neighbor or his insurance company may be required to pay a share of the deductible.*
18. **MONTHLY DUES:** Fees are due on the 1st of each month. If not postmarked by the 10th of the month, a late charge of 10% will be assessed and shall bear interest at 10% per annum.

19. **NEIGHBORHOOD WATCH:** This is a Neighborhood Watch Community. Please call the Sheriff at 801-743-7000 if you see suspicious behavior and vandalism.
20. **SELLING YOUR UNIT:** Upon the sale of a unit, leave the following for your buyer: a copy of the CC&Rs, Rules & Regulations and Clubhouse key fob. Key fob is \$25.00 to replace. Documents may be downloaded from the website free of charge.
21. **SATELLITE DISHES AND CABLES:** Residents may not install an antenna or satellite dish on common area, such as a walkway, hallway, community garden, exterior wall or the roof. However, residents may install a satellite dish or antenna wholly within their limited common area (balcony, deck, and patio). Antennas or satellite dishes may be erected in the common area when authorized in writing by the Management Committee, which authorization may only be permitted when in conformance with the Association's Satellite Policy. Cables are not allowed to drape across the roof, they must be run in inconspicuous areas such as along a gutter or a joint in the siding. Advise your installer of our rules. Failure to follow these rules will result in requiring the unit owner to take corrective action or removal of the cables.
22. **OTHER:** No obnoxious or offensive activity shall be carried on in any unit or in the Common Area and Facilities, nor shall anything be done therein, either willfully or negligently, which may be or become an annoyance or nuisance to other Unit Owners or occupants. This includes but is not limited to the following:
  - a. Creation of an offensive, unclean, unhealthy, or unsightly condition on, in or about a Unit or the Common Areas; and
  - b. Actions or activities which cause embarrassment, discomfort, annoyance, distress, anxiety to, or which disturb any other Resident, their family, friends, Guests or invitees; and
  - c. The creation of an unreasonable amount of noise or traffic, particularly after 10:00 pm and before 8:00 am; and
  - d. Activities that unreasonably interfere with another Resident's quiet and peaceful enjoyment of their property.
  - e. The community provides three types of dumpsters: Household garbage, Recyclable and Glass. **All recycling objects must be placed in the recycling containers only. Glass must be placed in the glass containers only. Solid waste such as tires, furniture, mattresses, etc. must not be dropped in any of the dumpsters in the community. Owners must contact companies specialized in this type of waste for pick up. Please read the signs on the dumpsters for further instructions.**
23. **ELECTION OF MANAGEMENT COMMITTEE:**
  - a. A Nominating and Election Committee appointed by the Management Committee shall preside over and conduct the election process. The Management Committee may act as the Election Committee;
  - b. Owners should use an official proxy provided by the Association;

- c. A proxy may be provided to the owners by the Election Committee;
  - d. All mailings, biographical sketches, and written solicitations should be made by or through the Election Committee.
24. **NO ORNAMENTS.** No ornaments or decorative items, vines, vegetation or foliage of any kind are allowed on garage fronts. Exceptions are unit numbers.
25. **FINES.** Any resident or Owner who violates these General Rules and Regulations of Hidden Lake Condominiums will be subject to fine as set forth in the Association's fine rules.

These Amended and re-stated Rules and Regulations were adopted by the Management Committee on July 11, 2017.

HIDDEN LAKE CONDOMINIUM  
HOMEOWNERS ASSOCIATION, INC.

By: \_\_\_\_\_

Its: President