

Hidden Lake Condominium Homeowners Association, Inc.  
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**SUPPLEMENTAL RULES AND REGULATIONS  
OF**

**HIDDEN LAKE CONDOMINIUM**

Amended and Restated February 23, 2023

The Management Committee for the Hidden Lake Condominium Homeowner's Association, Inc ("Association") hereby adopts the following Supplemental Rules and Regulations for the benefit of the Association, the Unit Owners ("Owners"), and all guests, tenants and invitees, pursuant to Section 21 of the Amended and Restated Declaration of Covenants, Conditions, Restrictions, and Bylaws for Hidden Lake Condominium, on record with the Salt Lake County Recorder ("Declaration"). These Supplemental Rules and Regulations are IN ADDITION TO the General Rules and Regulations adopted by the Management Committee on July 11, 2017 ("Rules") and Supplemental Rules and Regulations adopted by the Management Committee on March 20, 2019 ("Supplement"). The Declaration, Rules, Fine Schedule, Bylaws and other rules or policies of the Association shall be referred collectively herein as the "Governing Documents".

Where there is conflict between the Rules or Supplement, and this supplement, this supplement shall control and apply. Except for those provisions that are specifically amended or modified herein, the Rules and Fine Schedule remain in full force and effect. All fines will comply with posted "Fine Schedule" posted online.

Now therefore, the Supplemental Rules and Regulations are as follows:

**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, their dependents, guests, and tenants. Any damage not directly accountable to a specific owner will be charged pro-rata to each unit.

**2. FENCES:** Violation of Hidden Lake HOA rules is subject to a fine:

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.

d. All fences must be maintained in the approved Hidden Lake Condominium Homeowners Association approved colors. Paint will be provided for maintenance upon request.

**3. LIMITED COMMON AREA:** Violation of Common Area rules is subject to a fine:

- 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. All doors and window frames must be maintained in the approved Hidden Lake Condominium Homeowners Association approved colors. Paint will be provided for maintenance upon request.
- d. Any fence or deck construction or remodeling, or changes to common areas, must have prior written approval from the committee.

**4. 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. Spaces are first come/first served and are not permitted to be reserved.
- c. 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.
- d. Residents may not park in visitor spaces, unassigned spaces, or in another Resident's space (without permission of the Resident.)
- e. Visitors may not park in a Unit numbered spaces.
- f. Speed limit is 10 MPH.
- g. No unlicensed vehicles, vehicles with expired tags, or inoperable vehicles shall be parked or maintained in Hidden Lake.
- h. 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.
- i. Additional parking and vehicle restrictions are contained in the Declaration of Covenants, Conditions, and Restrictions.

**5. PARTY ROOM:**

- a. Only Residents may rent the clubhouse party room. To reserve the room, Residents must make a \$200.00 deposit to the Management Company (address and phone number available on myhiddenlake.com) 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 and all excess food and drink must be 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 or outside the clubhouse front entrance only.
- e. HCURS: 9:00 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 fines or 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.

- 6. 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. Hours for sauna and therapy pool align with established operating hours posted by Hidden Lake HOA (hours subject to change). Violation of pool, sauna or therapy rules can result in loss of use by Resident. Delinquent accounts may result in loss of use of pool, sauna or therapy pool by Resident
- 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. Lending 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.
- o. No overnight stay is permitted in clubhouse or pool area.
- p. Fobs to the clubhouse are \$25.00. Fobs are NOT transferable upon sale of a unit; seller must turn them in and new owner may register separately.
- q. Additional rules/regs may be posted at the pool/spa area at any time as needed.

**7. LAKES AND STREAMS:** No fishing is allowed in lake 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, their guests and the children of their guests or invitees. Warning signs have been posted around the lake and Owners and Residents are 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 ANYWHERE WITHIN HIDDEN LAKE PROPERTY.**

**8. 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. For faster response, please call the Hidden Lake maintenance phone number (found at [myhiddenlake.com](http://myhiddenlake.com)) and leave a message.

**9. 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. Animals kept as pets must comply with Salt Lake County/Millcreek ordinances.
- c. Each animal in the complex is not limited to a twenty (20) pound weight limit.
- d. No more than three animals per unit, in compliance with Millcreek municipal code 8.04.190 (Dog and Cat Limits).
- e. 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.
- f. 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 10' leash.

- g. Pets may be off leash only in the dog-run behind the tennis court.
- h. You must clean up after your animals. Animal droppings must be tightly bagged before placing in garbage.
- i. No breeding of animals is allowed.
- j. 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.
- k. 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.
- l. Maintaining an offensive, noisy or vicious animal is prohibited.
- m. 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.
- n. 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.

10. **LAUNDRY ROOM:** To use the laundry room in the clubhouse, please see management for a key or access code. Keep the area clean and free of debris.

11. **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 or RV lot key is \$25.00 to replace. Documents may be downloaded from the website free of charge.

12. **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 limited 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. All satellite dishes/brackets and cabling must be removed by Owner upon sale of unit. Failure to do so can result in a lien placed on the property prior to close of sale.

13. **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 (steel) 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. Violations of these rules can result in fines and reimbursement to the HOA for assessed fees by vendors.**

**14. ATTORNEY'S FEES:**

a. In the event that any suit or action at law or in equity is instituted or necessary to enforce or interpret the terms of the Hidden Lake Association's CCRs, Rules or Regulations, the Hidden Lake Home Owners Association shall be entitled to reimbursement of all related attorneys' fees, costs and necessary disbursements to attorneys, accountants or other vendors in addition to any other relief to which such party may be entitled, which shall include, without limitation, all fees, costs and expenses of appeals, as determined by the Attorney and HOA.

BE IT FURTHER RESOVED that:

- 1. The foregoing Supplemental Rules and Regulations are adopted by the Management Committee.
- 2. Notice of these Supplemental Rules and Regulations will be provided to all Unit Owners.
- 3. Each Owner and/or Occupant of a unit shall be responsible for notifying any household member, renter, guest or other visitor of the restrictions, limitations and prohibitions contained above.

Date: 2/27/23

ATTEST:



President, Hidden Lake Condominium Homeowner's Association, Inc.