

HIDDEN LAKES HOMEOWNERS ASSOCIATION RULES

These rules and regulations are promulgated to inform homeowners, residents, and guests of the requirements of the Association. These rules and regulations have been officially adopted by the Board of Directors and in no way limit the application of requirements of the Declaration of Covenants, Conditions, Restriction and Easements of Hidden Lakes, as recorded in the public records of Leon County, FL.

Fines may be assessed against any homeowner or resident who violates any of these Hidden Lakes Homeowners Association Rules and Regulations. Fines will be assessed at the amount of \$100 with an additional \$100 per day assessed for any continuing violation, up to a maximum of \$1,000 per violation (As stated in Florida Statutes Section 720.305. Fines will be levied only upon the majority vote of the Board of Directors and after homeowners and residents have been given notice of infraction and have failed to correct the violation. Homeowners will be responsible for the payment of any fines levied due to the violation of rules by any tenant (resident) or guest of the unit. Fines will be administered in accordance with Florida Statutes.

HOME/LAND USE-RESIDENTIAL ONLY

In accordance with Article VII of the Declaration:

All homes and lots shall be used for residential purposes and such other purposes set for in this Declaration. Lot shall not be used as access to any property adjoining the properties. No building of any type shall be erected, altered, placed or permitted to remain on any lot other than one duplex building or two attached single-family dwellings. All homes shall be used exclusively for single-family residential purposes with rental units requiring a minimum of six months lease.

MAINTENANCE

Each individual homeowner shall be responsible for the maintenance of the lot deeded to them including, but not limited to, the yard, porches and the enclosed areas of the home including the patio, screened areas, deck areas, and the exterior of the home. Each homeowner is responsible for the upkeep of all property to property lines. **Failure to maintain such areas are subject to corrective action by the Board of Directors of the Association including fines and the contracting of necessary repairs/maintenance to be done at the owner's expense in accordance with the restrictive covenants, bylaws, and these Rules and Regulations.**

- Maintenance includes keeping all areas neat in appearance **and not storing** items in view of the street. Including coolers, mops, brooms, furniture, yard debris, etc.

CHANGES TO YOUR HOME/ARCHITECTURAL CONTROL

All alterations to the exterior of the home (including, but not limited to: erection of any fences of any type, erection or placement of sheds, change in the exterior color of the home in any way, removal of trees, placement of satellite dishes or placement of any large recreational equipment, (i.e. pools, swing sets, etc. not including portable sports equipment) within view of the main road must be requested on an Architectural Control Request form. A Committee will review the request and provide approval/disapproval within 30 days of the request. **The homeowner assumes the responsibility and cost of reversing any changes made without the prior approval of the Architectural Control Committee, including any fines that might be assessed.**

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Adopted September 2017; Amended April 2018

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ARCHITECTURAL CONTROL (CONTINUED)

To obtain approval from the Architectural Control Committee for any alterations to the exterior of the home (including, but not limited to: erection of any fences of any type, erection or placement of sheds, change in the exterior color of the home in any way, removal of trees, or placement of any large recreational equipment, (i.e. pools, swing sets, etc. not including sports equipment), a detailed written plan with necessary illustrations, blueprints/drawings, and measurements, must be submitted to any member of the Board of Directors or to the management company. The plans will then be presented to the Architectural Control Committee. The committee has thirty (30) days by which to approve, deny, or provide follow-up feedback to the homeowner. To be considered for approval by the Architectural Control Committee requests fences must be of uniform size (6 to 8 feet in height) and constructed of wood material.

NUISANCES

In accordance with Article XII:

- No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become annoyance or nuisance to the neighborhood.
 - Quiet times for the neighborhood are between 11 pm and 7 am
 - Loud parties, music or other disturbances of the peace will be reported to Law Enforcement.
- Homeowners and residents shall not play or permit to be played any device, electronic or manual, to include, but not limited to, musical instruments, radios, televisions, or stereos, within or outside of any home that can be heard within any other home. All electronic devices producing noise to include, but limited to, radios and stereo systems are to be turned down upon entering the community. Failure to abide by this rule will result in the calling of the local law enforcement authorities in compliance with county noise ordinances. The giving of dancing or music lessons, vocal or instrumental is limited to daytime hours and should not disturb other homeowners and/or residents.
- Playing of loud music in the yard is prohibited at all times

JUNK CARS - TOWING

- "Junk cars" may not be stored on the property. A car is considered junk if it is immobile for a period of thirty days or longer OR does not have a current tag.
- Vehicles with flat tires for more than 30 days will be considered immobile and will be subject to towing.
- Any vehicle that is inoperable or not legally licensed is subject to towing. Vehicles on blocks for repairs will not be permitted within the community. Vehicles, for the purpose of the Rules and Regulations, are defined as cars and trucks. Vehicles violating this rule are subject to towing.

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PARKING

In accordance with Article XIX:

- There shall be no on street parking whatsoever of any vehicles, including but not limited to boats, motor homes, automobiles, trucks or trailers. Even under unusual circumstances on street parking will not be permitted.
- Vehicles should be parked on your property's parking pad. When there are more than two vehicles belonging to one unit, then parking on the grass for that property is permitted. No one should cross another owner's property to park on the grass.

TEMPORARY STRUCTURES, BOATS, CAMPERS, ETC.

In accordance with Article XIII:

- No structure of a temporary character, trailer, basement, tent, shack, garage, barn, storage building or other outbuilding shall be used on any Lot at any time as a residence either temporarily or permanently
 - No RVs, Campers, boats, tents, etc., shall be used or stored on the lot
 - Temporary tents may be used for a period of two days to accommodate a yard sale for shade
 - Boats, Campers, Trailers are subject to towing.

SIGNS

In accordance with Article XIV:

- No sign of any kind shall be displayed to the public view on any Lot except one sign of not more than five square feet to advertise the property for sale or lease.
 - Political signs may be displayed for one month prior to the election and taken down the day after the election
 - One Security System sign may be displayed by the front door near the house
 - No other signs are allowed including advertising businesses

ANIMALS

In accordance with Article XV:

- No animals, livestock or poultry of any kinds shall be raised, bred or kept on any Lot, provided, however, dogs, cats or other household pets may be kept, provided they are not kept, bred or maintained for any commercial purpose
- Household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose, and further provided that they are kept within the home or enclosed yard of the home. Any homeowner or resident may maintain no more than three (3) household pets. Caged animals such as birds, fish, hamsters, mice, and ferrets are not restricted as long as they do not cause a nuisance to any resident and are not raised or bred for commercial purposes.
- Household pets outside of the homeowner's property must be on a leash and accompanied by the owner. Pets found wandering the neighborhood are subject to Leon County Animal Control Laws and may be picked up by the local humane society. Barking dogs are to be moved to the inside of the home and quieted.

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ANIMALS (CONTINUED)

- Pets should be kept in the back yard in a fenced area when outside and unattended. Pets which are tied up outside, may not be left unattended in any unenclosed area. **Violations will be reported to Animal Control.**
- **The owner of the pet, or the individual walking the pet, must remove pet waste from any area, including another homeowner's property or any property owned or maintained by the Association. Failure to do so will result in Association fines and the notification of animal control officers and/or health officials. Fines regarding the cleanup of pet waste from common areas will be assessed to the owner of the property at which the pet resides or is visiting.**

GARBAGE, TRASH, BULK ITEMS AND REFUSE DISPOSAL

In accordance with Article XVIII:

- No Lot shall be used, maintained, or allowed to become a dumping ground for scraps, litter, leaves, limbs or rubbish. Trash, garbage or other waste shall not be allowed to accumulate on any Lot or other part of the Properties and shall not be kept except in sanitary containers installed in such a manner to be acceptable to the Board of Directors of the Association or an architectural control committee appointed by the Board. All equipment for storage disposal of such material shall be kept in a clean and sanitary condition and shall not be visible from the street.
- No lot shall store items on the side of the unit and all personal items such as mops, grills, coolers, etc., shall be stored in the rear of the unit.
- **Trash cans for City pickup, may be taken to the curb the afternoon before pickup and should be returned to the side or rear of the unit the day of pickup.**

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