

Hidden Lakes Rules Summary

1. **Residential Use.** Homes are to be used for single family residential use only.
2. **Nuisances.** No obnoxious or offensive activity, loud noises, or noxious odors shall be permitted. No use or practice shall be allowed which interferes with the peaceful possession or proper use of the homes or surrounding areas.
3. **Outside Storage.** The personal property of any Owner shall be kept inside the Owner's Home or fenced-in yard, except for patio furniture and accessories, and other personal property commonly kept outside, which must be kept in the rear of the Lot and must be neat appearing and in good condition.
4. **Parking.** No recreational vehicles, campers, trailers, boats, aircraft or motorcycles may be parked on the property overnight, except within a garage. No overnight parking is permitted in any area other than driveways and garages. Overnight is considered to be 11:00pm to 6:00am. No parking is permitted on common grass areas at any time. Any vehicle parked within the Property must be in good condition and repair, and must have valid license. No ATV's or similar vehicles are permitted to be operated within the property or parked outside of a garage overnight.
5. **Refuse.** Each Owner shall regularly pick up all garbage on his lot. Trash to be collected may be placed on the front of the lot after 5:00pm on the day preceding pick up and removed on collection day. The container must be stored out of view at all other times.
6. **Leases.** No portion of a home (other than the entire home) may be rented. Owners are responsible for the behavior of their tenants. The Association has the right of eviction.
7. **Temporary Buildings.** No tents, trailers, shacks or other temporary buildings or structures shall be placed on the property without the prior written approval of the Board or Directors.
8. **Garages.** No garages shall be permanently enclosed so as to make the garage unusable by an automobile. No portion of the garage originally intended for parking shall be converted into a living or storage space. All garage doors shall remain closed when vehicles are not entering or leaving the garage.
9. **Animals and Pets.** Only commonly domesticated household pets may be kept on any Lot or in a Home, but in no event for the purpose of breeding or for any commercial purposes whatsoever. No animal may be kept that causes distress or is a nuisance to another property owner, resident or guest. Under no circumstances may a pit bull be permitted on the Property. All pets must be leashed when on common property, and all pets must be cleaned up after.
10. **Additions and Alterations.** No exterior alterations to the Home or Lot will be permitted without prior written approval from the Board of Directors.
11. **A/C Units.** Only central air conditioning units are permitted. No window, wall or portable units are permitted. No air conditioning equipment shall be installed on the ground in front of or attached to any front wall of any Home.
12. **Clotheslines.** No clotheslines or clothes poles shall be erected, and no outside clothes-drying is permitted.

13. **Antennas and Satellite Dishes.** No owner may erect or maintain a television or radio antenna, satellite dish or similar apparatus unless it is less than 2 feet in diameter, it is screened from public view and is located behind the Home either in the rear yard or affixed to the rear roof, when these locations will provide for adequate signals. All antennas and satellite dish installation requires written approval from the Board of Directors.
14. **Flagpoles.** No owner may erect or install a flagpole or decorative banner on any portion of the home, including freestanding detached flagpoles or banners without prior written consent from the Board of Directors.
15. **Oil and Gas Tanks.** Oil tanks, bottled gas tanks, and all permanently affixed swimming pool equipment and housing shall be underground or placed in walled-in or landscaped areas so that they shall be substantially concealed or hidden from view. Installation of these types of equipment requires prior written consent from the Board of Directors.
16. **Signs.** No signs shall be placed at any home with the exception of one “For Sale” sign or one “Open House” sign limited to six square feet in size.
17. **Window Treatments.** Window treatments shall consist of draperies, blinds, decorative panels or other tasteful window coverings. No temporary window treatments are permitted except for periods not exceeding one week after an Owner or tenant first moves into a Home.
18. **Lakes.** There shall be no swimming, use of personal flotation devices, or boating of any type on the lakes. No owner shall construct or install any piers or docks on any portion of a lake or adjacent open space.
19. **Swimming Pools.** No swimming pools, spas, hot tubs or similar equipment or facilities shall be installed without the prior written consent of the Board of Directors. No above-ground swimming pools except for small children’s wading pools shall be permitted.
20. **Fences and Walls.** All fences and walls must be approved by the Board of Directors prior to installation. All fences must be white vinyl not to exceed 6’ in height. No fence may be constructed on the portion of any Lot between the front of the Lot and the front of the home.
21. **Mailboxes.** No mailboxes are permitted except for mailboxes which are identical to mailboxes originally provided for the homes by the developer or Centex.
22. **Swimming Pool Rules.** The swimming pool rules are posted at the pool. A copy of the pool rules is attached.
23. **Rules.** The Board of Directors has the authority to enforce these and any other rules that they feel are necessary to the well being of the property.

Please note – this summary is intended to provide an overview of the Association Rules as per the Hidden Lakes Declaration of Covenants. It is not intended to replace the Covenants or to be a complete listing of all regulations.

HIDDEN LAKES POOL RULES

1. THE HIDDEN LAKES POOL IS FOR OWNERS, RESIDENTS AND THEIR ACCOMPANIED GUESTS.
2. THERE SHOULD BE NO SOLO SWIMMING.
3. THERE SHOULD BE NO RUNNING, BOISTEROUS OR ROUGH PLAY.
4. NO PERSON UNDER THE INFLUENCE OF ALCOHOL OR DRUGS SHOULD USE THE POOL.
5. THERE SHOULD BE NO SPITTING OR BLOWING NOSE IN POOL.
6. PERSONS WITH DIARRHEL ILLNESS OR NAUSEA SHOULD NOT ENTER THE POOL.
7. PERSONS WITH SKIN, EYE, EAR OR RESPIRATORY INFECTIONS SHOULD NOT ENTER THE POOL.
8. PERSONS WITH OPEN LESIONS OR WOUNDS SHOULD NOT ENTER THE POOL.
9. NO ANIMALS OR PETS ALLOWED IN THE POOL.
10. NO GLASS ALLOWED IN THE POOL OR ON THE DECK.
11. NO CHILDREN UNDER THE AGE OF 16 SHOULD BE IN THE POOL WITHOUT SUPERVISION.
12. YOU SHOULD TAKE A SHOWER BEFORE ENTERING THE POOL.
13. THE POOL IS OPEN FROM 8:00AM TO 8:00PM.
14. THE MAXIMUM NUMBER OF SWIMMERS ALLOWED IN THE POOL IS 132.
15. A FIRST AID KIT IS LOCATED ON THE POOL HOUSE.
16. AN EMERGENCY PHONE IS LOCATED ON THE POOL HOUSE.
17. NO LARGE FLOATS ALLOWED IN THE POOL.
18. ALL INFANTS AND TODDLERS IN THE POOL MUST WEAR DISPOSABLE SWIM PANTS.

Hidden Lakes Fining System

In order to help enforce these regulations, the Board of Directors has developed a fining system as follows:

1. Owner is notified of the infraction and given seven days to make correction.
2. A fine of \$25.00 is levied after seven days if no correction is made.
3. An additional fine of \$50.00 is levied after fourteen days if no correction is made.
4. An additional fine of \$100.00 is levied after twenty-one days if no correction is made.
5. Additional fines of \$10.00 per day are levied after thirty days if no correction is made.

All fines will be placed directly on the owner's account and will be treated as any other balance due. (i.e. could incur late fees, legal fees or even cause a lien upon the property if unpaid). Fines incurred by the tenant are the responsibility of the owner and will be billed to the owner's account.

Our purpose is not to impose a hardship on any owner, but to have a standardized procedure for rules enforcement. Should an owner have a question or problem with a notification or fine, they should contact Allied Management, who will bring their appeal to the attention of the Board of Directors.