

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.