

HIDDEN LAKE

The Rules and Regulations hereinafter enumerated as to the Corporation Common Areas shall be deemed in effect until amended by the Board of Directors ("Board") of Hidden Lake Homeowners Association, Inc. to be binding upon all Owners. The Owners shall, at all times, obey said Rules and Regulations and shall be held responsible for seeing that they are faithfully observed by their families, guests, invitees, servants, lessees and persons over whom they exercise control and supervision. All definitions are contained in the Declaration and General Protective Covenants for Hidden Lake Homeowners Association.

The purpose of this handbook is to provide quick and easy access to the most common issues that arise in the community by Homeowners and renters. It is only a compilation of the most frequently considered rules and regulations and **not to be considered in any way a definitive and complete guideline**. Homeowners may request a replacement copy of their official Hidden Lake documents by sending a \$50 check payable to Hidden Lake HOA to the Property Management Company.

Homeowners who lease their property should copy and share this information with their tenants

Pool Rules

- No children under the age of 12 permitted without adult supervision. This does not mean a fourteen year-old baby-sitter...but an adult over 18. Unaccompanied children may be asked to leave. If you send your child to the pool with a neighbor, please be sure that the neighbor can swim.
- Babies and toddlers who normally wear diapers **must wear rubber pants**.
- Flotation devices and diving equipment are not permitted in the pool. These include "boogie boards", plastic lifesaver rings, chairs and floating pads. Anything that you or your kids can lie on or float upon is a flotation device. Water wings and noodles are okay to use. *What's the harm?* There are numerous reasons why flotation devices cannot be brought into the Hidden Lake pool. For one, our insurance company prohibits it. Even with adult supervision, kids sometimes jump on them and miss, and run the risk of banging their heads the side of the pool or falling onto someone else. It could also wind up accidentally flying into another swimmer's head or eyes
- No ball playing, throwing of any object, running or horseplay is permitted in the pool or pool area. **NO DIVING!**
- Bicycles must be parked in the designated area outside of the pool.
No riding bicycles, skating or skateboarding in the pool area at ANY time.
- No reservation of chairs and lounges...one per person. Pool furniture is not to be removed from inside the pool area.
- Do not block pool steps.
- **NO FOOD IN THE POOL AREA.** No cookies, chips, fruit, baby food...nothing edible.
The Palm Beach County Board of Health dictates this rule.
- **NO GLASS. NO ALCOHOL.**
- The gate is to remain locked at all times.
- No one in the pool or pool area during thunderstorms, lightning or rain.
- **Pool hours are from 7:30 a.m. to dusk.** Do not enter the pool area to use the restrooms or water fountain after dark.
- No pets permitted inside the pool area.
- All swimmers must shower before entering the pool.
- Duplicate pool keys are available at a cost of \$10 each by calling the Property Mgmt. Office.

Parking and Use of Vehicles

- There shall be no parking of vehicles along streets, sidewalks, on the swale area or on the grass by owners or guests.
- No motor vehicle that cannot operate on its own power shall remain on the property for more than 12 hours except in the garage of the Home.
- **No repair, except emergency repair, of vehicles shall be permitted within the Properties.**
- All vehicles must have valid license plates unless in the garage of the Home.
- **No commercial vehicle, recreational vehicle, boat or camper may be kept on the Properties** except in the garage.
- **Cars may not be parked overnight anywhere in the community except for Homeowners' private driveways and designated parking spaces at the pool.** The spaces must be vacated during the day for use by those using the pool.
- Cars left for more than 24 hours at the pool are subject to towing at the Owner's expense.

Trash and Recycling Collections

As of the time of publication, Palm Beach County collects garbage on Monday and Thursday mornings. **Landscaping and yard waste is collected only on Mondays.** Do not leave vegetation waste out earlier than Sunday night. Recyclables are collected Thursday mornings in yellow and blue receptacles available for free by calling 930-2727.

Trash may not be placed at the curb earlier than 6 p.m. the evening preceding pick-up. Receptacles must be returned to the Home by the evening.

Garbage and recycle containers must be kept inside the garage or behind the house. They should not be visible from the street. Everyone's cooperation is appreciated in picking up strewn trash that the trucks leave behind.

THERE IS NO GARBAGE or RECYCLING COLLECTION ON CHRISTMAS DAY Garbage and recyclables will be collected on the next scheduled pick-up day.

Use of Property

- **No loud noise** (radios, televisions, musical instruments, ball playing, lawn mowers, loud parties, music, firecrackers, barking dogs, car alarms and car or motorcycle engines etc. and other disturbances) before 8 a.m. or after 10 p.m. **Excessive and/or aggravating noise at any hour is prohibited.** .
- No more than two domesticated house pets (dogs or cats) are permitted in a Home and such pets must be registered with the community. Pets shall not be kept, bred or maintained for any commercial purposes and pets causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the Home, Lot and Properties upon three days' written notice from the Association.
- **Pet owners shall curb their pets and are responsible for clean up of their pets' waste.** All pets shall be kept on a leash at all times when off the Owner's premises.
- No Home shall be used for commercial purposes including but not limited to the repair or storage of automobiles, motorcycles or other industrial or mechanical work.
- Car or motorcycle repairs not permitted except for emergency repair (flat tires etc).
- No Home shall be leased for a period of less than three (3) months and a Home may be leased no more than once per calendar year. **A Home may not be leased without prior approval by the Board.** Any Homeowner wishing to lease their house must contact the Property Manager and submit rental application fee and security deposit. Homeowners not in good standing with the community will not receive permission to lease the Home until all payments are current and any fines owed are paid in full.

Aesthetic and Structural Changes to the Property

- No television, radio, satellite dishes or any other type of antenna shall be erected on exterior of Homes without prior written consent of the Board of Directors.
- No garments, rugs, etc. shall be hung from windows or doorways of Homes, and no clotheslines or similar type structure shall be permitted on the lot, except as approved by the Board of Directors.
- No Owner shall install any window mounted or through the wall mounted air conditioning unit in the Home.
- No change in the color of the exterior, landscape replacement, change or addition of lighting, gutters, swimming pools, fences, mailboxes, storm shutters, basketball hoops, window tinting and foil materials or other sun shielding materials or devices, solar panels, sheds, driveways, patios, pathways, pavers or other structures to the exterior of a Home shall be made unless such change is first approved in writing by the architectural Control Committee. Applications are available from the Property Manager and must be returned with a \$10 fee payable to Hidden Lake HOA.
- Hurricane Shutters may not be put in place unless there is an immediate storm warning. Shutters and boards must be removed when the storm has passed.
- Portable basketball hoops may not stand on or near the street or any other common property.
- Motorized (gas or electric) scooters, motorized (gas or electric) skateboards, unlicensed mopeds and motorized soapboxes are prohibited.

Maintenance

Monthly maintenance is due on the first of each month. A \$25 late charge is imposed if the property management office does not receive the payment by the tenth of the month.

Signs

Homeowners shall not display "For Sale" or "For Rent" signs anywhere on their property including inside their windows. "Open House" signs are permissible only during the time the house is open to the public. No signs may be placed on Hidden Lake common property or Boca Chase common property.

With the exception of alarm company signs, no other signs are permitted.

Landscaping and Appearance

The Association will maintain the grassed areas in the front of the Homes and side yards of corner lots, which are facing the streets. Said maintenance will include mowing, edging and fertilization of the lawns and the maintenance of the common irrigation system. Owners will be responsible for the maintenance of the rear yard of their property, including, but not limited to, mowing, edging and fertilization of the lawns and maintenance of the common irrigation system. Owners shall also be responsible for the maintenance of all shrubbery, trees and landscaped beds in the entire lot. Repair of any damage to the common irrigation system caused by an Owner, his invitees, guests or tenants, will be the responsibility of said Owner. If the Owner fails to repair the damaged irrigation system, the Association may repair the system and the Owner will be billed for the costs of said repair.

It is the responsibility of each Homeowner to maintain an attractive, clean appearance. In the event an Owner fails to maintain his Property in a manner reasonably satisfactory to the Board of Directors of the association or any committee established by such Board, the Association shall have the right, through its agents and employees, to maintain and restore the improvements.

Should any portion of the Home which the Association is required to clean, maintain, repair or replace as a result of the negligence of the owner, his family, lessee, guests, servants or invitees, the applicable Owner shall be responsible for the cost. The Association shall have the right to levy an assessment against the Owner for such costs.

In addition, your Board of Directors reminds you:

- Do not speed through the community.
- Children on bicycles, skateboards, etc. must wear safety helmets as per county regulations
- Bicycles, sports equipment, toys or any other items left in the street or community property for more than a day are subject to removal by the janitor.
- If a renter leaves garbage at the curb more than 24 hours before scheduled pick-up, the cost of removal by the association's janitorial service or a private hauler will be deducted from the tenant's security deposit.
- Holiday lighting must be removed by mid-January. No loud music from decorations permitted. (See *Use of Property, page 3*)
- A NO SOLICITING sign is posted at the entrance. Flyers, leaflets and door-to-door sales are prohibited. Please caution anyone distributing materials that they are subject to fines. Our management company is instructed to contact any company who litters our streets and have them return to remove their flyers. Religious groups are exempt.
- When trimming trees, do not "Hat Rack" them as it is illegal in Palm Beach County and can cause decay and damage to the tree because cuts are made in the wrong places Hire only a licensed and insured tree trimmer. The branches may not be left at the curb unless it's the night before landscaping is collected by the Solid Waste Authority.

Trees must have a 20' canopy prior to trimming. Branches no larger than 1" in diameter may be cut when shaping, no more than 25 percent of the canopy may be removed in a one year period.



Property Management Companies

Hidden Lake:

Davenport Professional Property Management

6620 Lake Worth Rd., Suite E
Lake Worth, FL 33467
TEL (561) 642 5080
FAX (561) 642-5481

Boca Chase:

United Management Company

11784 West Sample Road #103
Coral Springs FL 33065
(954) 752-8119

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