

HIDDEN COVE III HOMEOWNERS' ASSOCIATION

HOUSE RULES

(As extracted from the Covenants, Conditions, and Restrictions of Hidden Cove III)

Vehicle & Parking Restrictions

All vehicles, inoperable or otherwise, including but not limited to automobiles, trucks, campers, boats, recreational vehicles, snow machines, or other machinery, shall be kept in a garage or other closed structure, or screened so item is not visible from streets, adjoining lots or nearby homes.

Board interpretation of the automobiles in garage - if garage space does not allow for all your vehicles to be put in the garage, driveway parking will be okay, provided that the vehicle(s) are operational (non-derelict appearing, including but not limited to snow accumulation on top of and around vehicle), properly and currently licensed (street legal).

With the sole exception of marked police patrol vehicles in active service, no commercial or governmental vehicles, or commercial or construction equipment shall be parked, placed, erected, or maintained on any lot for any purpose.

No vehicles or equipment shall be parked or placed in a public right-of-way for more than twenty-four (24) hours. No vehicle or equipment owned by or under the control of a resident shall be placed on a public street within the community for more than forty-eight (48) cumulative hours in any week. The Municipality of Anchorage also does not allow parking that obstructs city maintenance or emergency right of ways.

No repair or restoration of any motor vehicle, boat, trailer, aircraft, or other vehicle shall be permitted (except emergency repairs, only to the extent necessary to enable movement to proper repair facility).

To accommodate recreational vehicle owners, the Board of Directors will allow parking of recreational vehicles in driveways ONLY IF: (1) The vehicle is actively being loaded or unloaded; (2) the vehicle is NOT parked for more than three (3) days in a seven (7) consecutive day period; (3) the seven (7) consecutive day period starts on the first day the vehicle is in the neighborhood.

Architectural Control

All lots are subject to Architectural Controls, Exhibit E of the Declaration (or contact a member of the Board of Directors or your management office

Shed sizes must be 8x10, must be constructed of wood (no metal sheds), and must be painted the same color as the home. All accessory structures must be constructed at least 10 feet from the primary structure on a lot.

Driveways may not exceed the width of the garage without special exemption from the board.

No garments, rugs, or other objects shall be hung from windows – only customary curtains, shades, draperies, or some combination therefore. No newspaper, metal foil, sheets, blankets or similar materials.

No dog run, shed, greenhouse, wood pile, play equipment, or any other similar structure shall be placed in private landscape easements (see your as-built for private landscape easement locations).

Pets

Only domestic dogs, cats, or other normal household pets are permitted, provided they are not kept, bred, or maintained for commercial purposes. No more than two dogs, or one dog and one cat, or two cats may be kept.

All pets shall be fenced or otherwise restrained at all times. No pet shall be allowed to run freely. Pets secured in front yards where accessible by children should not be left unattended.

Pet owners shall maintain all structures, pens, and yards where she or he keeps the animal, and all areas adjacent thereto, shall be kept clean and in a sanitary condition and free from objectionable odor.

Pet owners shall not permit an animal to annoy another lot owner by interfering with sleep, work or reasonable right to peace or privacy by the animal making repeated and continued noise. The Association shall have the right to prohibit maintenance of any animal which constitutes, in the opinion of the Board, a nuisance, or for damage to person or property caused by any pets brought or kept by an owner, his or her family members, guests, licensees, or invitees.

Miscellaneous Use

The landscaping standards for the Association require a minimum of two evergreen trees not less than six feet in height and one deciduous tree of not less than six feet in height and a minimum of four shrubs not less than two feet in height, front portion of each. Some "pie shaped" lots, or lots with minimal yard space, have been granted waivers.

Residences shall be used exclusively for single-family residential purposes.

No business or commercial activity shall be maintained or conducted except home professional pursuits not requiring regular visits from the public or unreasonable levels of mail, shipping, trash, or storage, and, provided that there is no external evidence thereof. Use of a lot for a bed and breakfast or as a child care facility, of any size, is not permissible.

Garages shall not be used for dwelling purposes.

Any home owner may lease their unit, but such lease must be in writing, must be for a term of more than sixty (60) days, must comply with the terms of the Association's governing documents, must not be for transient or hotel purposes, must provide that failure to comply in all respects with the Association's governing documents shall be a default under the terms of the lease, and must be approved by the Board of Directors. A copy of the lease must be submitted to the management office.

All residences are entitled to the peaceful and quiet enjoyment of their homes between 10:00 PM and 8:00 AM. Activities such as snow blowing, lawn mowing, skate boarding, basketball, etc should be curtailed.

No noxious or offensive activity is permitted, nor anything therein which might be, or may become, an annoyance or nuisance to residents, is permitted. Such nuisances include the use of any heavy equipment or derelict automobiles.

No signs of any kind shall be displayed except one sign of not more than five (5) square feet advertising a home for sale or rent.

Except for 6pm the evening before or the day of pick-up, all trash containers must be screened.

Portable basketball standards, when not in use, must not be left unattended in any Municipal right of way, and stored out of sight during winter months.

Enforcement

The Board of Directors reserve the power to establish, make and enforce compliance with such additional rules and regulations as may be necessary, with the right to amend the same from time to time, and to impose reasonable fines for infractions of all rules and regulations.

The application of terms in the above shall be interpreted by the Board of Directors as that which a reasonable person, under reasonable circumstances, would normally interpret the application of terms to be.

Delinquency

The Board of Directors adopted the following delinquency policy:

Current plus one month's dues, friendly reminder; current plus two month's dues, demand letter; current plus three month's dues, forwarded to legal counsel for collection. A \$10 late fee accrues monthly (dues are due upon receipt of statement, delinquent after the 25th of the month). All collection costs and/or legal fees will be billed back to the respective owner.

Amended: August 30, 2017