

HIDDEN LANDING HOMEOWNERS' ASSOCIATION

RULES AND REGULATIONS

1. GUESTS STAYING IN A UNIT AT THE OWNERS INVITATION FOR A DEFINED PERIOD OF TIME **WITHOUT THE OWNER PRESENT** WILL BE LIMITED TO **FAMILY MEMBERS ONLY**. (Parents, Children, Brother, and Sister), PROOF AND DOCUMENTATION IS REQUIRED.
2. THE **MAXIMUM** LENGTH OF TIME SOMEONE MAY BE DEFINED AS A GUEST IS **30 CONSECUTIVE DAYS**. MORE THAN 30 CONSECUTIVE DAYS **THEY BECOME OCCUPANTS** AND ARE SUBJECT TO REQUIRED SCREENING AND BACKGROUND CHECKS.
3. COURTYARD IS TO BE KEPT CLEAN. NO RUGS, TOWELS, LINENS, CLOTHES OR ANY OTHER ITEMS SHALL BE HUNG FROM THE COURTYARD FENCE.
4. ALL PLANTS IN THE COURTYARD MUST BE KEPT CUT AND TRIMMED AND NOT HANGING OVER THE FENCE.
5. ALL PERSONAL ITEMS ARE TO BE KEPT INSIDE THE UNIT AREA. THIS INCLUDES ALL TOOLS, LADDERS, BIKES, TOYS OF ANY KIND, ETC. ALL PERSONAL ITEMS FOUND ON THE COMMON GROUND AREA WILL BE REMOVED AND DISCARDED BY ASSOCIATION PERSONNEL.
6. VEHICLES REFERRED TO AS WORKING COMMERCIAL VEHICLES ARE STRICTLY PROHIBITED TO BE PARKED IN THE DRIVEWAY UNLESS WORK IS BEING PERFORMED AT THE RESIDENCE. NO VEHICLE REPAIRS ARE ALLOWED (EXCEPT FOR EMERGENCY REPAIR). NO WORK OF ANY KIND IS TO BE PERFORMED IN THE DRIVEWAY OR OPEN GARAGES. ALL VEHICLES PARKED ON THE PROPERTY MUST BE FULLY OPERATEABLE, CURRENTLY LICENSED AND IN GOOD CONDITION.
7. **ALL VEHICLES MUST BE REGISTERED WITH THE MANAGEMENT OFFICE**. VEHICLES MUST BE OWNED AND REGISTERED BY THE RESIDENT OCCUPYING THE HOME UNLESS THEY ARE GUEST STAYING WITHIN THE 30-DAY GUEST RULE. **NO DULLY WHEEL TRUCKS ALLOWED**.
8. **NO ATV'S, GO CARTS, OR GOLF CARTS** ARE ALLOWED ON THE PROPERTY (EXCEPT THE MAINTENANCE GOLF CART).
9. CONTINUED ABUSE OF THE RULES AND REGULATIONS OF THIS ASSOCIATION COULD LEAD TO HAVING FINES IMPOSED AND/OR LEGAL ACTION.
10. RENTALS MUST BE 6 MONTH TERM (TWICE A YEAR) OR 12 MONTHS, WITH RENEWAL THEREAFTER.
11. NO PARKING IN CUL DE SAC OR STREET ALLOWED UNLESS YOU HAVE THE COMMUNITY SPECIAL TEMPORARY PARKING PERMIT. BOOTING AND TOWING WILL OCCUR WITHOUT FURTHER NOTICE.

REVISED 8/15/23 HIDDEN LANDING BOARD OF DIRECTORS