

Hidden Village Owners Association

Community Rules

WELCOME TO HIDDEN VILLAGE OWNERS ASSOCIATION...

Our Community Rules were written for your general welfare, safety, and enjoyment. Your compliance is required in order to maintain high community standards within Hidden Village.

If Community Rules are not consistent with the Hidden Village Owners Association Proprietary Lease (“Lease”) then the Lease shall prevail

OWNER CONTRACT AND PAYMENTS AND FEES

1. All monthly rents, late fees and other charges are due per Section 3 of the Lease.

RESIDENCE

2. All homes must be pit-set. The home shall be in compliance with all pertinent Thurston County Building Codes and ordinances, rules and regulations, and the proper permits must be obtained.
3. The homes placed within Hidden Village Park shall conform to standards designed to assure quality homes and to assure their maintainability and appearance in the future. The criteria for such standards for which the homes must conform are:
 - a. Asphalt shingles or equal interlocking metal roofing in muted colors will be considered.
 - b. Residential house lap siding, wood residential type siding, or equal.
 - c. Muted colors.
 - d. Must be of quality design and manufacture and be approved by the Board.
 - e. Home must have a minimum roof pitch of 3/12 and be of minimum “double-wide” width.
 - f. Member shall not commence any structural changes or improvements to the space or home without Board’s prior written permission. This includes any improvements such as room additions, cabanas, screened enclosures, awnings, utility buildings fences, decks, ramps, carports, and garages. Plans must be submitted to the Board in writing, approved by the Board in writing, and approved by the Thurston County Building Department if required. Any necessary building permits are the responsibility of the resident.
 - g. On new home installations, permanent steps, or a ramp to assist disabled residents, must be installed prior to occupancy.
 - h. All utility buildings (sheds) and garages must match the material of the home (siding, roof, color) as closely as possible. Maximum size of the shed shall be determined by the Thurston County Building Code and the lot lines, as space allows. Any necessary building permits are the responsibility of the resident.
4. Each home lot is assigned a street address number. The owner is responsible for purchasing and placing such number on their home, on the side facing the street, approximately five (5) feet above the ground. This is to be placed within fifteen (15) days of occupancy.

5. If plans for improvement require digging, the plans must be submitted to, and approved by, the Board, prior to any digging. In addition, prior to digging, the property must be reviewed and marked, which is scheduled at no cost by contacting 1-800-424-5555 (“Call Before You Dig”).
6. The manufactured home exterior and lot area must be kept reasonably neat and clean. Gutters and downspouts are required on the home and carport / garage. Skirting is required around the entire perimeter of the home, with a crawl space access near the rear of the home as per Thurston County Building Code. Painting of the exterior and trim may be required by the Board.
7. Wading pools more than 18 inches high, trampolines, or other play structures require written approval from the Board, which may also require proof of liability insurance coverage for such items. Pools that hold more than 24 inches of water are required by law to have a 4-foot locking fence surrounding it, and also require a permit from Thurston County.
8. Tampering with any neighborhood electrical, water, or sewer connections is strictly forbidden. Residents will be held responsible for any damage to underground utilities.

LANDSCAPING / MAINTENANCE

9. A landscaping diagram must be submitted and approved by the Board. Landscaping is to be completed within sixty (60) days of backfill. (In the winter, more time will be allowed for completion.) A front yard light is required. Size, height, style, and location are to be approved by the Board. The light is to be maintained in working condition and contain a timer or light sensor. ****See paragraph 13 of these Rules regarding existing landscaping****

All existing landscaping not installed by the homeowner must stay in place and be maintained by the resident in accordance with the approved landscape plan on file with the Thurston County Building Department (File #3282052), (Pages 1-3), filed 3/3/2000.

10. Once completed, landscaping is to be maintained, by the resident, in good condition. For any Spaces that are determined by the Board to be in poor condition, the Board may give notice to the Member to cause the Space to be brought to good condition in accordance with Section 7 of the Lease. If the Member fails to act in a manner satisfactory to the Board, the Board may carry out repairs and charge the Member for the costs in accordance with Section 8 of the Lease. All trimmings must be disposed of properly at the expense of the resident.
11. All fencing type, height, and location shall be approved by the Board.

PETS

12. Vicious animals are prohibited. If, the Board is presented with evidence that an animal presents a potential danger to other residents, even though it may be confined by a fence or leash, the Board shall give the owner a written notice to remove the animal from the neighborhood within 15 days. If the animal presents an imminent danger, the written notice shall demand the animal’s removal within 24 hours. In severe cases, the Board shall request its immediate seizure by Thurston County Animal Services.
13. All pets must be kept indoors or within a securely fenced yard unless on a leash. Pets are not to be leashed or tied up out-of-doors when the owner is away from home or for more than 30 minutes at a time. Residents must abide by Washington State law regarding tethering pets outside. <http://app.leg.wa.gov/RCW/default.aspx?cite=16.52.350>. Any resident may report suspected violations to Thurston County Animal Services at 360-352-2510 for investigation.

14. Owners must clean up after their pets. Owners of pets must keep their yard clean of pet feces. When walking pets, the resident must pick up after a pet defecates. Hidden Village provides pet disposal bags at the kiosk near the entrance of the community.

VEHICLES

15. Speed limit in the neighborhood is ten (10) miles per hour and is posted. Fast or careless driving will not be tolerated. If a situation arises, the Board shall notify resident and take appropriate measures.
16. On-street parking is allowed for 30 minutes only. Visitor parking areas are for guest parking only. The resident is responsible for the proper parking of his/her guests' or visitors' vehicles. The Board reserves the right, after reasonable notice to the resident or any guest or visitor, to tow away any improperly parked vehicle. Any and all expenses incurred are the responsibility of the resident.
17. Minor repairing of vehicles is permitted on the lot. Minor repairing is defined as: "any repair that is expected to start and end on the same day." Overhauling is prohibited. Vehicles parked within Hidden Village must be licensed and in operable condition.
18. There shall be no boats, travel trailers, campers, RV's, or utility trailers parked at a residence. Such may be permitted at the owner's residence for the purpose of loading and unloading for a period of no longer than 24 hours without prior written permission from the Board.
19. Motorcycles are permitted, provided they are legally licensed.
20. The Board assumes no responsibility for vehicles on Hidden Village Owners Association property as regards to theft, vandalism, or damage, including that caused by outside traffic entering the premises.

INSURANCE

21. The resident is responsible for protecting his/her personal property. The resident or guest shall hold the Board harmless from any liability for the loss of, or damage to, the real or personal property of the resident or others, or injury to, or death of, any persons (including, but not limited to, employee or management and guests, or invites of resident) suffered on a member's lot. Members must carry liability insurance covering their spaces and homes.

UTILITIES

22. Residents are to furnish their own garbage containers or service. After collection, containers should be returned to the home.
23. Satellite TV dishes may be installed only in the rear of the home, which, depending on the home's lot, may not be possible due to surrounding trees. Placement elsewhere on the premises must have the board's prior approval in writing.

NOISE

24. Residents and guests must uphold the noise abatement curfew of 11:00 pm to 7:00 am.
25. Flood lights will not be permitted to be left on all night.

TERMINATION OF LEASE

26. Grounds for termination of this Lease shall include, but shall not be limited to, the following:
- Failure to pay the Space Rent, Membership Fee, or any other fees, costs, assessments, charges or amounts owed to the Corporation;
 - Substantial violation, or repeated or periodic violations of the Community Rules;
 - Activity that endangers the effective operation of the Corporation, including illegal activity;
 - Provision of false information regarding income certification, either on application for Membership, annual income certification, or otherwise;
 - Other activity that qualifies under RCW 59.20.080 (grounds for termination of tenancy in a mobile home park), including activity that violates RCW 59.20.140 (duties of a tenant in a mobile home park).

MISCELLANEOUS

27. Subletting is not allowed. The Board may waive this policy at its discretion, consistent with waiver policies that may be established by the board and membership and modified from time to time.
28. Only "For Sale" yard signs are allowed on a lot. If a home is placed for sale, a small sign no larger than 18" x 24" may be erected in the street-side yard. See Article III of the Hidden Village By-Laws for necessary information about selling a home.
29. Any signs or displays larger than 18" x 24" on a structure require written permission from the Board and any applicable permits from Thurston County.
30. There shall be no storage of personal property in the greenbelt areas without prior written approval by the Board.
31. Installation of wood, pellet, or propane burning units requires inspection and approval by the Thurston County Building Department. Storage location of fuels shall be approved by the Board.
32. The Association has the right to enter the land upon which the home is situated as per RCW 59.20.130(7). See also Section 8 of the Lease.
33. No commercial enterprise or business shall be allowed to operate within Hidden Village without prior written approval of the Board.
34. The use or display of firearms is prohibited.
35. All children must be supervised by an adult. Hidden Village Owners Association is not liable for anyone playing or riding bikes in the neighborhood. Miscellaneous recreational items must be kept off the streets at all times. Wandering into neighbors' lots is not allowed, unless permission is given by the neighbor. For any damage to Spaces, homes, or common areas within Hidden Village Park caused by the Member or Member's guests, the Member shall repair damage following written notice from the Board in accordance with Section 7 of the Lease. If the Member fails to act in a manner satisfactory to the Board, the Board may carry out repairs and charge the Member for the costs in accordance with Section 8 of the Lease. Members are responsible for the actions of their guests.

36. There is a limit on the number of occupants (any person who resides in the home for more than 30 days in a 60-day period). The maximum number of occupants is the equivalent of 2 persons per bedroom plus 1, e.g., for a 2-bedroom house the total number of allowed occupants would be 5, and for a 3-bedroom house the total number of allowed occupants would be seven 7.

The Community Rules shall be amended by vote of the Board or a committee of the Board, as the Board shall determine, and by vote of a majority of the Members entitled to vote, provided there shall be three months notice before an amendment is implemented following the Members' vote, unless at least 25% of the Members entitled to vote petition the Board for a shorter notice period.