

Below is a Quick Summary of key **Hidden Harbour Homeowner Association** Rules and Restrictions to help us Maintain and Enhance the Value and Living Environment of our Community. Our website www.hiddenharbour.org has the complete Restrictions and all the information and forms to submit requests to the Architectural Control Committee (ACC).

Animals	<ul style="list-style-type: none"> • Dogs, cats and other household pets are allowed subject to reasonable rules to prevent them becoming a nuisance-clean up after doing business • Pets must be on leashes on the Baja • Other animals are not allowed
Antennas and Satellite Dishes	<ul style="list-style-type: none"> • No radio or TV antennas are allowed outside the home • Satellite dishes approved by the ACC are allowed, if they are not visible from the street
Basketball Courts/Hoops	<ul style="list-style-type: none"> • No courts or permanent hoops are allowed • Portable hoops are only allowed if stored inside after daily use
Boats, Motor Homes, Trucks & Trailers	<ul style="list-style-type: none"> • Not allowed on more than a 24 hour basis, except when stored in a garage • All such vehicles must be parked in the driveway or garage, if on the lot for less than 24 hours
Businesses	<ul style="list-style-type: none"> • No businesses shall operate from a lot or common area
Common Areas	<ul style="list-style-type: none"> • Use allowed by Hidden Harbour residents and their accompanied guests. • Use in a manner that will not restrict, impede, or interfere with the use of other members
Fences	<ul style="list-style-type: none"> • No fences or walls of any kind on Lake or Pond lots • Other fences are restricted and must be approved by the ACC
Lake Views	<ul style="list-style-type: none"> • No obstructions (including landscaping) are allowed that might detract from the Lake/Pond views of others
Landscaping	<ul style="list-style-type: none"> • Plans and any modifications must be approved by the AAC • No phosphorous fertilizers allowed • Appropriate maintenance of landscaping is required • No trees or bushes are allowed in area between the sidewalk and road
Laundry Lines	<ul style="list-style-type: none"> • Are not allowed

Lawnmowers	<ul style="list-style-type: none"> • No power motors of any kind (including lawnmowers) shall be used prior to 10AM between May 1 and October 1 on Sundays and Holidays
Mailboxes	<ul style="list-style-type: none"> • Only so-called “Rustic Cedar” mailboxes approved by the USPS are allowed and must be maintained by the resident
Modifications to structures, landscaping and sidewalks	<ul style="list-style-type: none"> • Any changes or modification to any structure including the addition of patios, porches, sunrooms, garages and the like require ACC approval • Any change to landscaping (beyond maintenance), grading or sidewalks requires ACC approval
Pools	<ul style="list-style-type: none"> • No above ground swimming pools • In ground swimming pools must be approved by the ACC
Sheds/Lot use	<ul style="list-style-type: none"> • No detached structures of any kind are allowed • No structures are allowed outside the setbacks
Signs	<ul style="list-style-type: none"> • No signs, billboards or advertising devices are allowed on a lot or in the common areas • Standard real estate signs no more than 6 sq ft are permitted
Parking & Vehicles	<ul style="list-style-type: none"> • Only private passenger (no commercial) vehicles, in good condition, can be parked outside, unless those commercial vehicles are temporary and performing a service at the lot • No major auto repairs are allowed within the subdivision • No motorcycles without approval of the ACC
Wells	<ul style="list-style-type: none"> • No wells of any type are permitted
Window Treatments	<ul style="list-style-type: none"> • Shall consist of draperies, blinds, decorative panels or other tasteful window coverings on the outside-facing surface. • No newspaper, aluminum foil, sheets or other such treatments are permitted.
Lake Restrictions	<ul style="list-style-type: none"> • The Lake Association also has restrictions that require approval from their board such as alterations to docks, shoreline landscaping, seawalls • Only Lakefront property owners may launch watercraft in to the lake, including boats, kayaks, canoes, sailboats, etc. • No children under 18 on the Baja unless supervised by an adult • Boats to maintain a 50’ distance from other boats, docks and shorelines • No feeding of waterfowl.

Note: Some of these restrictions may vary slightly for residents on Moon Lake.

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