

Hidden Lake Property Owners Association

Rules and Regulations

The Rules and Regulations listed below are policies enacted by the Board of Directors of the Hidden Lake Property Owners Association as allowed in its Bylaws. Each owner is responsible for becoming thoroughly familiar with the Rules and Regulations. The Board of Directors is charged with the responsibility of ensuring compliance of these Rules and Regulations and may assess fines or suspend privileges or services for noncompliance as allowed under the North Carolina Planned Community Act.

All people in Hidden Lake are to exhibit conduct which will ensure the wellbeing of the community. Any action or behavior resulting in unsafe conditions, discourteous conduct or any action that impairs the rights of others may result in loss of privileges.

Any complaint against any property owner, guest or renter should be directed to the Board in written form/email.

1. Camping (Adopted February 14, 2009 – Revised March 19, 2020)

Non-members of the Association

- All camping, sheltering, sleeping, or residing in vehicles such as, motor homes, motor coaches, trailers, recreational vehicles, and all types of campers or tents are prohibited on any lot, or common area in Hidden Lake.

Members of the Association

- Members may not allow non-members to use their vacant property or any common areas within the community for camping.
- Exception. Members who are homeowners, that are expecting visits from guests with motor homes, motor coaches, trailers, recreational vehicles, or any types of campers or tents where the guest plans to reside in said vehicle or tent shall obtain permission from the POA board.
- Exception. Members who are Homeowners who own such vehicles and wish to allow guests to reside in such vehicles on a temporary basis shall obtain permission from the POA board.
- Exception. Camping on lots when building is permitted only when the member has completed the Architectural Review Application, it is approved by the Architectural Review Committee and the Board of Directors, and the construction of the house has begun. Construction must remain continuous with camping allowed until the owner receives the Certification of Occupancy, in which case campers may be kept on said lot, but out of sight, as much as possible, from other lots and roadways.

Note: Violation of this rule is punishable by a fine of up to \$100.00 per day.

2. Dead Trees (Adopted September 12, 2009 – Revised December 9, 2010)

Periodically the POA's Roads and Park Committee will mark dead or damaged trees that could fall on roads. (These are the only trees that will be marked.) The Board will then send a notice to the owner asking that the tree or trees be removed. Owners are advised that if they opt not to remove these trees and if they should fall onto the roads they will be removed at the owners' expense, owners are also liable for all damages. We ask this so owners can have clear access to their property and the Emergency Services have clear access to the community.

3. Architectural Review Application (Adopted February 20, 2010)

An Architectural Review Application must be submitted to the Hidden Lake POA and approved before any construction may begin. Construction includes new structures and additions to existing structures, site preparation; including tree removal and grading. Anyone who commences any construction, as defined above, without signed approval is subject to a fine of up to \$50.00 a day for every calendar day from the date of the start of construction until issuance of an approved application from the Hidden Lake POA. Erosion control measures must be in place and effective through construction for the application to remain current.

4. Boat and Canoe Storage (Adopted December 7, 2011)

All boats and canoes that are stored at the Lake Park must have either the lot number or the owner's name displayed on the boat or canoe. Boats and canoes must be stored on/near the storage racks and must be locked to the rack with a chain or cable and a padlock. This rule does not apply to property owners who store their boats or canoes on their own property.

5. Animals and Pets (Adopted August 13, 2016)

All animals should be in a confined area such that they do not become free to roam the community. Dogs must be kept on a leash or confined within the owner's property by means of a fence that has been approved by the Architectural Review Committee. No pets are allowed in the pool/bathhouse area with the exception of service animals.

6. Pool (Adopted August 13, 2016)

Rules are posted in and around the pool/bathhouse area and are expected to be followed. Smoking is allowed outside of the pool fence area. Food and beverages, no glass containers, will only be allowed in the designated areas. It will be the responsibility for all homeowners, guests and renters to have their pool tags in full view attached to an item (such as a pool bag, or towel) so everyone can see it. Failure to display the appropriate pool tag may result in a request to leave the pool area until you can display the proper tag.

7. Vehicles (Adopted August 13, 2016)

Vehicle decals for all residents are required. Guests and renters are required to use hang tags on the rear-view mirrors. All vehicles are to abide by the speed limits according to road signs.

8. Behavior (Adopted August 13, 2016)

For the safety and security of our community, if you observe any suspicious or illegal activity, call the sheriff's department (828-652-2235) immediately. If you observe or hear activity in the pool area after hours, call the sheriff's department. Do not confront the people involved. The Board

should also be contacted in writing/email as soon as possible so that a central and complete record can be compiled.

9. Real Estate Signs (Adopted September 9, 2016)

The Property Owners Association board of Directors has decided to allow the use of real estate signs in the community. Criteria for the signs are as follows: Houses for sale (1) 24-inch x 18-inch sign made with a white background and black letters. The only information allowed on the sign is the words "FOR SALE" in three-inch-high letters on one line. The second line will contain a 10-digit telephone number using 2-inch-high letters. The text and numbers are to be centered on the sign face. This sign can only be displayed in the window of a house. Property for sale (1) 12-inch x 6-inch sign made with a white background and black letters. The only information allowed on the sign is the words "FOR SALE" in 1 ½ inch letters on one line. The second line will contain a 10-digit telephone number using 1-inch-high letters. The text and numbers are to be centered on the sign face. This sign can only be displayed at the tree line alongside the road of the property or at the edge of the right of way. The sign can be attached to a tree or free standing on a stake however it cannot be more than 2 feet above the ground. In the event that a house for sale has windows that cannot be seen from the road, the property for property for sale sign may be used. Only 1 sign is allowed. Drawings of the two signs are posted on the Hidden Lake website. Signs that are already in place will have to be replaced by January 2, 2017.

10. Vacation Rental Home Rules (Adopted January 15, 2024)

The POA Board has voted to require all vacation rental home owners to sign an agreement with the POA stating they will post the "Rules of the Hidden Lake Community" in their rental, and on all marketing, booking, and management websites & apps that they use for their property. Failure to do so, can result in fines depending on the severity of non-compliance by both the rental owner, and actual renters. The Rules and required agreement follow. These are also posted to the public Hidden Lake website.

Rules of the Hidden Lake Community

Anyone staying in a rental property must abide by a few rules for the safety, and enjoyment of everyone here

- There are full-time residents living near your rental, so please be courteous. Loud or disruptive noises & music are not permitted, and after 10pm is considered "quiet time".
- Any pets must be on a leash at all times while outside, unless there is a fenced-in area at your rental. Do not allow your pets to run free. You must also pick up after your pets, and do not let them defecate on anyone's property.
- Speeding is not permitted, and all speed limit signs must be followed.
- The discharging of firearms is not permitted on or around your rental, or within the community.
- Fireworks are not permitted.
- Please be courteous when using common areas that everyone has access to. These include: the boardwalk & fishing dock, the pool area (when open), the playground area, and the walking trails.

- Please follow proper trash collection as per your rental agreement, and do not leave bags of trash outside. They must be kept indoors, or in a closed outdoor trash receptacle.
- Parking on the road is not permitted.
- Do not trespass on any other properties in Hidden Lake.
- If the above is not followed, you may be fined.

Agreement with the Hidden Lake POA when allowing vacation or long-term rentals at your property

I, _____, am the property owner of:

Please list your Hidden Lake address below:

I am allowing my property to be rented within the Hidden Lake development. I understand that any renters must also follow rules within our community. If the rules are not followed, a fine may be imposed, and the sheriff may be called if necessary.

My contact information is as follows:

Phone number(s) to call should an issue arise: _____

Email(s): _____

Please list what websites you have your property listed on:

Please list the name, contact phone number & email address for your property manager, or your rental company if you use one:

I will post the provided: "Rules of the Hidden Lake Community" on my rental websites, and inside of my **property**, so it is visible to all renters.

Owner signature(s): _____

Date: _____

Received by: _____ (Hidden Lake representative)

Date: _____

11. Violations & Fines (Adopted Sept. 4, 2025)

As a result of the Rental Committee's proposal on July 21, 2025, the Hidden Lake Board has voted to adopt the following rules and fines for the entire community. This must be applied to all property owners per our attorney to prevent anyone from being singled out or targeted without legal repercussions to the POA. The fines are less than what was proposed by the Rental Committee due to the limitations from the NC Planned Community Act 47F-3-107.1

Rental stays

A 2-night minimum stay will be required of all short-term vacation rental properties within Hidden Lake.

Parking

No vehicles will be permitted to park in the street at any time, or alongside the street during the overnight hours between 10pm – 7am. All vehicles must be parked in the driveway or designated parking areas at the property. Any owner hosting an event such a birthday, cookout, party, or such must assure that any guests that may need to park alongside the road are parked as far off the asphalt as possible during the event timeframe.

\$100 fine per each violation

Quiet Time

The period of 10:00pm to 7:00am each day is considered "quiet time" within the community. If your neighbors complain that you or your guests are being too loud or disruptive during this time frame the following will apply.

1st & 2nd violations will receive a phone call and/or letter/email

3rd violation will result in \$100 fine per each additional incident

Trash

Trash cans will be permitted to be curb-side on the day of pickup ONLY, and must be returned back to the residence on the same day. They are required to be out-of-sight as much as possible. Cans must have lids shut & secured to prevent animals from accessing, or if blown over prevent trash from falling out. Any trash must be able to fit inside the can with the lid closed.

1st & 2nd violations will receive a phone call and/or letter/email

3rd violation will result in \$100 fine per each additional incident

With any notice of a fine, the property owner will be given the opportunity to come before the Board to be heard & present any evidence. A notice of the decision will be given. This opportunity is offered under the NC Planned Community Act 47F-3-107.1