

# HIDDEN LAKE



## Springtime Reminders

This reminder is distributed annually to provide an understanding of the responsibility of all residents to protect and enhance the quality and aesthetics of Hidden Lake. Responsibility for understanding and adhering to the Preservation Standards rests with each lot owner. Primary authority for clarification, review and enforcement of the standards rests with the Architectural Review Committee (ARC).

Each lot has boundaries known as environmentally sensitive and habitat preserve areas. These areas are intended to be left primarily in their natural state serving as habitat for wildlife and as buffer zones to maintain the character and atmosphere of a residential community blended into an undisturbed, natural environment.

Any owner who in any way modifies these areas without prior, written authorization from the ARC will be required to restore that area exactly as it was, replacing each planting and natural material with the same species, sizes, and numbers as existed in the area's natural state prior to the modification.

All homeowners are encouraged to be familiar with the Preservation Standards to avoid incurring costs associated with non-compliance. Residents are also encouraged to contact the management office with any concerns about potential non-compliant activity in the community.

- ***Please be sure that garbage containers are either screened from view or stored in your garage.***
- ***Boats, trailers, motor homes, jet skis, etc. are not allowed to be parked in drives or yards - they must be stored in the garage or off the premises.***
- ***Please take a careful look at your property. Some things commonly overlooked that need repair or a fresh coat of paint are mailboxes, front doors, service doors, window trims and garage doors.***
- ***All exterior changes require approval from the Architectural Review Committee prior to making the changes. This includes, but is not limited to play structures, tree trimming or tree removal, exterior color changes, fence installations, swimming pools, hot tubs, yard ornaments, etc. Please refer to the Preservation Standards for complete details.***