

Hidden Hills Community Association

Rules & Regulations and Fine Assessment Process

1. Obstructions to Motorist Visibility

In accordance with city municipal codes, obstructions to motorist visibility (including but not limited to: fences, walls, hedges, shrubs, bushes, trees or any other thing, natural or artificial) shall not be allowed at street intersections, roadways or directional traffic signs, except those receiving prior written approval from the Board of Directors. Sidewalk path obstructions (including but not limited to: fences, walls, hedges, shrubs, bushes, trees or any other thing, natural or artificial) shall not be allowed unless it has received prior written approval from the Board of Directors.

Fine implemented: \$100 per day, up to a maximum fine of \$1000 for continuing violations and immediate correction of the violation.
Covenant & Restriction Reference: Pages 15 – 16, No. 6.1

2. Home Improvements

Prior to initiation, any and all exterior improvements on a Lot must receive written approval in advance, by the Architectural Review Committee. No building, fence, wall, driveway, swimming pool, or any other structure or improvement, regardless of size or purpose, whether attached to or detached from the main residence, shall be commenced, placed, erected, or allowed to remain on any Lot, nor shall any additions to exterior change or alteration thereto, be made until building plans and specifications showing nature, kind, shape, height, size, materials, exterior color schemes, location, and orientation on the Lot, have been submitted to and approved by the Architectural Review Committee (ARC). Exterior improvements that are completed in a manner that is inconsistent with what was approved by the ARC will be considered *unapproved* and subject to potential fines and legal action seeking an injunction for the unapproved alteration or improvement to be removed at the owner's sole expense.

Fine implemented: \$100 per day, up to a maximum fine of \$1000 for continuing violations and immediate correction of the violation.
Covenant & Restriction Reference: Pages 7 - 8, No. 2.5

3. Home Appearance and Maintenance

Each home, lot and any related structures must be maintained in a neat, orderly, clean manner and be aesthetically pleasing. There shall be no visible rotten wood, discolored wood / siding / trim pieces or missing wood / siding/ trim pieces. All paint should be uniform in color, not excessively faded, and any bare wood / siding / trim pieces shall be painted. The home, including but not limited to, siding, roof, eaves, garage doors, front doors, side doors, fascia, driveways, walkways and fencing should be free of visible dirt, mold, mildew and algae. Gutters should not have vegetation growing on or from within. Driveway and paved surfaces should be maintained free of weeds and/or

other vegetation. Any driveway showing signs of excessive deterioration, cracking, or lifting (deemed more than 25% of surface area), or as determined by the board of directors in its sole discretion, must be repaired or replaced pursuant to the instructions of the board of directors.

Fine implemented: \$100 per day, up to a maximum fine of \$1000 for continuing violations and immediate correction of the violation.
Covenant & Restriction Reference: Page 10, No. 3.6

4. Fences and Screening Walls

Prior to installation, all new and replacement fences/screening walls must be approved in writing by the Architectural Review Committee. Fences may be constructed from wood or aluminum and may be no more than 6' in height from the ground surface. Wood fence color shall match the house exterior or be natural unpainted. Aluminum fences shall be black, brown or bronze material only. Fences on Lots bordering the lake are not permitted. Fences in front yards are not permitted. No fencing is allowed forward of the rear corner of the house. Those sections of fence visible from the street shall be landscaped so as to minimize the actual fence from the view of the street. Fences approved for dwellings on corner Lots must also be landscaped on the additional street side so as to minimize the actual fence from the view of the street. All structural supports for the fence are to be on the inside of the fence facing the Lot's interior. All present fences at the time of replacement will be required to conform to these rules.

Fine implemented: \$100 per day, up to a maximum fine of \$1000 for continuing violations and immediate correction of the violation.
Covenant & Restriction Reference: Page 9, No. 2.8

5. Screening of Garbage, Trash, Yard Waste and Recycle Containers

All garbage/trash, yard waste/debris and recycling containers shall be hidden from view from any adjacent Lot, Roadway or Access Easement. The preferred method of storage is inside the home's garage. However, if the containers are too large to fit in a two-car garage with two cars, certain other options are acceptable. Enclosures or fences of any type require submission of drawings showing design, dimensions, and footings to the Architectural Review Committee (ARC) for approval and the owner must receive prior written approval from the Architectural Review Committee before erecting the structure.

Following are the four options available for storing/screening garbage/trash, yard waste/debris and recycling containers from view from any adjacent Lot, Roadway or Access Easement:

1 – An enclosure of brick, stone, wood or stucco may be used to match that of the residence. Homeowners choosing this option should check with the city for permit requirements.

2 – A wooden fence not to exceed 6' in height from the natural surface of the ground. The fence should be on a non-street side or back of the residence and should encompass no more than 10' by 5' of space unless approved by the board. The fence must be of standard pressure-treated, cedar, redwood, or other pest and weather resistant fencing, and must be painted to match the color of the residence. No vinyl, chain link, corrugated plastic, etc., is allowed.

3 – A screening hedge row up to the same dimensions as above may be planted. Landscape screening should be fast maturing (at least 4 feet high at maturity) and keep its foliage during all seasons. Trash bins must be kept out of sight until the hedge is of sufficient size to hide the containers.

4 – A "screen" using lattice fencing or trellis fencing and not exceeding 6' in height from the natural surface of the ground, may be erected if vines are planted that are evergreen and hardy to our area to create a screen year round. Trash bins must be kept out of sight until the vines cover the lattice or trellis sufficiently to fully hide the containers.

Fine implemented: \$100 per day, up to a maximum fine of \$1000 for continuing violations and immediate correction of the violation.

Covenant & Restriction Reference: Page 10, No. 3.2

6. Visibility of Garbage, Trash, Yard Waste and Recyclable Items

With the exception of yard waste/debris, no garbage/trash or recyclable items shall be deposited or allowed to accumulate or remain outside a receptacle on any part of the Lot, including green areas, roadways and storm drains. Garbage and recyclables shall be placed separately at curbside no sooner than 5:00 p.m. of the day before scheduled collection. *[City of Jacksonville Ord. Sec. 382.415]* Containers shall be removed from the street on the day of pick-up.

Small yard debris must be bagged or containerized for yard waste collection. Large items, such as palm fronds and large limbs, (less than 40 pounds in weight and not exceeding 5 feet in length), should be neatly stacked near the curb for pick-up and without protruding into the Roadway.

It is unlawful for a hired contractor to leave tree debris for the city to collect. *[City of Jacksonville Ord. Sec. 380.206]*

Fine implemented: \$100 per day, up to a maximum fine of \$1000 for continuing violations and immediate correction of the violation.

Covenant & Restriction Reference: Page 10, No. 3.2

7. Landscape Requirements

All front and side elevations facing the street require landscaping. Such landscaping shall be, at a minimum, grass, mulch, or plant groundcover and must be maintained in a continuous manner and be uniform in height. Grass must be kept mowed under 5 inches as measured from the dirt. Grass yards and lawn borders must be edged and free of excessive weeds. Hedges and shrubs must be maintained and trimmed in a uniform manner. Beds should be free of excessive and/or tall weeds. Lawn clippings must be removed from sidewalks, driveways, curbsides, and street. All storm drains should be cleared of trash and yard debris. Any plant or tree that dies or becomes unsightly, at the sole discretion of the board of directors, shall be removed. Any grass or plant groundcover that dies or becomes unsightly, at the sole discretion of the board of directors, shall be replaced. Tree stumps must not be visible from any Roadway. All plant groundcovers including grasses shall be planted and maintained in such a manner to present a uniform and finished appearance. Mulched areas must be maintained in such a manner to present a uniform, finished appearance without excessive bare spots. No artificial grass or other artificial vegetation shall be placed or maintained on any Lot. The following types of mulch are permitted: cypress or eucalyptus mulch, pine bark or needles, oak leaves. All Lots and driveways must be free of debris, unsightly vegetation, underbrush, refuse piles and tree limbs. It is the responsibility of each resident to prevent erosion on all areas of their Lot including easements. All landscaping will be in accordance with the requirements of the Duval County landscape ordinances. Nothing herein shall be construed to be less than nor to reduce the requirements of the county.

Fine implemented: \$100 per day, up to a maximum fine of \$1000 for continuing violations and immediate correction of the violation.

Covenant & Restriction Reference: Page 10, No. 3.6

8. Un-sodded Yard Requirements

Any Lot devoid of grass or sod is deemed an un-sodded yard; it is a yard where the ground surface is covered primarily by leaves, mulch, pine straw, pine bark and/or a combination of landscape plants. Un-sodded yards must follow Florida-friendly landscape requirements as defined by Florida Statute 373.185. "Florida-friendly landscaping" means quality landscapes that conserve water, protect the environment, and are drought tolerant. Components include landscape planning and design, and proper maintenance. An un-sodded yards shall have a neat curb appearance, in the sole discretion of the board of directors, and be maintained on a regular basis. Regular maintenance would consist of covering bare areas with a ground covering or plant material, eliminating excessive and/or tall weeds, trimming shrubbery, removing dead sticks and branches, and picking up litter and other undesirable debris. No bare dirt areas, excessive/tall weeds or tree stumps should be visible from any

Roadway. Even though there may be no grass on the property, the property shall have a neat and kept appearance at all times, in the sole discretion of the board of directors.

Fine implemented: \$100 per day, up to a maximum fine of \$1000 for continuing violations and immediate correction of the violation.
Covenant & Restriction Reference: Page 10, No. 3.6

9. Parking, Storage, Vehicle Repairs

No vehicles (including, but not limited to, automobiles, trucks, motorcycles, boats, watercraft, boat trailers, travel trailers, camp trailers, motor homes, mobile homes, utility trailers, golf carts) or any similar property shall be kept on any Roadway, Roadway Median or Access Easement or stored on any Lot or Green Area except within an enclosed garage. Personal, non-commercial, registered and licensed 4-wheel vehicles may be parked on paved residential driveways. Resident Owners and their guests' vehicles may be parked appropriately on paved Roadways but they may not remain parked on Roadways overnight. No repairing or overhauling of any vehicles is allowed on any part of the Property unscreened from public view at any time.

A boat, other watercraft, travel trailer, utility trailer, camp trailer or motor home may be parked temporarily on a residential driveway, not to exceed 48 hours in any one week, for the purpose of cleaning and restocking.

Non-operating vehicles, including, but not limited to, unregistered vehicles and vehicles with flat tires, shall not be kept on any Lot or Hidden Hills property except within an enclosed garage. No vehicle of any kind may be kept or parked in a state of disrepair within any Lot or common area except within an enclosed garage.

Fine implemented: \$100 per day, up to a maximum fine of \$1000 for continuing violations and immediate correction of the violation.
Covenant & Restriction Reference: Page 10, No. 3.5

10. Commercial Vehicles

An owner/resident may store or park a commercial vehicle within their Lot ONLY if within an enclosed garage. A commercial vehicle is defined as a vehicle that is readily identifiable as owned or used by a business, corporation, association, partnership, or sole proprietorship or any other entity conducting business for the purpose of economic gain. Emergency response vehicles (e.g., Police, Fire Dept. cars) are excluded from this rule.

Fine implemented: \$100 per day, up to a maximum fine of \$1000 for continuing violations and immediate correction of the violation.
Covenant & Restriction Reference: Page 10, No.3.5

11. Community Property, Common Areas, Medians

Owners, residents and/or their contractors are not permitted to place anything, including but not limited to, garbage, trash, yard waste, building materials or appliances onto any community property, common area or roadway median. Owners, residents and/or their contractors are not permitted to place or blow any debris of any kind from their, or any other residents, property or Lot onto any community property, common area or roadway median. Violators, in addition to fines, are subject to removal of debris by private contractor at the owner and/or resident's expense.

Fine implemented: \$100 per day, up to a maximum fine of \$1000 for continuing violations and immediate correction of the violation.
Covenant & Restriction Reference: Page 10, No. 3.6

12. Window Coverings

Window coverings and decorations shall be of conventional materials (i.e. draperies, blinds, or shutters). No window shall be covered with aluminum foil, paper, or the like. Non-traditional window treatments such as bed sheets and drop cloths may be used for a maximum of (6) six weeks from the date of the resident moves in.

Fine implemented: \$100 per day, up to a maximum fine of \$1000 for continuing violations and immediate correction of the violation.
Covenant & Restriction Reference: Page 10, No. 3.6 and Pages 7 – 8, No. 2.5

13. Temporary Portable Storage Containers

Except for tents or other temporary structures for use during brief functions, temporary structures that are visible from any roadway (not concealed behind a fence) are prohibited without prior written approval from the Architectural Review Committee. The use of a temporary structure as a residence at any time is prohibited.

Portable moving containers (i.e. PODS) are permitted under the following conditions:

1. To facilitate an inside construction project or significant home repair
2. To facilitate a location move
3. Special circumstances approved in advance in writing by the board of directors

Limitations of Use:

1. Maximum time container permitted on property is two weeks
2. Weekly extensions permitted but not to exceed a total of four weeks

3. Extension request must be made in writing to the Architectural Review Committee and the owner / resident must receive prior written approval for any extension.

4. Under special circumstances extension may be granted beyond 30 days

Fine implemented: \$100 per day, up to a maximum fine of \$1000 for continuing violations and immediate correction of the violation.

Covenant & Restriction Reference: Page 8, No. 2.7

14. Air Conditioning Units

No window air conditioning units shall be installed in any building without the prior written consent of the Board of Directors.

Fine implemented: \$100 per day, up to a maximum fine of \$1000 for continuing violations and immediate correction of the violation.

Covenant & Restriction Reference: Page 9, No. 2.10

15. Holiday Decorations

Exterior holiday decorations installed during November and December shall be removed no later than January 31 of the following year. Decorations for other holidays, (i.e. Independence Day, Halloween), must be removed within 7 days following the end of the holiday.

Fine implemented: \$100 per day, up to a maximum fine of \$1000 for continuing violations and immediate correction of the violation.

Covenant & Restriction Reference: Page 9, No. 3.1

16. Detached Structures and Objects

None of the following buildings, structures or objects shall be erected and maintained or allowed to remain on any Lot unless same are located wholly within the residence or located in such a manner as to be obscured from view from any Roadway, Access Easement or any adjacent Lot: pens, yards and houses for pets; hothouses or greenhouses; above ground storage of construction materials, wood, coal, oil and other fuels; clothes racks and clothes lines; clothes washing and drying equipment; laundry rooms; appliances; tool shops and workshops; guest houses, play houses or summer houses; outdoor fireplaces or barbecue pits; swimming pools or equipment; dressing rooms; garbage and trash cans and receptacles; detached garages and carports; permanently installed sporting or other athletic or recreational equipment such as basketball goals, soccer goals, "jungle gyms" and the

like; above ground exterior air conditioning and heating equipment and other mechanical equipment; and, any other structures or objects determined by the Board or the Committee to be of unsightly nature or appearance.

Fine implemented: \$100 per day, up to a maximum fine of \$1000 for continuing violations and immediate correction of the violation.

Covenant & Restriction Reference: Page 8-9, No. 2.7

17. Miscellaneous

The Board of Directors shall be responsible for interpreting the provisions of these Rules and Regulations. Such interpretation shall be binding upon all parties, including owners and residents, unless wholly unreasonable. An opinion of legal counsel that any interpretation adopted by the Association, through its Board of Directors, is not unreasonable shall conclusively establish the validity of such interpretation. The Association, acting through the Board of Directors, shall have the power (but not the obligation) to grant relief in particular circumstances from the provisions of specific restrictions contained in the Rules and Regulations for good cause shown. No provision contained within these Rules and Regulations shall be deemed to have been waived by reason of failure to enforce the same, or due to the Association granting relief in a particular circumstance. Failure by the Association to enforce any rule or regulation will not constitute a waiver of the right to do so at any other or future time.