

Hidden Hollow Condominium Owners Association

Rules and Regulations

Please read carefully..... Violators of these Rules and Regulations may be subject to fines. Violators will receive a written notice and must address or take corrective action as outlined in the DECLARATION OF COVENANTS, ITEM 26. Fines are \$100 PER VIOLATION and \$25 A DAY THEREAFTER.

- 1. Use of common area.** There shall be no obstruction of the common area nor shall there be anything kept on the common area. This includes swing sets/play sets, trampolines, gazebos, birdbaths, artificial plants and flowers, statues, dog houses, swimming pools, etc. **Nothing should be placed in the common area that will interfere with the cutting of the grass.**
- 2. Prohibition of Damage and Certain Activities.** Nothing shall be done or kept in any unit or on the common area that would violate any statute, rule, ordinance, regulation, permit or other validly imposed requirements of any government body. No damage to, or waste of, the common area shall be committed by any resident or guest. Noxious, destructive or offensive activity is prohibited. Each owner shall refrain from any act or use of his unit which could reasonably cause embarrassment, discomfort or annoyance to other owners.
- 3. Signs.** No sign of any kind shall be displayed to the public view on the common area except the customary "For Sale" or "For Rent" or "For Lease" or "Yard Sale" signs located directly in front of the unit for sale, lease, rent or unit having the yard sale. The size of these signs shall not be in excess of realtor signs used in residential lots in Hall County. Yard sale signs should be removed the day after the yard sale.
- 4. Trash and Waste material containers.** No rubbish, trash, garbage, or other waste material shall be kept or permitted on the common area except in sanitary containers in appropriate areas located on the back of building. No garbage or debris is to be stored on decks/patios except in an approved garbage container. An approved garbage container is a container with a secure lid.
- 5. Fences.** No fence, hedge, wall or other dividing instrumentality shall be constructed or maintained except as the association may construct or maintain.
- 6. Antennas.** No satellite dish, mass, tower or pole or outside television antenna, serial or polar shall be erected or attached to any part of the common area or building or roof. Satellite Dishes should be placed in back of the unit but not in an area that interferes with lawn maintenance or septic care.
- 7. Pets.** Animals are subject to the Hall County Leash Laws. Animals shall not be allowed outside unless restricted by a leash. **Animals will also be restricted or contained when an opening to the outside is available.** Each resident is responsible for the retrieval and disposal of animal waste deposited by an animal owned by the resident or his guest. Owners have the right to refuse pets for leased/rented units. The association Board of Directors will issue fines for these violations.
- 8. Occupants.** **No more than three adults and a maximum of 4 occupants may permanently occupy any unit unless approved by the association Board of Directors.**
- 9. Commercial Vehicles.** No commercial vehicles with more than four wheels or over 3/4 ton trucks will be permitted to be parked in the parking lot of any unit or on the side of the road or any common area. Each vehicle must fit in one 10 foot parking space.
- 10. Recreational Vehicles.** No vehicles classified as recreational shall be permitted to be kept in any area of the association. This includes all water sport vehicles as well as non-motorized vehicles.
- 11. Personal Automobiles.** Vehicles must be parked in a designated parking space. Cars that are not running cannot be kept on the property more than one month. **All vehicles must have a current tag.** No auto repairing or car washing in parking lot or other common areas. No parking on the street or on right of way of Hidden Hollow Drive or Hidden Hollow Terrace for more than 48 hours. No parking on the grass or any common areas.
- 12. Outdoor Fixtures.** Original construction and outdoor fixtures shall not be removed. Owners only

are authorized to install variably sized light fixtures and bulbs if considered necessary to improve area security. Owners who install safety lighting are responsible for the repair and maintenance of said fixtures and light bulbs and damage done to building from the fixtures.

13. **Window Covering.** Only white blinds in good repair are authorized front window covering. Bed sheets or other material do not substitute for blinds and are not permitted.
14. **Holiday Lighting and Decorations.** Exterior and window holiday lighting is authorized 30 days prior to holiday and must be removed no later than 15 days after the holiday. Ribbon, balloons, signs or other celebratory items shall be removed from mailboxes, doors and yards as soon as is practicable after the occasion being celebrated. No screws or nails are to be used to hang lighting or decorations.
15. **Newspapers, Flyers & Advertising** shall be removed from mailboxes by property owners or residents on a timely basis.
16. **Children's Playthings.** Children toys (toys, bikes, dolls, balls, etc...) shall be removed from front yard every day and stored out of sight. Swimming pools are not allowed.
17. **Front Entrance.** Front entrance of unit must be kept clean at all times and not used as a storage area (mops, brooms, tools, etc...). Only attractive outdoor furniture in good repair is allowed on units that have a front porch entrance.
18. **Fans and Portable Air Conditioners.** Fans and Portable Air Conditioners shall not be permitted for any window in any unit.
19. **Firewood.** Firewood is prohibited to be stored at any unit that does not have a fireplace. Units having a fireplace must not store firewood on decks/patios or next to building. Firewood cannot be stored on grass and must be stored in wooded area of the common areas to prevent termite damage. Black tarps only are allowed to cover firewood.
20. **Guns.** Firearms of any kind including BB Guns, paint ball and air-soft are prohibited from being used in the common areas of the association.
21. **Fire Pits** and Fires. Fire Pits or outdoor fires are prohibited.
22. **Fireworks.** Fireworks are prohibited except as allowed by Georgia law.
23. **Loud Noise.** Music, dog barking, domestic issues, etc... should be kept at a noise level that does not cause a disturbance or annoyance.
24. **Assessments.** Assessments will be made to owners of the unit where repairs are necessitated for abuse or damage to any unit done by a tenant or owner to the building or common areas in the association.
25. **Littering.** All tenant and owners are to refrain from littering. This includes cigarette butts, ashtrays, cans, bottles, trash and trash bags placed or stored on decks, around the buildings, entrance to unit or any part of the common areas. Hidden Hollow Drive and Hidden Hollow Terrace are public roads. Anyone seen littering will be reported to the local Sheriff's Department as well as fines that will be levied by the Association Board of Directors.
26. **Decks.** Rugs, sheets, towels, laundry and mops, etc... may be draped over deck for cleaning purposes or repairs. They must be removed the same day. These items are prohibited to be stored over deck railing. No nails or screws nor permanent fixtures are allowed to be attached to the deck.
27. **Minors.** Parents or legal guardians are responsible for their minors. Minors are to respect the community and its residents.
28. **Outdoor Watering and water hoses.** Outdoor watering, car washing, etc. is prohibited. Water hoses can be stored neatly and must be unhooked from the spigot during the winter. Watering of potted plants is permitted.
29. **Grills.** Grills, Deep Fryers and Smokers, while in use, must be pulled away from the building and deck railing.
30. **Buildings.** No nails or screws or permanent fixtures are allowed to be attached to the building.