

# Hidden Meadows Homeowners Association

## CC&R Article VII

### Common Violation Penalties

Please note that some fines may accrue daily until the violation is corrected, while others may be a one-time payment, so long as the homeowner makes the necessary adjustments. In the event where a fine continues to go unpaid, the association can take the offender to civil court to obtain payment or place liens on the owner's property.

7.01 Residential Use. Lots shall be restricted to residential use and shall not be used for commercial or industrial purposes, provided that a home-based business ancillary to residential use shall be permitted as long as such business does not reasonably impact the Development, it being understood that no signage or advertising for such home-based shall be permitted, and it being further understood that no unreasonable increase in traffic or any overloading or impact on resources used by other Owners (such as, without limitation, internet or telecommunications bandwidth) shall be permitted. Further, no house trailers, cabins or shacks shall be permitted on any Lot, and no mobile homes, campers or tents shall be placed on any Lot and used for residential purposes.

**Violation Amount = \$150.00**

7.02 Antennas and Satellite Dishes. No satellite dishes with a diameter of more than thirty-six (36) inches shall be permitted on any Lot, and no more than two (2) such satellite dishes shall be permitted on any one Lot without the prior written approval of the Architectural Review Committee or Board of Directors, to be granted or withheld in its sole and absolute discretion. Further, no outside satellite dishes, radio transmission towers, receiving antennas or television antennas of any type may be installed so as to be visible from a street, except as approved by the Architectural Review Committee or Board of Directors, to be granted or withheld in its sole and absolute discretion.

**Violation Amount = \$50.00**

7.03 Clotheslines. Clotheslines and other devices or structures designed and customarily used for the drying or airing of clothes, blankets, bed linen, towels, rugs or any other type of household ware shall not be permitted.

**Violation Amount = \$50.00**

7.04 Animals. No animal, livestock or poultry of any kind shall be raised, bred or kept on any Lot, Except for dogs, cats and other household pets; provided, however, that no animals of any kind (including without limitation household pets) shall be kept, bred or maintained for commercial purposes.

**Violation Amount = \$50.00**

7.05 Vehicles. No automobiles which are inoperable or being stored shall be repeatedly parked, kept, repaired or maintained on the street or lawn of any Lot. Recreational vehicles, which include but are not limited to boats, trailers, campers and motor homes, may be stored or parked only in a garage and shall at all times be kept in a clean and slightly condition.

**Violation Amount = \$50.00**

7.06 Signs. No sign of any kind shall be displayed to public view, or to the view of any other Lot, except one (1) sign of not more than five (5) square feet for advertisement during construction, renovation or sale, and one (1) political campaign sign of not more than five (5) square feet.

**Violation Amount = \$50.00**

7.07 Trash. No Lot shall be used or maintained as a dumping ground for trash or rubbish. No trash, garbage or other waste shall be kept on any Lot, except on a temporary basis in covered containers.

**Violation amount will be based on the extent and cost to remedy the infraction.**

7.08 Maintenance. Each owner shall maintain its Lot, including the structures and landscaping on such Lot, in a neat, clean and sanitary condition. Such obligation shall include, without limitation, the appropriate cleaning and painting of dwellings, garages and fences; mowing of grass; pruning of trees, shrubs, and hedges; raking of leaves; and weeding of flower beds and gardens.

**Violation Amount = \$75.00**

7.09 Nuisance. No noxious or offensive trade or activity shall be carried on upon any Lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. For purpose of this declaration, basketball goals shall be considered a nuisance when placed on the street, sidewalk, or curb.

**Initial violation amount is \$50.00, doubles for each offence thereafter, and remains perpetual until the homeowner releases ownership of the property by sale.**

7.10 Waste. At no time shall any Lot be stripped of its top soil, trees, or allowed to go to waste or waste away by being neglected or excavated.

**Violation amount will be based on the extent and cost to remedy the infraction.**