



TOP TEN MOST COMMON CC&R VIOLATIONS!

The Master Declaration of Covenants, Conditions & Restrictions (CC&Rs) details the obligations and responsibilities of all Hidden Springs' property owners and residents. This same document details the duties and responsibilities of the Town Council and HSTA including CC&R enforcement. Through community education and reminders, we like to encourage homeowners to follow the covenants, conditions and restrictions we have all invested in by purchasing homes in this community. When homeowners choose to disregard the governing documents (CC&Rs, Residential Design Guidelines, Bylaws) the HOA is obligated to resort to enforcement. Below are the most typical problem areas along with where further information can be found in the CC&Rs. We can all contribute to the value and appeal of Hidden Springs by avoiding these CC&R violations.

#1 - Improperly placed or improperly screened trash bins [garbage cans]. Refer to Residential Design Guidelines section 2.15 and CC&R section 6.5 Nuisances.

#2 - Dogs causing a disturbance, barking, running free without a leash, making waste in neighboring yards, and pet waste not being cleaned up, resulting in odors. Refer to CC&R section 6.10 Animals/Pets.

#3 - Boats, campers, RVs and utility trailers parked for over 72 hours. Refer to Residential Design Guidelines section 2.11 and CC&R section 6.9 Vehicles and Equipment.

#4 - Various forms of debris allowed to pile up on home sites such as lumber, tires, furniture, boxes, paint cans, and yard waste. Refer to CC&R section 6.5 Nuisances.

#5 - Signs placed on home sites or Hidden Springs property that are used for personal, political or business purposes outside of singular "For Sale" signs. Refer to CC&R section 6.19 Signs.

#6 - Letting the exterior landscaping of the home fall into disrepair or unsightliness. Refer to the Residential Design Guidelines and CC&R section 6.4 Landscaping.

#7 - No dumping, placing or storing trash, garbage or other debris in Hidden Springs Open Space parcels. Homeowners extending their landscaping, gardens or garden boxes beyond their property into the open space on Hidden Springs Open Space parcels. All landscaping materials including sod, grass clippings, weeds, rocks, gravel, lumber or other similar materials must remain inside the residential lot. Refer to CC&R section 5.2 Use of Conservation Area and 5.5 Damages.

#8 - Polyethylene (plastic) storage structures or sheds are not allowed. Refer to the Residential Design Guidelines section 2.15 Exterior Service Areas.

#9 - Construction or additions to the exterior of a home or landscaping without approval from the Town Design Review Board. Refer to CC&R section 6.1 Improvements and the Residential Design Guidelines

#10 - Exterior maintenance improvements are needed such as fences in need of repair or re-staining, gutters hanging or re-painting of the home. Refer to CC&R section 6.3 Exterior Maintenance; Owner's Obligations.

*Note that CC&R section 3.3.3 Design Guidelines – Improvements generally is used to support CC&R violations where the wording of the specific violation is found in the Residential Design Guidelines.