



Hidden Hills Homeowners:

Homeowner's chose to live in Hidden Hills for different reasons, but the main three are location, schools, and low crime rate. We are also fortunate that we have earned the reputation of being a good group of hard-working, friendly folks that live in our neighborhood.

The first few years, not many people lived in our subdivision, and the Board did not have to do much except organize for the future. Three or four years ago, our community grew by leaps and bounds. With this growth came many opportunities, one of which was the building of a pool, clubhouse, walking trail, and exercise room. This addition made it necessary for us to establish and implement rules and regulations for the betterment of all.

In 2007, a special meeting was called by the Board to discuss the covenants and why nothing was being done to enforce the rules of the community. We realized that the Board had no power to enforce the covenants except to send a letter requesting compliance.

A small group of homeowners were not abiding by our covenants, and a new amendment was passed by the Hidden Hills Homeowners Association that gave the Board the power to enforce our covenants. Many homeowners believed if something was not done immediately, our appeal to new homeowners would lead to our property values decreasing.

The new Board was given a mandate to enforce our covenants in a firm, fair, and consistent manner. Steps were taken to follow the wishes of the Homeowners Association. Now a year later, over 95% of our homeowners are abiding by our covenants, but we still have a few who habitually continue to disregard our covenants. Personal contacts, letters, and certified mail discussing the violations have not produced results. When efforts are tried and do not work, we must change our strategy. The new strategy is to hit the pocketbooks of the violators. The Association's goal is to bring this small group into compliance with our covenants. With this in mind, I have enclosed for your information a copy of our new "Procedures for Covenant Violations" and revised Special Assessments.

In closing, I would like to share a quick story with you that happened Saturday, May 3. Several homeowners had gone to our website and filed a complaint about a vacant house who's owner had not cut their grass this year, and stray papers were scattered everywhere in the front yard. When a Board member picked up the papers and started cutting the grass, two nearby homeowners joined him with their lawnmowers, and they quickly finished the task. Later a letter was sent to the homeowner about the covenant violation.

Hidden Hills is truly a wonderful, friendly place for people to live, and we are doing our best as a Board to keep it as one of the best, most sought-after neighborhoods in the area.

Sincerely,
Homer Burns
President, Hidden Hills Homeowners Association
ehburns3@bellsouth.net

HIDDEN HILLS HOMEOWNERS ASSOCIATION PROCEDURES FOR COVENANT VIOLATIONS

The Association has established a procedure by which Covenant violations are to be handled by the Covenant Compliance Committee. These procedures include (1) personal or written notice to the Homeowner advising of the violation and requesting that it be cured within two weeks; and (2) if the violation is not cured within two weeks, a letter to the Homeowner will be sent by Certified Mail advising that the Homeowner may contest the violation within two weeks if such request is made in writing, and if the Homeowner does not do so or if the Homeowner does not cure the violation, a Special Assessment shall be imposed.

Most Homeowners who have been advised of Covenant violations have acted to correct the violation as soon as they are notified or when the Covenant Compliance Committee members meet with the Homeowner. However, the Association continues to have problems with some Homeowners who will correct a violation when notified by the Committee; but often within days or weeks will again be in violation of the same Covenant. The most common examples are habitual parking in streets, failure to park recreational vehicles and boats in garages or approved enclosures, and neglected lawns and landscaping. The Board and the Committee feel that once these violations have been brought to the attention of the Homeowner and have been cured, repeat violations should not require that the Association again go through the entire process in order to impose a Special Assessment on the Homeowner. As such, the Board has amended its procedures to provide for the enforcement of repeated Covenant violations.

Effective June 1, 2008, if a Homeowner is notified of a Covenant violation and this violation is cured, but a repeat violation of the same Covenant occurs within two years of the original violation, the Covenant Compliance Committee may immediately impose a Special Assessment on the violating Homeowner with no further notice. For each month that the violation continues, the Special Assessment will again be imposed.

Imposition of Lien. If any Special Assessment is imposed and is not paid within 30 days of notice of the Special Assessment being given to the Homeowner, the Association may then file a lien against the Homeowner's property for the amount of the Special Assessment imposed. If additional Special Assessments are imposed for the same violation, such amounts shall accrue as obligations to the Association with no further filing of a lien being necessary.

Legal Action. If the Special Assessment is not paid, whether or not a lien has been filed, the Board may proceed with all legal action including, but not limited to, litigation, garnishment, or foreclosure.

Attorney's Fees. If at any time the Association elects to hire an attorney with respect to any Covenant violation, the imposition of any Special Assessment, the filing of a lien, filing suit, or any collection action, the Association may add to the Special Assessment and the lien reasonable attorney's fees incurred in the enforcement of the Covenants and the representation of the Association with respect to the procedures for imposing and collecting Special Assessments.

Special Assessment. Effective June 1, 2008, the Special Assessment for following violations shall be increased to \$250 for the initial and repeated violations and an additional \$250 for each month thereafter that the Owner remains in violation:

1. Overnight parking in the street from 11 pm – 7 am.
2. Parking on the grass at anytime. This includes one or more wheels or straddling the grass between the street and sidewalk.
3. Overnight parking of boats, trailers, or other recreational vehicles except as allowed in garages or other areas that have been approved by the ARC.
4. Parking large commercial vehicles too large to fit in the garage in our subdivision. The exception would be for short term delivery to your residence (Ex. carpet cleaning, furniture delivery & utility trucks). Large trucks, such as moving vans, are allowed when moving.
5. Operating a business per covenant Amendment, January 15, 2008 Article VIII, Section 1.
6. Failure to properly mow grass and maintain flower beds.
7. Failure to maintain a vacant lot per Covenants, Article VIII, Section 24.
8. Installing a mailbox other than the type approved by the Board of Directors.
9. Failure to keep all garbage and trash in covered containers or leaving it visible to neighboring units other than as required for collection.
10. Causing or allowing a nuisance to be permitted to exist or operate within any lot or any common area or facilities. (Ex. loud noises, barking dogs or unauthorized gatherings in the common areas.) Article VIII, Section 5.
11. Failure to maintain a single family, private residence.
12. Permitting changes to the lot or exterior of any residence without the approval of the ARC in advance of work being done. (Ex. driveways, outside buildings, playground equipment, sunrooms, fences, screen porches, etc.)
13. Any other violation stipulated in the Hidden Hills Covenants.