

This is an abridged version of the DECLARATION OF COVENANTS, CONDITION AND RESTRICTIONS FOR HIDDEN HILLS as adopted in 2010. For a complete set of the Declaration of Covenants, please visit the Hidden Hills website at www.HiddenHillsOwners.org.

ARTICLE III PROPERTY RIGHTS IN THE COMMON AREA

Every Owner shall have a right to enjoy the Common Area and Facilities, but the Association has the right to limit the number of guests and to adopt rules and regulations for the use and benefit of the Common Areas. Parking on the street in any part of the Development, including the Common Areas, is prohibited. The Common Areas are for the use of residents and their guests and not for the general public.

ARTICLE VIII USE RESTRICTIONS

1. Each household is for a single family residence. No businesses shall be operated out of any home. "Home Offices" are allowed as long it does not generate extra traffic.
2. No exterior speakers, horns, whistles, bells, except security devices used exclusively for security purposes, shall be used on any Lot.
3. No rubbish or debris of any kind shall be placed or permitted to accumulate upon or adjacent to any Lot, or the Common Area and Common Facilities. No odors shall be allowed.
4. All garbage and trash shall be kept in covered containers and not visible from any Lot except on trash day. No container shall be left at or near any street except as necessary for pick up and disposal of garbage and trash. Once such garbage and trash has been picked up, the container shall be removed from the street.
5. No mobile home, trailer, permanent tent or other structure, or truck camper shall be kept on any Lot for use as a living place.
6. No outside clothes lines are permitted.
7. Pets. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any Lot, **except the keeping of dogs, cats or caged birds as domestic pets** provided that it shall not become a nuisance and is not kept, bred, or maintained for any commercial purposes. Pets shall be fenced, leashed or attached at all times.
8. Parking shall be in designated parking bays, driveways and garages. Except in the case of a guest, parking along the street is strictly prohibited. No inoperative vehicles or boats may be kept on any Lot or street. No overnight or long term parking shall be permitted on the streets. Overnight parking of all recreational vehicles and related trailers, trucks, boats and/or sports equipment shall be in garages or appropriately screened enclosures.
9. No garments, rugs, and/or any other materials may be hung from the windows or fences.
10. Signs shall be limited to For Sale signs, alarm company signs, and political signs.
11. No temporary structure or out buildings of any kind shall be permitted on any Lot.
12. Any television antenna or satellite dish shall be approved by the Architectural Review Committee.
13. Mailboxes must be approved by the Board of Directors.
14. All window treatments shall be drapes, curtains, blinds, shutters, or shades similar to others in the neighborhood.

15. No metal roof or vinyl siding, other than vinyl cornices, of any kind shall be permitted.
16. All Dwellings and Lots shall be kept and maintained in good condition. All necessary repairs shall be made within a reasonable time. All yards shall be properly maintained and mowed on a regular basis. Shrubs and grass shall be neatly trimmed. Any tree limbs which fall or are damaged shall be removed promptly.
17. All Dwellings must have at least a two car garage. Garages shall have garage doors operable by an electric door opener. Garages shall be large enough to park two vehicles inside the garage with the garage doors closed.
18. Changes to the exterior of any Dwelling shall be approved by the Architectural Review Committee. This shall also apply to fences or other structures on any Lot.
19. Vacant Lots shall be properly seeded, fertilized, watered, mowed, and maintained.
20. Rental of Lots. No Lot, whether or not a Dwelling has been constructed thereon, may be leased or rented by any Owner UNLESS it complies in full with the Declaration of Covenants.
21. PODS. The Association shall be notified at least ten (10) days prior to a POD being temporarily located on any lot. The POD may not be kept on any Lot for more than thirty (30) days.
22. Garage Sales are only allowed on the date(s) of neighborhood sponsored Garage Sales.
23. Barking Dogs or Loud Music. If during any sixty (60) day period the Association receives two (2) or more complaints about barking dogs, loud music or other excessive noise on any Lot, the Board shall investigate. If the Board determines such actions occurred, the Owner shall be subject to a fine.

ARTICLE X BUILDING AND CONSTRUCTION CRITERIA AND REQUIREMENTS

All private residential swimming pools shall be screened from the street and constructed in the rear yard. A secure fence no less than six feet high shall enclose the pool area.

Garden structures, gazebos, decks, pool houses and similar structures shall have the same setbacks from the property lines as that of the residence.

Outside storage areas shall be fenced or screened to provide substantial screening to a minimum height of six feet and a maximum height of eight feet. All storage areas must be located on the side or behind the Dwelling.

Each Owner shall provide for satisfactory and appropriate drainage of water from the Lot to the adjoining established drainage ways.

The design and construction of all walls and fences shall follow the criteria set forth by the ARC. Chain link and cyclone fencing of any type are prohibited. All fences shall step with the terrain rather than slope.

Each Owner shall keep the sidewalk on his Lot clear of any obstruction.

No trash, garbage, rubbish or any other item shall be burned on any Lot.

Article XI – Enforcement

Please refer to the complete copy of the Declaration of Covenants at www.HiddenHillsOwners.org.