

HIDDEN FOREST

Homeowners Association Policies & Community Rules

The following policies have been constructed for the Hidden Forest Homeowners Association in conjunction with the covenants and will be enforced under the By-Laws, Article 2.08.

COLLECTION POLICY

- All members must pay their assessments within 30 days of the due date.
- If no payment is received within 30 days, a reminder letter or bill will be sent notifying the member of the late charge that has been charged to their account.
- After 60 days, if no communication is received, a final letter asking for payment will be sent. It will also inform the member that legal action, per the covenants, may be utilized to collect the debt if not paid within 30 days.

COMPLIANCE POLICY

- All members are required to abide by the covenants of the Association.
- Members will be notified of the violation and given a time frame to correct the violation.
- If the violation is not corrected within the time frame, the HOA will use all means granted by the covenants to correct the violation.

TREE POLICY

- All homes are required to have a tree or trees in their front yard.
- ARC approval is required for removal and replacement of tree or trees in the front yard.

SHED & FENCE POLICY

- ARC approval is required.
- Height of shed may not exceed 8 feet.
- Size is limited to 8 feet wide by 10 feet long.
- Roof shingles and exterior color must match the house.
- Yard must be fenced to limit visibility from the street.
- Fence material is limited by the Covenants. The "good/clean" side of wood fencing must face out.

BASKETBALL GOAL POLICY

- No in-ground basketball goals are allowed. Goals must be portable.
- Basketball goals must be in good repair at all times.
- Basketball goals must be confined to the driveway, with no sidewalk or street interference.
- When used frequently, the basketball goal may be pushed flush to the house/garage when not in use. Place it out of sight when not in regular use.
- All use must stop at dark. Be aware of neighbors and respect their property.

FLAG POLICY

- ARC approval is required.
- American flag only; standard size not to exceed 3 feet × 5 feet.
- Ground-mounted pole (standard pole dimensions) may not exceed 18 feet high.
- Location will be determined by the ARC.
- As an option, a front wall-mounted pole no longer than 6 feet and no higher than the first-floor overhang may be placed. Limit is one per dwelling, one flag per pole. The flag must be appropriate and inoffensive. ARC approval is not needed.

PARKING POLICY

- Each dwelling shall provide adequate off-street parking (i.e., parking areas located solely within the property lines of such lots). Vehicles shall be parked only in driveways or garages.
- No automobile owned by the property owner or resident shall be parked on the street on a regular basis.
- Visiting automobiles and vehicles shall be parked, to the greatest extent possible, in off-street parking areas or in front of the dwelling being visited.
- Any vehicles that are on the street must be parked with the flow of traffic, per the City of Montevallo's ordinance.
- Vehicles shall not be parked on landscaped or natural areas of the Lot or Common Areas or parked across a sidewalk so as to prevent pedestrian use.
- This policy is an adjunct to Article 7.11 of the Covenants.

LAKE USE RULES

- Lake use is for Hidden Forest residents ONLY.
- Children under 12 must have an adult in attendance.
- No wading, swimming, or boating.
- No dumping of any kind is allowed.
- No motorized vehicles of any kind are permitted on the grass.