

Hidden Wood West Condo Association
Rules and Recommendations
Section 1
Maintenance Standards
Revised 2018

Community Goal

It is the goal of the community to maintain a well-kept, updated and attractive property, while allowing some degree of personal expression on the part of owners.

Common Areas Defined

Common areas including, but not limited to: Perimeter fences, exterior painting of units, roadways, entry way signage, roofs, gutters, unit siding, rockeries and gravel paths. These are the responsibility of the Association and are not generally addressed in this section. (See Declarations Article 7) Also see the ARC document.

Decks/Patios

Some units have no decks, some have one deck, some have 2 decks, some have connected and/or wider decks. Not all decks have stairs. Rail height may vary. Some units have patios. Some unit decks have ramps and gates.

General Deck Care Owner Responsibility

Owners are responsible for maintaining and repairing decks as needed. This includes: power washing, cleaning between deck floor boards, putting a quality sealer on the deck flooring as needed, painting deck rails and fencing.

Owners are responsible for replacing boards and posts as needed to keep the structure safe and insect free. Storage on and under the decks are subject to certain restrictions.

Owners are responsible for keeping patios power washed and moss free. Needed repairs or replacement is an owner responsibility.

General Deck Rules

1. Hot tubs must not be placed on decks. They must be placed on patios or under decks with Board approval required prior to installation. They must be screened with board approved materials at the owner's expense. Owners are required to carry an insurance rider for the hot tub and will be held financially responsible for any damages that occur as a result of its operation. All hot tubs must be behind a locked fence and/or must have locked covers when not in use.
2. Additions and modifications must be done by an insured and licensed contractor.
3. Sun room additions are not allowed.
4. Firewood must not be stored on or under decks, since it attracts rodents and insects.
5. No clothes lines are allowed.
6. Rugs and other items must not be hung over the deck rails more than 24 hours.
7. Exterior ramps to front doors or decks must have prior board approval and meet code.

8. Rain barrels and rain chains are allowed, but must be of a size and weight that can be safely supported by the deck and roof structures.
9. Weeds under decks must be eliminated, so they do not spread to common areas.

Recommendations for Deck Care

1. Plants placed on the deck floor should have water catchers under them, so decks are not damaged by moisture.
2. Flower boxes should not be placed on top of rails to prevent the wood from rotting. The boxes may be hung off the sides of the deck rails with appropriate hardware.
3. It is not recommended to store any items under decks.
4. Deck additions and modifications are acceptable with prior board approval. (See ARC Document) Front and side decks may be connected or expanded, gates may be added and changes to flooring and fencing may be done with upgraded materials and designs.
5. Charcoal, propane and electric BBQs are allowed on decks. BBQs may be stored on decks when not in use, but should be covered.

Rules for Doors, Windows, Screens, Skylights and Solar Tubes

1. New skylights and solar tubes installation requests must be submitted to the board for approval. (See the ARC Document) These items must be installed by a licensed and insured contractor.
2. All skylights and solar tubes, once installed continue to be the responsibility of the owner. New owners accept the responsibility of previously installed skylights and solar tubes.
3. Roof, skylights and solar tube cleaning must be done by a professional.

Recommendations for Doors, Windows, Screens, Skylights and Solar Tubes

1. Units with garden windows may replace them with regular windows.
2. Garage doors and exterior doors are the responsibility of the owner. They may be replaced with Board approval of design. (See ARC Document)
3. Storm doors and screen doors may be added or replaced to the front and side garage doors of the unit. (See ARC Document)
4. Owners may replace/upgrade windows and sliding doors. They are responsible for the cost of the upgrade. (See ARC Document)

Rules for Sidewalks, Chimneys, Roofs and Gutters

1. Moss on the roofs and sidewalks must be removed. Harmful chemicals must not be used to kill the moss on the sidewalks. Baking soda works well.
2. Wood burning fireplaces and chimney cleaning must be done by an insured, licensed contractor on an annual basis at an owner's expense, if the fireplace is used on a regular basis.
3. Ladders must not be placed directly against the gutters. Residents must not climb on the roof. Roof and gutters will be cleaned once a year by an Association vendor.
4. Residents must not obstruct passage on sidewalks, on paths between units or block the general use pathways on the property.

Recommendations for Sidewalks, Chimneys, Roofs and Gutters

1. Sidewalks can be pressure washed when needed. Moss on roofs will be removed at Association cost by a professional vendor. A work order may be submitted for this work.
2. Residents may clean the exterior of the gutters with eco friendly products.

Rules covering other areas

Other

1. During winter months outside water must be turned off and all outside faucets must be covered.
2. Propane tanks: Unit owners possession and use of propane tanks is subject to state law and local ordinances including requirements of the local fire department. All propane tanks must be located in an area that is visible to fire department personnel at all times. (Declarations 10.4.2)
3. Signs of a political nature may be displayed in limited common areas only during the time legally allowed. Signs (other than those allowed by law) must not be hung on the perimeter fence or placed in the common areas of the property. Real Estate Companies may place the standard hanging sign in the entry way on a post behind the Hidden Wood sign and next to the driveway of the unit as long as the sign does not block the view of drivers backing out of their driveway. (Declarations 10.7)
4. House numbers in front and back of the units must be clearly visible at all times.
5. Holiday decorations are allowed, including those that require electricity. Decorations must not damage gutters, windows, roofs or siding. No general public viewing is allowed. Lights must be turned off by midnight. Music or noise must not be incorporated into the display. Christmas decorations may be put up six weeks prior to Christmas and must be taken down by January 15. Decorations for other holidays may be put up two weeks before the holiday and must be taken down one week after the holiday date.
6. Heat pumps must be reasonably quiet when operating, so the noise cannot be heard by adjoining units.
7. Light posts are the responsibility of the Association. Climbing plants and decorations on the black unit post must not cover the light sensor. Note: These posts and the iron rails on porches must only be painted black.
8. Basements or storage crawl spaces must not be converted into space for other purposes, without board approval.
9. Porch and exterior light fixtures are the responsibility of owners and must be repaired and replaced when needed.
10. Privacy fence panels between adjoining units may be removed or replaced or added, if both owners agree. Panels that are added or replaced must be done with approved materials and design by the ARC Committee. The cost of any project is the responsibility of the owners.
11. Homeowners must be responsible to clean up oil or chemical spills without flushing them into the street storm drains.
12. Remodeling inside the unit must follow ARC guidelines.
13. Antennas, Satellite Dishes and other Over The Air Reception Devices. See Declarations Section 10.4.1.
14. Curtains and other window and glass door coverings – See Declarations 10.4 and check with the Board.
15. Exterior Appearance/Outside Decorations – See Declarations 10.4 and check with the Board.

16. Storage in the garage area or unit must not prevent adequate passage for emergency responders.

Recommendations

Other

An American flag, State flag and/or seasonal flags may be hung from flag poles attached to the siding beside the garage door. Any flag that is offensive to residents may be removed after a hearing with the board. No free standing flag poles are allowed.

Rule History

Adopted: September 28, 2009

Modifications were made in 2011 and 2012

Rule were reviewed and changes made by committee with opportunities for community input in 2015.

ARC Committee also revised the rules.

Minor changes in 2017 were made.

The rules were reviewed in 2018 at monthly meetings and approved at the 2018 Annual Meeting and became effective 30 days after.