AMENDED AND RESTATED HIDDEN ACRES CONDOMINIUM ASSOCIATION

Condominium Rules and Regulations

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I. INTRODUCTION

The following Condominium Rules and Regulations (hereinafter, "the Rules") have been established for the benefit of all owners of condominium units at Hidden Acres Condo Association. These rules are intended to contribute to promoting and preserving a safe, clean and hospitable environment for the owners, and assuring the peaceful enjoyment of our community. They are also intended to protect and enhance the property.

The Rules are not designed to unduly interfere, restrict or burden the use or enjoyment of the property. However, all owners, residents and their guests are expected to abide by the Rules, which are meant to supplement the provisions of the condominium Act, Declaration and/or Bylaws.

If the Rules conflict with a declaration, act or bylaw, the provision from the declaration, act or bylaw should take precedence.

II. AMENDMENTS

The condominium Board of Directors can make, amend or repeal a rule. When any change is made, the board must:

a) Notify owners about any changes they want to make before those changes become effective.
b) Provide all owners with written notice of the rule at least 30 days before the rule becomes effective.

III. COMPLIANCE

All owners bound by the Rules shall comply with them and the rules may be enforced in the same manner as the property's bylaws.

IV. ENFORCEMENT COSTS AND FINES

1. Costs and expenses, including reasonable legal fees, incurred in enforcing Rules shall be assessed by the Board of Directors against the violator and/or the owner responsible for the violation.

2. All complaints of violations of the Declaration, Bylaws and Rules and Regulations must be in writing and directed to the Board of Directors and signed by the resident. Complaints should state the nature of the violation, the time and place the violation occurred, and the facts that give rise to the violation. The unit number or name of the party violating the Declaration, Bylaw or Rule or Regulation should be included if that information is known. All complaints should also contain the name, unit number, email address and telephone number of the party making the complaint.

3. If the Board determines, IN ITS SOLE DISCRETION, determines that the complaint is valid, it shall give notice to the violator stating the date, time and rule violated, and request that the owner cease the conduct. A warning letter will be sent to the party who violated the rule before any fines are issued.

4. If the violator wishes to contest the notice, they shall notify the Board in writing WITHIN FIVE (5) DAYS OF RECEIVING SAID NOTICE and may appear at the next Board meeting to contest the violation.

5. If the Board determines that there is a repeated violation of the rules, the Board shall fine the offender and may request the offender attend the next Board meeting to discuss the violation.

6. If any such violation or fine is contested, the Board shall conduct a hearing of all facts and come to a decision about next steps. This will be done at the Board's next meeting. The decision will be documented in writing and given to the owner. The decision shall state the facts found and if warranted, impose a fine, ban the offender from the common facilities or direct that legal action be taken. All fines are considered an assessment against a unit and shall be payable 30 days after the date of the Board's decision.

7.. The owner may, after payment of all fines, appeal any fine to the entire Board and request a meeting with the Board of Directors.

8. The fine structure shall be as follows for like violations within a one (1) year period:

a) A first offense shall result in a warning letter.

b) A second violation shall result in a $100.00 fine and may ban the offender from common facilities if warranted.

c) A subsequent offense shall result in a fine of not more than $500.00 for each offense and the Board may direct that legal action be taken to enforce the Condominium Rules. Legal fees and costs of such action will be assessed to the violating unit. Any Notice required by this section shall be deemed given when it is given in hand, emailed, or mailed to the unit owner.

V. RULES AND REGULATIONS

1. NUISANCE AND NOISE

1.1. No use or practice shall be allowed which is an unreasonable source of annoyance to the owners and residents of the condominium, or which unreasonably interferes with the peaceful possession or proper use of the condominium property by others.

1.2. Owners and their guests will be expected to reduce noise levels during the hours of 10:00 PM to 8:00 AM, so that neighbors are not disturbed. At no time should instruments, music, televisions, cell phone conversations, or other noises on the decks or patios be so loud that they become a nuisance to neighbors.

2. LITTERING AND TRASH DISPOSAL

2.1. There shall be no littering. All garbage and recyclable material shall be deposited only in designated containers in each owner's unit. No garbage, trash, or recyclable materials shall be permitted to remain in space that is not the owner's unit. Throwing any smoking materials into common areas is strictly prohibited.

3. PARKING

3.1. Each unit is allocated two (2) parking spaces on the property. The maximum of two (2) vehicles may be allocated to any one (1) unit, must belong to a unit resident and must be registered with the Condominium.

3.2. All vehicles must park in their assigned space first. Units with two vehicles may interchange parking in permit or assigned space as needed.

4. VEHICLES

4.1. No owner shall be entitled to maintain more than two (2) vehicles within the condominium grounds at one time.

4.2. No snowmobiles, mobile homes, motor homes, campers, boats, trailers or other terrain vehicles will be parked or allowed to remain within the condominium complex. Temporary parking of such vehicles must be approved by the Board of Directors. The request can be done in writing and may be granted under extenuating circumstances on a temporary basis only.

4.3 During or after any snowfall, the owner of any vehicle or other item described in Section 4 herein, that is situated in a manner that prevents removal of the snow by the snow removal team, said owner will be solely responsible for removing the snow that cold not be removed within 24 hours of the snowfall at his or her cost.

5. ADDITIONS TO EXTERIOR OF BUILDING

5.1. Changes affecting the appearance of foundation of the building, such as decorations, screens, doors, air conditioners, or similar changes, cannot be made without the consent of the Board of Directors. Consent of the Board may be in writing. Any damages resulting from the displaying of exterior decorations will be the responsibility of the owner.

5.2. Improvements or repairs to the exterior of building or common grounds must be approved by the Board of Directors prior to moving forward.

5.3. No owner may be reimbursed for any purchases made for any outside improvements. Pre-approval is needed for any work done in common areas. All supplies, if approved, must be purchased by the Association.

5.4. THE BOARD OF DIRECTORS SHALL HAVE SOLE, COMPLETE AND ABSOLUTE DISCRETION FOR APPROVAL OF ANY REQUESTS UNDER THIS SECTION.

6. IMPROPER USE OF COMMON AREAS

6.1. There shall be no misuse, AS DETERMINED BY THE BOARD OF DIRECTORS, of the Common Area, which damages the space, increases the maintenance thereof, or causes unreasonable disturbance or annoyance to the owners who are sharing the public space.

7. GUESTS

7.1. Owners will be responsible for the actions of their guests. If guests create a nuisance to other owners, the Board of Directors shall have the right to request that the guest leave.

7.2. Moreover, owners will be deemed responsible for any damage caused by their guests and rules violated by guests shall be deemed to be violated by the owner.

7.3. If any costs are incurred as a result of a guest's behavior, owners will reimburse the association for all of the costs.

8. PETS

8.1. Owners may maintain no more than one (1) pet, cat or dog, under the weight of 15 pounds, Two (2) birds are allowed per unit.

8.2. Owners must obtain and maintain liability insurance insuring against any and all damage caused by their pets. Proof of such insurance shall be submitted to the Board of Directors with the pet registration form.

8.3. No pets may be kept, bred or maintained for any commercial purpose.

8.4. Pets shall not be permitted outside the unit on the common area of the association unless accompanied by a responsible individual and kept on a hand leash of no more than 10 feet in length at all times.

9. OUTDOOR GRILLS AND FIREPITS

Outdoor grills (for the purpose of cooking food) are permitting with the following conditions:

9.1. Grills may not be kept or used on decks at any time.

9.2. Grills must be placed such that smoke is not bothersome to neighbors.

9.2. Grills must be used on cement or brick areas.

9.3. Grills must be 10 feet from any combustible patio.

9.4. Grills must be 15 feet from any combustible wall, partition, exterior window or exit.

9.5 Fire pits are not permitted, whether permanent or portable, on the limited common elements or common elements of the condominium or any part of the unit.

10. RENTALS

10.1 Units are not permitted to be rented at any time for any reason. Units are to be owner inhabited only.

11. SMOKING AND VAPING

11.1. Smoking is permitted in the area near or around the owners own individual condominium only. Throwing any smoking materials into common areas is strictly prohibited. No materials shall be disposed of or stored in the common areas.

12. MOVE IN/OUT POLICY

12.1. All owners must notify the Board of Directors of intent to sell in writing, including name of realtor listing property, and any dates known including date of vacating. Upon sale, the Board of Directors must be notified of the move in date, and any personal information known of the new owner in order to provide a smooth transition for the Association.

13. FENCES

13.1. No fences of any kind shall be allowed on any area considered common property.

14. WASH LINES

14.1. No wash lines (permanent or temporary) may be erected in any area considered common property.

15. SATELLITE DISHES

15.1. Satellite dishes may not be attached to any building or roof. Satellite dishes must be free standing and located as close to the owner's individual condominium as possible. Once a Satellite dish is installed, it becomes the property of the condo owner. Upon vacating or selling the unit, owner is responsible for removal and disposal of the Satellite dish.

16. AGE OF OCCUPANTS.

16.1 No occupant of the Condominium can be under the age of Fifty-Five (55) years of age.