

# **HIDDEN HARBOUR ESTATES, INC.**

## **GENERAL RULES**

### **I. OCCUPANCY**

- A. Hidden Harbour Condominium is a residential condominium designed and intended as housing for older persons. Accordingly, the members of the community wish to operate as housing for older persons as that term is used and defined in the applicable Federal and State Fair Housing Laws. Under this law, at least one person aged fifty-five (55) or more must be a permanent occupant of each dwelling unit and no person under the age of eighteen (18) years may be a permanent occupant. Maintenance fees are based on occupancy by no more than two (2) permanent residents. Approval of the Board of Directors is required for additional occupants. An additional monthly charge is made for approved additional occupants over two (2) residing for over sixty (60) days per year. This charge is established by the Board of Directors. Maintenance fees are payable, in advance, by the first (1<sup>st</sup>) of each month. A late fee will be charged after the tenth (10<sup>th</sup>) of the month.
- B. Children are welcome for visits of not more than thirty (30) days per year. You are responsible for their conduct and compliance with these rules. They should not be a disturbance to other residents.
- C. All overnight guests must be registered by the owner at the Office by name, relationship and dates of their stay, prior to their arrival if possible.
- D. All residents must inform the Office concerning departure from Hidden Harbour and upon returning if the absence is to exceed one week.
- E. If a home is offered for sale, approval by the Board of Directors is required and includes an interview with the purchaser before the sale is completed. When the unit is listed, the notebook binder containing the Declaration of Condominium, Articles of Incorporation By-Laws and the General Rules must be delivered to the Office for the purchaser or the owner must pay \$40 for a new book. The Board will not approve a sale for commercial activity.

### **II. MAINTENANCE OF PROPERTY**

- A. Each lot (front, back, side and carport) must be kept neat and orderly. In case of prolonged absence or neglect, the Board reserves the right to correct unsightly conditions and charge the owner's account. The location of all plants, shrubs and trees to be planted must be approved by ARC and the Maintenance Department to avoid underground utilities and prevent interference with mowing. Approval is not required for planting in the planters.
- B. Activities that create unsightly conditions or are disturbing to neighbors are not permitted.

- C. “For Sale” signs on residences are not permitted. Listings may be made in the Office.
- D. When an Open House is scheduled for the sale of a home, the owner may request, in writing, that he/she be allowed to place an Open House sign on their lawn during the specified hours of the Open House. Such signs are not to be placed on any other properties within Hidden Harbour.
- E. Airing of clothes is not permitted on lots. A laundry area is provided for this purpose.
- F. For maintenance, alterations and improvements, see Declaration of Condominium, section 8.
- G. A work order may be submitted to the Office or via the Website for maintenance work in a homeowner’s yard or the outside of a unit. The work will be scheduled and the owner’s account charged upon completion of the work. No work will be performed on the inside of a unit except in an emergency.
- H. Each mobile home must be securely anchored and have a carport cover, skirting and an enclosed utility/storage area. All of these and other exterior additions and changes (see specific rules, page 19) must meet existing codes and have prior approval of the Board of Directors. Exterior of coaches must be white.
- I. Carports shall be kept free of any obstruction or impediment to parking a car for a distance of twenty-two (22) feet from the front wall of the coach or building. Carports are not to be used for storage. Carports must be ten (10) feet wide.
- J. Boats may be left in carports only during extended absences of occupants. Whether on or off trailers, they must be well tied down to secure anchor bolts.

### **III. MEETINGS OF THE BOARD OF DIRECTORS, COMMITTEES AND THE ASSOCIATION.**

- A. Residents have the right to participate in the Board of Directors’ meetings.
- B. Statements by unit owners at meetings shall be restricted solely to items designated on the agenda of that meeting. No other statements shall be permitted except as may be authorized by the Board or Committee.
- C. The official site for the posting of notices of membership meetings, Board of Directors’ meeting and committee meetings will be on the glassed-in bulletin boards located in the hallway leading to the Office and on the right (north) side of the pool door.

### **IV. CLUBHOUSE USAGE**

- A. Meetings sponsored by, held for or benefitting any political, ethnic or religious group are not permitted.
- B. Members may be permitted to use the clubhouse for the entertainment of guests. An application for approval of such use may be obtained from the Office or on the Website and must be submitted to the Board of Directors, along with the required

deposit. Use will be limited to times when no regular activities or prior approved use is scheduled.

- C. Members conducting these affairs shall be responsible for the behavior of all those in attendance. Premises shall be left clean and orderly. Failure to do so will result in the forfeiture of the deposit. Members shall be responsible for any damage or loss.
- D. Alcoholic beverages are permitted in the Clubhouse with the approval of the Board of Directors.

## **V. HURRICANE PRECAUTIONS AND PREPARATIONS**

- A. All residents who leave Hidden Harbour prior to or during the hurricane season (June 1 to November 30) must secure their homes in every way possible. Movable awnings must be down and secured prior to a hurricane. All loose objects must be stored inside or properly secured.
- B. All tie-downs must be removed no later than December 15 of each year.
- C. Residents with boats in the Marina must carefully follow the instructions in the Marina Rules and Hurricane Preparedness Plan.
- D. A Hurricane Preparedness Plan is in place for Hidden Harbour. It can be viewed on the Website or a copy requested from the Office.

## **VI. LAUNDRY AREA**

- A. Laundry facilities are for the exclusive use of residents and their guests.
- B. All facilities are to be left neat and clean.
- C. If equipment is not working, please inform the Office.

## **VII. MARINA AREA** (see specific rules in Marina Rules section)

The Dockmaster has responsibility for the assigning of slips and the executing of required documentation, with the approval of the Board of Directors. Rules for the use of the Marina by each member assigned a slip are provided at the time of assignment. The following rules for all members of the community regarding the Marina have also been established.

- A. Only paper and solid waste may be placed in the trashcans on the piers and walkways. These cans are not to be used for the disposal of garbage, fish, flammable materials (flares) or liquids such as used oil. No unused equipment or materials should be allowed to remain on the piers or walks in the Marina.
- B. Children under fifteen (15) are not permitted on the lower walkways or on the piers unless they are accompanied by, and under the constant supervision of an adult. It is suggested that children under ten (10) or those who cannot swim use a life jacket.

- C. Persons fishing in the marina area should avoid interfering with boaters using the marina. Crab traps, bait buckets and other similar gear must be kept clear of boats.
- D. Fish are to be cleaned only in the area provided. Air bladders and eyes of discarded fish should be punctured so they will not float and pollute the area. Walkways must not be impeded by those cleaning fish. The fish cleaning station areas must be thoroughly cleaned after each use.
- E. Swimming is not permitted in the Marina area.
- F. Bicycles and electric scooters are not permitted on the seawall walkway or piers.
- G. The roadway must be kept clear for the passage of vehicles, bicycles and pedestrians. Vehicle parking is limited to fifteen (15) minutes for loading and unloading boating gear.
- H. All unsafe conditions, such as broken or loose planks, loose wires, broken handrails and broken glass should be reported to the Office immediately.
- I. Boat slips are assigned to Hidden Harbour residents solely for the resident's personally registered boat.

## **VIII. POOL AREA**

- A. The swimming pool is for the exclusive use of residents and their guests. Children under fifteen (15) years of age must be under the constant supervision of an adult at all times.
- B. A shower must be taken at the pool before entering the pool.
- C. A towel should be placed on lounge chairs before use.
- D. Children in regular diapers or nude are not permitted in the pool.
- E. Pool area signs must be observed and obeyed. These are required by the State of Florida.
- F. Beverages and food will be allowed on the Pool Deck in an area from Clubhouse to within four (4) feet of the shallow end of the pool. All beverages must be contained in paper and/or plastic containers or aluminum cans.

## **IX. SPRINKLER SYSTEMS**

- A. Sprinkler heads and the duration of sprinkling periods must be adjusted to prevent water from flowing onto the streets and onto neighbors' homes.
- B. Sprinklers shall be operated in accordance with water restrictions in effect at the time.
- C. Sprinklers must be connected only to our irrigation well system and not county water.
- D. Each unit is allocated a day and time frame for irrigation. Please refer to the chart in the ARC Rules.

## **X. TRAILER AND BOAT STORAGE AREA** (see specific rules in Storage Rules section)

- A. The Storage Supervisor will have control regarding the issuance of space with the approval of the Board of Directors.
- B. Assignment of space does not constitute permanent possession of that space. Contact the Storage Supervisor regarding changing spaces.
- C. Trailer and boat storage spaces are assigned by the year. Maintenance fees are payable monthly, in advance.
- D. Storage of cars and trucks in this area is not permitted.
- E. Rules for the use of the storage areas are provided at the time each assignment is made.

## **XI. VEHICLES**

- A. The speed limit is ten (10) miles per hour in all areas. Drivers must obey the stop signs. Use horns to a minimum. Drive and park only in areas designated for such use. No overnight street parking is permitted at residences. Vehicles must not be parked so that sidewalks, walkways or mailboxes are blocked.
- B. Parking campers, trailers and recreational vehicles is not permitted in the Marina Parking Area. No permanent parking is allowed in this area.
- C. All vehicles and golf carts parking on the Bulkhead Roadway area are limited to fifteen (15) minutes while loading and unloading boats docked in the Marina.

## **XII. CLUBHOUSE PARKING AREA**

Premise: The purpose of the parking near the clubhouse is to support activities taking place in the clubhouse (parties, meetings, etc.). Additionally, the parking spaces are not to be considered as adjunct parking for individual residents. Most homes support the parking of two vehicles (car + golf cart; 2 small cars) and should be used for that purpose. As a courtesy to homeowners, the Board of Directors recognize the need, from time to time, to use the Clubhouse lot to park vehicles belonging to guests or at infrequent times when a homeowner cannot use their own driveway to park their vehicles due to home maintenance (painting, cleaning, etc.) or when boats/RVs are being readied for launch/storage. In order to accommodate those persons wishing to park vehicles near the clubhouse while attending events, the following rules are in effect:

- A. Parking for all events taking place at the Clubhouse will super-cede the needs of individual unit owners to park their own vehicle or a guest's vehicle in the Clubhouse lot.

- B. All vehicles parked in the Clubhouse lot MUST have a permit issued by the Office and displayed in the front windshield with the date(s) of permit clearly visible from the outside of the car.
- C. All permits will be limited to a maximum of two weeks/fourteen days; non-renewable without documented need and the express, written permission by the Board of Directors.
- D. When events are to be held in the Clubhouse, a given time for removal of all cars from the Clubhouse lot will be posted. It is the responsibility of the vehicle owner to adhere to the timeline for removal of his/her vehicle.
- E. The above rules will be printed on the permit and will require the signature of the affected homeowner when obtaining a permit to park a vehicle in the Clubhouse lot.

### **XIII. TRASH/GARBAGE**

- A. Household garbage in plastic bags should be placed curbside before 7:30am for pickup on Monday and Thursday.
- B. Grass, shrubbery and clippings may be placed loose or in containers (not to exceed 50lbs.) in front of your house for pickup per published schedule.
- C. Hidden Harbour dumpsters are provided for the use of Hidden Harbour residents only. All disposals must be in plastic bags to avoid littering the surrounding area when dumped. NO large items, appliances, furniture, shall be placed in the dumpster. See the Maintenance Supervisor at the Maintenance Shop for disposal of these items.
  - 1. Large appliances and large solid waste (furniture) will be picked up on the last Friday of each month by Hidden Harbour Maintenance Department. Charges will be assessed per current Budget and may change from time to time.
- D. Construction debris is not allowed in the dumpsters. All homeowners are responsible for disposing of their construction debris. Arrangements should be made with the contractor to remove debris. Arrangements can be made with the Maintenance Department to remove materials at the prevailing rate.
- E. Hazardous waste materials, including paint, should be disposed of at the Martin County Hazardous Waste sites according to the published schedule.
- F. Recyclables in the provided container will be picked up by the designated contracted recycling company according to their schedule.

### **XIV. MISCELLANEOUS**

- A. Unit owners shall have the right to inspect or copy the official records of the Association pursuant to rules established by the Board of Directors.
- B. In general, peddling, soliciting and commercial enterprises are not allowed in the park. If such an activity would benefit all residents equally, the Board of Directors may grant permission.
- C. Excessive noise will not be tolerated.

- D. When phone calls of an emergency nature are received in the Office (illness, accident or death) every effort will be made to notify residents involved. The Office will not assume any responsibility for delivery of ordinary messages.
- E. Community buildings and all recreation facilities are provided for your enjoyment and that of your guests. Please use them as you would your own personal property. Guests under eighteen (18) using shuffleboard courts must be accompanied by a resident. The Competitive Team will have priority use on selected days.
- F. Hidden Harbour will assume the responsibility for damage to residents' property that can be attributed to accident or neglect by Hidden Harbour employees. The responsibility will be limited to repair or replacement as determined by the Board of Directors.
- G. Hidden Harbour Estates reserves the right to access to all lots at all times for inspection and maintenance of utilities.
- H. Drilling of private wells is not permitted within the boundaries of Hidden Harbour.