



Condominium Association, Inc.

RULES & REGULATIONS

HIDDEN CREEK CONDOMINIUM
RULES AND REGULATIONS

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HIDDEN CREEK CONDOMINIUM RULES AND REGULATIONS

SECTION I — GENERAL RULES

1. The sidewalks, entrances, stairways and like portions of the common elements of the condominium buildings shall not be obstructed or used for any purpose other than ingress and egress to and from condominium units.
2. No signs, advertisements, notice or other lettering shall be exhibited, inscribed, painted or affixed on any part of the outside of a condominium unit or building or on any part of the common elements without prior written consent of the Association. Window signs containing advertisements that a unit is for sale or lease are not permitted. Exceptions for display of alarm company warning signs will be allowed if they are within acceptable standards.
3. Neither the exterior of the condominium units including appurtenances nor any part of the common elements shall be painted, decorated or modified by any condominium owner or resident without prior written consent of the Association which **consent** may be withheld on purely aesthetic grounds within the sole discretion of the Association.
4. A unit owner shall not cause anything to be affixed to, hung, displayed or placed on the exterior walls, doors, balconies, windows or roof of the building nor shall such unit owner screen or otherwise enclose his balcony or patio without the consent of the Association and according to specifications set by the Association. Curtains and drapes or linings thereof, blinds, shutter, shades or other window coverings which face on exterior window or glass doors of units shall be white or off-white in color.
5. A unit owner seeking to make an alteration, addition or improvement to his unit shall submit the plans and specifications for same to the Board of Directors whether or not the approval of the board is required under the terms of the Declaration of Condominium or the bylaws of the Association. A unit owner who causes damage to another unit or to the common elements as a result of his making an alteration or improvement to his unit shall be liable therefore to the owner of such other unit or to the Association as the case may be.
6. Unapproved improvements will be removed or upgraded by the unit owner upon request of the Board. All improvements approved by the Board will be maintained by the unit owner.

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7. Nothing other than balcony or patio type furniture and plants may be kept on balconies or patios.
8. The exterior portions of all doors which face common elements shall be uniform in appearance and color and all exterior hardware shall be identical.
9. No unit owner may install or permit to be installed any window air conditioning unit in his unit or in the common elements.
10. No radio or television installation may be permitted in a unit which interferes with the television or radio reception of another unit. No antenna or aerial may be erected or installed by the unit owner on the roof or exterior walls of the building and if same is erected or installed it may be removed without notice by the Association at the cost of the unit owner installing same. Citizens band and ham radio installations are strictly prohibited.
11. All outermost doors leading from the condominium unit to common elements shall be closed at all times except when in actual use for ingress and egress of that unit.
12. All garbage and refuse is to be deposited only in the facilities provided for that purpose. Any garbage or refuse deposited in said container shall be properly bagged or contained. Doors on refuse containers shall remain closed unless in actual use for garbage dumping. Garbage cannot be left outside of the front door. If you leave garbage at your front door, it will be picked up by the maintenance staff and the owner will be invoiced for \$50.00 pickup.
13. No garbage cans, supplies or other articles shall be placed on the staircase landings or shall any linen, cloths, clothing, curtains, rugs, mops or laundry of any kind or other articles be shaken or hung from any window, doors, patio or the like.
14. There shall not be kept in any condominium unit or in any storage facility any inflammable, combustible or explosive fluid, material, chemical or substance except for normal household use. The Association will not be responsible for loss of or damage to any property in the storage rooms.

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SECTION II — SALE OR LEASE OF UNITS

1. No unit shall be sold or leased unless approved by the Board of Directors.
2. Leases for fewer than 7 months are prohibited.
3. All owners who wish to lease, shall provide a lease application (provided by the Hidden Creek office) properly filled out and signed by the Lessor and the prospective lessee (s) **BEFORE THEY MOVE IN.** The application form shall be submitted to the office with the appropriate fee which is \$250.00 per person. This fee is non-refundable application fee. The application fee is normally paid by the prospective Lessee (s). It may, however, be paid by the Lessor.
4. Upon receipt of the completed application and fee in the Association office, the Association shall have (6) working days to accept or reject a prospective Lessee (s). The Lessor shall have the responsibility of checking back with the Association at the end of six days.
5. The Association will screen all prospective tenants. The Association will investigate at least the following information:
 - A) Verification of residence
 - B) Verification of 30 days employment
 - C) Verification that there have been no skips or evictions.
 - D) Credit report
 - E) Rental History
 - F) Criminal background check
6. Criteria for acceptance shall include, but not limited to:
 - A) No skips or evictions.
 - B) Acceptable credit history. (Lack of credit history or poor credit history of and in itself, shall not be grounds for rejection).

C) Acceptable rental history.

D) Applicants with felony convictions or pending felony charges will be approved or disapproved at the sole discretion of the Board of Directors.

E) No proposed lease will be approved by the Association if the Unit owner is delinquent in paying assessments and/ or related fees, costs or interest (F.S. 718.116 (4)).

7. Non approved tenants will not be allowed to park on the property, receive pool key or gate pass and may be subject to eviction by the Association.
8. Tenants will receive a copy of Current Rules and Regulations and attend an orientation with the Manager prior to moving in.
9. Any owner who wishes to sell his unit shall provide an application which is provided by the Hidden Creek office.
10. This policy will be enforced without exception.

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SECTION III A VEHICLE PARKING, OWNER AND RESIDENT

1. Only vehicles under 84” wide and a wheelbase under 180” (center of axle) may be parked on the property. However, any truck, van, trailer or similar vehicles will not be allowed on property if vehicle:
 - A. Contains tools, construction supplies, building materials, ladders, equipment, etc. which are not completely enclosed or covered neatly and completely so items are not visible; where “covered neatly” shall mean covered by a commercial cover or by equivalent acceptable to the Association.
 - B. Has racks for transporting tools and equipment.
 - C. Has an obvious business use; including but not limited to step vans, flatbeds and dual rear tires.
 - D. Have business name or phone number on vehicle.
2. Owners and residents will not park vehicles directly in paved right of ways, on any grassed area, in any area designated as “NO PARKING” or in another units assigned parking space.
3. Motorcycles must have a stand plate when parked on property.
4. Any vehicle improperly parked in a space reserved for any condominium unit owner may be towed away at the vehicle owner’s expense.
5. Parking areas **may be** used only for the **purpose** permitted by the Declaration. By way of illustration, no skateboarding or bicycle riding shall be permitted in the parking spaces.
6. Anyone caught changing oil, transmission fluid, brake fluid or any fluid shall lose his privilege to park that vehicle on the property for 30 days and shall be subject to immediate towing.
7. Any vehicle which has been issued tow violations notices for whatever reason is subject to towing with no further notice.

8. Vehicles parked in no parking areas are subject to towing with no notice.
9. Repeat violators of traffic rules shall lose the privilege to park that vehicle on the property for 30 days and shall be subject to immediate towing.
10. Disabled vehicles: Any vehicle that is not operable for five days, shall be towed from the premises.
Disabled includes:
 - A. One or more flat tires.
 - B. Out of date license tag.
 - C. On blocks or jacks.
 - D. Not operable.
11. This complex is not a workshop. Only minor repairs to vehicles will be allowed. This shall be limited to change of tires and normal washing and waxing. Any other work including changing of oil, will not be allowed.
12. Any vehicle leaking oil or other fluids will be issued a violation notice and asked to correct the problem immediately. If this is not done the vehicle will not be allowed on the premises.

SECTION III B VISITOR PARKING

1. Visitors may park where space is available and in accordance with the rules of owner and resident parking.

SECTION III C RECREATIONAL VEHICLES AND TRAVEL TRAILERS

1. Parking of RV's and travel trailers on the property is prohibited without the Permission of the Board.
2. Boats, trailers, campers or recreational vehicles approved for parking on the property shall be kept in the designated parking area.

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SECTION I V — CLUBHOUSE, POOLS AND JACUZZI

7. The clubhouse facilities may be reserved for private parties, on a first come basis, through the Hidden Creek office. The owners account must be current to the association. Unauthorized parties will be charged a \$100.00 fee to the owner's account.
 - A. A security deposit of \$100.00 will be collected for damages and cleanup. Each person reserving the facilities will be required to clean up the clubhouse, pool, parking area and restrooms. After inspection the amount to be refunded will be determined by the Manager.
 - B. Owners reserving the facilities must be in attendance and are responsible for the conduct of their guests.
 - C. There is a limit of twenty-five guests. Pool Capacity is 15.
 - D. Live bands are not permitted. Music and activities must not disturb other residents.**
 - E. All functions must conclude by DUSK as the gates will be locked at that time.**
2. The swimming pools are common property and are never closed to owners and residents. Certain rules are established to limit the Associations liability, Access by key only.
 - A. Children under the age of twelve (12) may not use the pool except in the presence and subject to the supervision of an adult.
 - B. Pool hours are from 9:00 A.M. to DUSK.
 - C. Use of the pool is at your own risk.
 - D. You must shower before entering the pool.
 - E. Glass objects are not permitted in the pool area at any time.

F. Diving, running, pushing, rough play and splashing are prohibited.

G. Standard swimwear is required.

H. Pool furniture is not permitted to be removed from the pool area.

I. There shall be no cooking, grilling, etc. of any kind in the pool deck area.

J. Pool rules are posted in each pool area for your reference.

3. Pool keys are assigned ONE to a unit.

Tenants must obtain their keys from the owner.

4. Lost keys will be replaced at a cost of \$25.00. Only the Association is authorized to duplicate the pool keys.

5. Use of the Jacuzzi is for ADULTS ONLY. It is not a children's play pool. For health and safety reasons, children under twelve are NOT allowed in the spa at any time.

This is 104 and is a health hazard to small children.*

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SECTION V — COMMON AREAS, PROPERTY

1. There shall be no loitering, congregating or gathering in common areas, such as disturbing other residents.
2. Common areas shall not be obstructed littered, defaced or misused. Example: Stairs, gates, fences, dumpsters, trees, shrubs, cable & electrical boxes, etc. are not to be used for any other purpose than their intended use and are not to be used as play or work areas.
3. There shall be no storage of occupant belongings on any part of the common elements. This is deemed to include but not limited to, strollers, playpens, wading pools, bicycles, toys, lawn furniture, grills, appliances etc. Such personal property must be stored in storage closets, or other areas designated for that purpose.
4. Sidewalks are restricted for use of pedestrians. Bicycles and motorcycles are to be ridden on the streets only. Motor bikes, skateboards, etc. are not permitted on the property.
5. No ball playing shall be allowed on sidewalks or against buildings.
6. No skateboard ramps are allowed on the property or are the use of speed bumps as ramps.
7. Bicycles shall obey all the rules of motor vehicles stated in the rules and regulations.
8. The speed limit on the property is fifteen miles per hour.
9. Children under the age of six (6) must be accompanied by a responsible person, age sixteen (16) or over when using any common area of the condominiums.

10. Children under the age of thirteen (13) must be accompanied by a responsible person aged eighteen (18) or over when using any common area of the condominium between one hour after sunset to 7:00 A.M.
11. The front of the complex will not be used to advertise any car, boat or other items for sale, or to post signs for any other sales (moving, garage, etc.) or rentals.
12. No condominium unit owner or resident shall play upon or permit to be played any musical instrument or operate or permit to be operated a phonograph, radio television set or other loudspeaker, if the same shall disturb or annoy other occupants of the community (this applies to radios in vehicles).
13. No fireworks of any kind are to be discharged on the property.
14. Food and beverages may not be consumed outside of a unit and its appurtenant patio balcony except in designated areas. There shall be no cooking on balconies.
15. The roof is off limits to everyone except persons engaged in the maintenance and inspection of the building
16. No unit owner or lessee shall invite in his absence any person not in residence to use the condominium facilities; this includes the pools and spa.

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SECTION VI - PETS

A. ANIMALS, PROHIBITED

Due to underwriting of our insurance, the following breeds of dogs will not be permitted on the property: Doberman, Pit Bull and Rottweiler. There may be other breeds cited by the insurance company from time to time.

B. ANIMALS, RESTRICTIONS

1. Pets weighing more than fifty (50) pounds shall not be allowed on the property.
2. With respect to pets which require access to the outside, such as dogs and cats, there shall not be more than two (2) such pets in any individual unit.
3. Pets are never permitted in the clubhouse, pool deck or recreation areas (seeing eye dogs and working dogs are the only permitted exceptions).
4. All dogs and cats must be on a leash within the common areas of the property. This applies 24 hours a day.
5. Pets can be walked only on the grass designated as a "Dog Walk".
6. Pet owners are responsible for cleaning up any mess made by their pet in any public area including the designated dog walk.
7. Pets are not to be tied up outside units or left on patios.
8. Any pet which repeatedly causes a disturbance, such as excessive noise, running loose, or not using the designated "Dog Walk", shall not be allowed on the property.

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SECTION VII ARCHITECTURAL

- A. All exterior improvements must be approved by the Board of Directors.
- B. Requests must be in writing and include detailed drawings and specifications.
- C. Screen Rooms must be bronze aluminum with charcoal screening. Roof must be load-bearing, able to support the weight of a person. The common fence between two units may be replaced by permanent screen room wall if both homeowners agree, in writing.
- D. Screen and storm doors must be bronze aluminum with charcoal screening. It should be the door with two inserts. If you would like any other door, please check with the Hidden Creek office before installing.
- E. Hurricane Shutters:
 - 1. No covering shall be allowed that projects out from the exterior wall of the unit. Protection should be of the type that installs into window casement and rolls down.
 - 2. All such coverings shall be painted to match existing colors as determined by the Board of Directors and maintained as a limited common area.
 - 3. Only styles for each type of window that are similar will be allowed to maintain architectural consistency in the complex.

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SECTION VIII ENFORCEMENT OF RULES A.

FINES

1. A resident and /or owner will be advised of a rule infraction in writing with a demand that the particular violation must cease and desist. If it is a one-time incident, notification will advise the offender that repeating the offense may result in imposition of a fine. If it is a continuing violation, the offender will be given a reasonable time to correct the problem.
2. If there is no correction of violation in the time given, the offender will be given the opportunity of a hearing before a special committee which will render a FINAL OPINION as to the violation and fine imposed.
3. If the offender does not attend the hearing as scheduled or request a reasonable alternative scheduling, the Association will consider such absence as evidence of acceptance of fines.
4. There shall be opportunity at the hearing for both sides to present and cross examine witnesses and present evidence.
5. The committee will set the fines according to Florida Law #718.303 (3) which states that a fine of \$100.00 may be assessed for each violation of the rules and, a fine may be levied each day of a continuing violation provided no such fine shall exceed \$1000.00.
6. Collection of fines, if not paid, will be handled through the courts. The owner will be responsible for all attorney fees and court cost.

B. Legal Action

1. The Association may decide to take legal action on a matter without going to fining. If this should happen, the owner would be responsible for all court cost and the Association attorney fees.

HIDDEN CREEK CONDOMINIUM RULES AND REGULATIONS

NOTICE TO OWNERS

1. Notices of meetings will be posted on the door to the Association office located at 1600 hidden Creek Blvd. Orlando, FL 32807, not less than 48 hours prior to such meeting. Notice of meetings such as the Annual Homeowners Meeting, Elections and Budget Meetings will be mailed to each registered owner of record according to the legal requirements.
2. Owners are permitted to attend any Association Board meeting. Participation at regular Association meetings by owners not on the Board will be limited to comment on those items on the published agenda and such comments must be limited to three (3) minutes in duration.