

Hidden Valley Condominium Association

Rules and Regulations

August 2020

These rules are intended to create a fair and equitable environment for all owners and residents of Hidden Valley. Due to space constraints certain limitations and restrictions on storage and parking are necessary. Your cooperation will help us keep the complex an attractive place in which to live.

Failure to comply with these rules may result in the imposition of fines, assessments for damages, repairs, or corrective actions (costs) and/or having your vehicle towed at your expense (towing costs).

Unit owners who rent or lease their units are responsible for any violations committed by their tenant(s). Fines and costs will be levied against the unit owner only. It is the unit owner's responsibility to inform tenants of these Rules and Regulations and to assure their compliance.

When a fine is imposed, it shall be in multiples of the amount specified below and will be applied as follows:

1. Upon notification of a violation, the violator will have 72 hours to correct the violation **except when the violation involves a time sensitive issue such as impeding HVCA vendors, contractors and agents from accomplishing their work at the appointed time as well as vehicles parked in areas that prevent HVCA agents from performing their task. These violations will be assessed a \$100.00 fine immediately due to the time sensitivity of the work being done. Posted warnings as well as other mass warnings of violations are subject to immediate fines.**
2. If the violation is not corrected, the unit owner will be notified by email and fines will be assessed. The unit will be subject to a lien if a fine does not get paid.
3. The unit owner will have seven days in which to request a hearing with the Executive Board.
4. A decision in a hearing will include costs in all cases and reasonable attorney fees, if a member of the Rhode Island Bar represents the prevailing party. Such attorney fees and costs shall also be a lien on the unit charged.
5. If a fine is not paid within 30 days of being levied an additional penalty fee of \$25.00 will be assessed every 30 days. **Additional fines will be assessed at \$100.00 for the same violation if it is not resolved.**
6. The Association reserves the right to correct any violation of these Rules and Regulation after the 72 hour period without any further notice to the unit owner and to bill the unit owner for the cost of correcting the violation, in addition to the amount of the fine. Also a resale certificate will not be issued at the time of sale.
7. **If violations, fines, fees or penalty fees go unresolved they will be turned over to our lawyer for legal action and all legal fees and costs will be charged to the unit owner.**

GENERAL RULES & REGULATIONS

Unless otherwise specified a \$50 fine shall be assessed for each of the following.

- I Every owner is required to complete an HVCA contact information form for themselves and tenants (when applicable). Owners must complete this form and email it or put it in the office mailbox which is located in front of the gazebo building. Failure to return this document within 10 days of establishing residency may result in a fine of \$50.00. If you were not provided with this form, please visit HVCA web site hiddenvalleycondosri.com email hvcamain@gmail.com or drop a note in the gazebo mailbox to request your free copy. It is the owner's responsibility to request this informational form if they did not receive one.

- II The unit owner is required and responsible to inform the Association of ANY changes to the informational form. This pertains to both personal information that had been provided and also renter info if applicable. Owner failure to do so is subject to a fine of \$50.00.
1. The walkways and entrances of the buildings shall not be obstructed or used for any purpose other than ingress or egress.
Storage of any articles in the electrical/utility closets (located in the front of buildings with double doors) is prohibited.
Storage of any items in any and all locations deemed to be a violation of local fire codes or ordinances is strictly prohibited.
 2. No clothing or personal and household articles shall be hung or shaken from the balconies, decks or windows or placed upon the exterior windowsills of the buildings. No clothing or other personal articles shall be allowed to stand in the common elements.
 3. No bicycles or similar vehicles, toys, trash barrels, or other personal articles shall be allowed to stand in the common elements including the areas underneath the front steps that access the upper units.
Firewood must be stored at the property line.
 4. No Unit owner shall make or permit any noise that will disturb or annoy the occupants of the buildings or do or permit anything to be done therein which will interfere with the rights, comforts or convenience of other unit owners or occupants.
 5. The operation of laundry equipment, dishwashers, vacuums, and other similar appliances shall be limited to the hours between 6 am and 11 pm.
 6. No shades, awnings, window guards, ventilators, fans, air conditioners, or any other item/article shall be permitted to protrude from or be placed in or about the windows, common elements, balconies, decks, or private patios.
 7. No sign, notice or advertisement shall be inscribed or exposed at any window, door or other part of the building.
 8. All garbage and refuse from the units shall be deposited with care in receptacles intended for such purposes.
 9. Bathrooms, toilets and sinks shall not be used for any purpose other than those for which they were constructed, nor shall any sweepings, rubbish, rags, ashes or any other article be thrown into same. The unit owner in whose unit the damage shall have been caused shall pay for any damage resulting from misuse.
 10. No animals of any kind shall be kept or harbored in any unit or anywhere else in the complex, except that each unit may keep one house cat.
Feeding of any animals, domestic or wild is prohibited because it attracts other rodents and coyotes.
In no event shall any dog be permitted in any portion of the buildings or on the property **without first supplying proper paper work to prove it is a trained service animal to receive authorization from the Executive Broad. Failure to do so will result in a \$100.00 fine.**
 11. No radio, television aerial or satellite dishes shall be attached to, hung from, or otherwise placed upon the exterior of the buildings.
 12. The agents or employees of the Association and any contractor or worker authorized by the Association may enter any unit at any reasonable hour of the day for any purpose permitted under the terms of the Declaration and By-Laws or these Rules and Regulations. Interference or obstruction of HVCA agents, contractors or workers is prohibited.
 13. All damage to the buildings or to the common elements caused by the moving or carrying of any article therein shall be paid by the unit owner responsible for the presence of such article. **Owners shall be responsible for paying full cost for replacement or repair of the damage incurred.**
 14. No unit owner shall interfere in any manner with any portion of the lighting apparatus in or about the complex

15. No unit owner shall use or permit to be brought into the buildings any inflammable oils or fluids such as gasoline, kerosene, naphtha, benzene or other explosives or articles deemed extra hazardous to life, limb, or property.
No grills, smokers, tiki torches or anything else that requires fire are permitted on decks and patios. These items can be used but **MUST** be at least 10' away from the back of the building.
Under no circumstances shall any vehicle, motorcycle, snowmobile, lawn mower, snow blower or any similarly powered item be stored in a unit or in any part of the buildings, common area or limited common area.
16. The owner of a unit shall be responsible for the cleanliness of any Limited Common Element serving such unit and at the expense of such unit. No unit owner shall do any painting, staining, decorating or other similar activity to the entrances or exterior of the buildings, or make any alterations or construct any improvements to the exterior of the buildings or landscaping.
The Executive Board must approve any major changes.
17. Unit owners shall be held responsible for the actions of their children, guests and tenants, and for any violations or damages caused by them. **Owners shall be responsible for paying full cost for replacement or repair of any damage incurred.**
18. Guns and weapons of any kind shall not be used in the complex.
19. No felling of trees or other growth is permitted in the common elements except as done by the Association for maintenance purposes.
20. Wood pellet stoves and other such continuing heat sources are prohibited in unit fireplaces.
21. Mandated chimney inspections for wood burning fireplaces must be conducted in the time frame noted on the Hidden Valley chimney form. Owners must have their chimney cleaned at their own expense if it's deemed necessary by the chimney contractor.
Fireplace inspection forms **MUST** be completed by EVERY unit owner EVERY year between September 1 and December 1 – regardless of whether or not the fireplace gets used or if it has a gas insert. A cleaning/inspection receipt must be attached to every year's form for any unit owner who does use the fireplace. Hidden Valley must have a form from every unit for our master insurance company.
22. Dumpster violations include leaving items outside the dumpster or recycle bins, and depositing boxes that have not been broken down in the dumpster or recycle bins.
Old and broken items (such as cabinets, rugs, toilets, appliances, hot water tanks – just to name a few) from contractor projects cannot be put into Hidden Valley dumpsters. Contractors must take everything away and use their own dumpsters. In addition to a fine for dumpster violations the violator will be charged the removal cost.
23. Drones are not allowed to be flown near any Hidden Valley buildings.
24. **Yearly Smoke Alarm Testing is required by the West Warwick Fire Marshall as well as by law. This is one of those time sensitive violations. This is a mandatory requirement. Unit owners MUST be home at the day and time assigned for the testing. Fines of \$100.00 will be assessed for failure to cooperate with HVCA and its Agents.**

VEHICLE RULES & REGULATIONS

Unless otherwise specified a \$100 fine shall be assessed for each of the following parking rules/regulations:

Towing costs will be added to all parking fines.

- I. Each unit has two assigned parking spaces. No unit may have more than two vehicles parked on the

- complex. This includes vehicles belonging to both the unit owner and tenants (if applicable). Park only in your assigned spaces. If you have questions regarding your parking assignment, contact the Executive Board secretary.
- II. No parking spaces (assigned or visitor), parking areas or the roadway may be used for the storage of unregistered vehicles, trailers, snow plows, boats, recreational vehicles, storage sheds or any other manner of structure or vehicle other than a properly registered vehicle that complies with the other provisions of these Rules and Regulations.
 - III. Guest parking includes the cul-de-sac and spaces marked VISITOR. Such parking is strictly reserved for guests and may not be used by unit owners or tenants to park a third vehicle.
Any vehicle to be parked on the complex for more than three days and in a space other than the unit's assigned spaces must be approved and registered with the Association by contacting the Executive Board secretary.
 - IV. At no time shall any vehicle be parked so as to obstruct access to any unit owner's assigned parking spaces or a visitor parking space.
 - V. Vehicles operated on the complex must be in compliance with all state and local laws, including proper vehicle registration and inspection.
 - VI. Parking on the grass or striped line areas at any time is prohibited.
 - VII. No recreational vehicles (RV's), trailers, snowmobiles, campers, mini bikes, scooters, skate boards, ATV's, boats, etc., are to be operated or stored on the property. Motor bikes (motorcycles) shall be permitted on the property when used in place of a regular automobile.
Commercial vehicles are prohibited from parking in the complex with the exception of deliveries or other such similar businesses. Overnight parking of commercial vehicles is prohibited under any circumstances.
 - VIII. Vehicles parked on the complex must fit within the assigned parking space limitations . Vehicles not meeting these criteria are prohibited from parking in the complex. All vehicles are required to park perpendicular to the parking lines in a uniform manner throughout the complex.
 - IX. To maintain a safe passageway and fire lane on Trellis Drive "on street" parking is prohibited. The only exception is after snow storms when vehicles are required to move so the plowing crew can clean the parking lots.
 - X. Cars illegally parked on the complex will be towed at the car owner's expense. (\$100 fine plus towing cost). This includes cars parked in visitor spaces for more than three days that have not been approved and registered with the Association.
To have vehicles that are illegally parked in your assigned spaces removed you must first notify the West Warwick Police Department of your intent to tow and provide them with the vehicle's registration. Then call the towing company and have it towed at your expense.
 - XI. Repairs to vehicles by unit owners, tenants, guests or any other agent are not permitted on Hidden Valley grounds. This includes such things as oil changes, exhaust systems or any other engine and transmission type work.
 - XII. It is mandatory that vehicles get moved to Trellis Drive main road or to a clean area of your own parking lot after every snow storm ends. This allows the plowing crew to completely clean all parking lots which makes them safe for everyone.
Emailing the Executive Board to advise that you are not going to be able to move your vehicle is not acceptable and will not release you from having to pay a fine.
Have a plan in place. If you are not going to be able to move your vehicle, be sure a neighbor, friend or family member can do it for you. If you are going away and leaving your vehicle at the complex, be sure there is someone who can move your vehicle if it snows.
 - XIII. All unit owners and residents must be able to move their vehicle immediately if there is an emergency or at any time deemed necessary by the Association. It is unit owner and resident responsibility to have a plan for getting their vehicle moved if they are not able to do it themselves.

Complaints regarding the servicing of the buildings and the property or regarding actions of other unit owners or the Association shall be submitted by email to hvcamain@gmail.com or in writing to the Executive Board.

The Executive Board reserves the discretionary authority to interpret these Rules and Regulations and to decide all questions arising in their administration. The Executive Board further reserves the right to amend, add to or delete from these Rules and Regulations at any time and without notice.

Please remember that Hidden Valley is a residential area. When driving through the complex please exercise caution and obey the 5 mph speed limit. There are children and pedestrians in the parking areas and roadways.

Hidden Valley Executive Board