



HIDDEN LAKE ASSOCIATION

*INFORMATION
& WELCOME PACKET*

www.hiddenlakeutah.com

On behalf of The Hidden Lake Association (HLA) Board of Directors (BOD) and all of our members we are very excited to welcome you to our community. You will find that our association offers many recreational and social opportunities but most importantly your new cabin or property will offer you a chance to rest and relax among friends.

In 1960 Hidden Lakes Ranches was officially created by Mr. Max Bateman. Since then our association has transformed into the wonderful community that drew you to ownership. This was, and is, not without hard work and volunteerism by our members. Currently our BOD is comprised of dedicated Directors, specialists and many committee members, each volunteering hundreds of hours a year.

In an effort to create a strong sense of community we offer our new members this information to aid them in ownership at HLA. Additionally, we would like to offer you advice related to seasonal use properties and protection of your structures and associated assets. No matter whether you like the summer season, winter season or a combination we hope you enjoy our community as much as we do.

Communication

The HLA website (hiddenlakeutah.com) is our main system of communication. The site offers many information services. We also maintain an e-mail list used to send out information to our members. Registration to the site will automatically include your email address in our list. You can update your profile on the web site if your contact information changes. You can also contact any board member for help with this.

Additionally you will receive at least one USPS mailer yearly containing your fees notice and any other correspondence the BOD deems necessary to send out. Again, it is very important to make ensure your contact information is up to date.

Lastly, there is a bulletin board that you will see near the parking lot and signs throughout the association that displays information, warnings and alerts.

Fines & Examples

The following sections of the document may include an example of when a fine could be applied. Some may seem extreme but all are based on actual occurrences. These have been included to help you understand what drives our systems and the reason those systems have been put in place.

It may seem as though the term “fine” has been over utilized. The truth of the matter is very few members have been fined. Most matters are solved by a friendly reminder or a kind and neighborly word (which we highly encourage). In those matters where a member has been fined it has been thoroughly reviewed by the BOD and enforced with consideration.

There is a reason, though, that very few members are fined. It is because of our membership and their respect of others. We are proud to say that we have the finest membership, families and friends of any association.

Rules & Regulations

All communities need a sense of order that creates safe and enjoyable opportunities for all their members. To this end we find that our association is no different and as such each member is held responsible for their actions which result in a violation and for the actions of their family, friends, guests or other such people that access HLA through the members invite. The current Articles of Incorporation, By-laws, Rules and Regulations and the CC&R's are available on the website in the Document. Please make sure you, your family and your guests are aware of the Rules and Regulations to avoid an uncomfortable situation. The last page of this document contains a condensed version of the Rules & Regulations for quick reference. Many members have printed the condensed version and display them in their cabin for friends and family to review.

As an example, a member invites a friend up for the weekend. During the weekend the friend speeds through the association repeatedly on an ATV ignoring warnings. The incidents are reported to a Director and the offending member is fined as recommended by the BOD (up to \$500 per offense).

Board Meetings

As a member you are encouraged to attend any meeting the BOD holds and speak on matters that concern you. You can request to be notified of a board meeting or check the website. The minutes for BOD meetings are posted on the website for members to review. You are also entitled to be nominated and elected to the Board of Directors at the annual meeting if you are in good standing.

Association Events & Meetings

The association hosts several events yearly. Most notably is the association Annual Meeting which is usually held the first week of May. This meeting will explain the breakdown of fees for the year, elect Directors, discuss major happenings and will allow each Director to report on functions related to their assignments.

In the early summer (typically in June) the association hosts Work Day and all of our members are encouraged to attend. Work Day helps to keep our properties looking nice and orderly. Work assignments are given out by the Director of Maintenance in the Mountainside parking lot and teams of workers assault the association with rakes, shovels, paint brushes, trucks and tractors. It is a fantastic opportunity to earn work credits which can reduce the amount of your yearly fees up to \$100. Work credits reduce your fees at the rate of \$10.00 per hour of work completed by any one person representing your property.

During the summer season the association will also host a Social at the association park located by the pump house on River Vu Road. Food, fun and games are the usual. We have horseshoe pits, various competitions, volleyball, etc... Bring your family and friends to this event which is getting bigger and better every year! The association park provides is an area that members can reserve for functions and also provides a smaller picnic area that if available, can be used daily without reservation.

Membership Classification and Fees

As a member of the association you are assessed yearly fees depending on your membership classification as either a water member or a general member. A water member is defined as an owner that is entitled (by purchase) to a water connection to the property by the association water delivery system. Currently, the association has no more water connections to sell and not every property has a connection. If you are a water member you are also a general member however, if you do not hold a water connection you are a general member only and your fees will be different.

Fees for the upcoming year are set by several factors and are usually range between \$400 to \$500. Economy and major expenses can affect the yearly fees. You will receive a notice in the mail outlining what your fees are (usually in April). Your fees must be paid by the date of the annual meeting (usually the first week in May). Some members choose to send their payment by mail prior to the meeting while the majority pays their fees the night of the annual meeting. The Treasurer will be on hand the night of the annual meeting to collect your fees and answer any questions. If you are part of a multiple-owner property the treasurer will only maintain one address contact and only send one bill. In this situation we suggest you elect a contact person for your group. In order to vote at the annual meeting or be nominated / elected you must be a member in good standing (fees paid and no outstanding fines). This is why your fees are required to be paid prior to the annual meeting start time.

In the event you do not pay your fees by thirty days following the annual meeting your gate access will be revoked and your water will be shut-off. Reinstatement of services is an additional fine and will require the yearly fee to be paid in full as well as the late fine you will be assessed. In the event your fees are delinquent by two years and you are a water member your water connection will be forfeited to the association. Please be sure to contact any Director with questions related to fees and delinquency.

As an example of what can happen; a member fails to pay their fees. The member should expect that they will not be able to access the association as their gate access is revoked. Their water is also shut off and locked. When the member decides to pay they are faced with a late fine and a separate reconnection fee for both the gate and water. In the event the failure to pay lasts longer than two years the water connection is forfeited and disconnected.

Infrastructure and Costs

As an association we have two major assets we term as our infrastructure. These are the roads and our water delivery system. We continually maintain and improve these systems but it does not come without a cost. You are not charged on an average amount of water used or for traveling on the roads, however a percentage of your yearly fees are spent in the maintenance and improvement of these systems. There are very important rules and regulation related to our infrastructure. If you abuse the systems you may be fined.

Again, as an example, a member disregards a road closed sign by driving his truck into a restricted area. Due to snow melt, the muddy road is damaged by the four-wheel drive truck creating large ruts through the road treatment and into the road base. The road surface and structure is damaged and due to the weight of the truck on the soft roads a waterline is broken. The member could be fined for the sign violation (up to \$500), would be held responsible for the actual cost of the road and waterline repair and would be financially responsible for the loss of water storage due to the break.

Water & Roads

Our water system is a recreational system and delivery of services is not guaranteed at any time, although our Water Director and committee members work tirelessly to provide uninterrupted service.

The roads in Mountainside may be closed to vehicle traffic during the winter or at times when repair is necessary. When the Director of Roads determines vehicles can no longer operate on the roads, signage will be placed in the road at the point the road is closed. During the winter the road is plowed from the gate to the parking lot so you can pull your vehicle and trailers inside the locked gate.

The parking areas may not be used for any purpose other than parking motor vehicles, small utility trailers and trailers used to transport ATV's and snowmobiles. Buses, large trucks, large trailers, recreational or commercial vehicles shall not be parked in said areas. However, members or guests may have use of parking areas for a period of 7 days with written permission from the Roads and Right-of-Way Director.

Please remember to park in a manner that you are occupying as little room as possible and so that you are not blocking in other vehicles. When using these parking lots, members are encourage to write their plot number on an piece of paper and make that paper visible in the window of the vehicle so contact can be made if necessary.

As an example, during the winter a vehicle is parked blocking your vehicle from leaving. A Director is contacted and researches the lot number which is shown on paper in the window of the car. The Because of the lot number, the Director is able to contact the owner solve the issue.

Security & Safety

Security of the association is paramount and is each member's responsibility. Sadly, members have experienced thefts of tools, trailers and other various forms of property. Burglaries of cabins have also been reported both in the summer and winter. We have come to learn that in nearly all cases these crimes are perpetrated by contractors, guests, relatives & friends of HLA members.

The gates at both entries are electronic and take some time to close after driving through. Because of this unauthorized persons can enter in their vehicle behind you and have access to all parts of the association. It is advised that members or guests with approved access wait at the gate, blocking the road until the gate shuts. Entry of one vehicle per gate opening is a rule which if violated can result in a fine.

If you do not recognize a person or vehicle, by all means ask them which property they own or are visiting. Those that belong will not be insulted and in fact will appreciate the security effort. In the event a person(s) are acting suspicious or are observed committing a crime notify the Summit County Sheriff's Office immediately at 435-615-3600.

As an example, a member invites a friend and their family to their property during the summer. During that winter the friend's teenage child and a group of associates go to the cabin, without knowledge of the owner. The group enters the association unquestioned by any members and break into the cabin. There are number of other "actual" examples that exist. Issues can and do happen when when security and forethought are not in the minds of our members.

Hunting & Firearms

Many people like to stay at their cabin and go hunting on public properties. Due to our density and because of our multi-use opportunities during the hunting season, it is strictly prohibited to hunt or discharge a firearm within the association. Additionally, the use of any device (at anytime) that propels a projectile is prohibited. This includes bows, pellet guns, sling shots, paintball guns or similar devices.

Summer Use

In early to late spring, once the roads are deemed passable without damage, the Roads Director will announce the roads are open for use. Opening your cabin for summer use requires some attention to details. A common occurrence due to colder weather is broken or leaking water delivery lines. If a visual inspection does not disclose damage, one additional step can help prevent a costly leak from going undetected. Once you turn the water on to your property and all of the faucets are closed, and the water heater is filled, look at the meter gauge at the association connection. If the indicator in the gauge is turning you have a leak.

It is not uncommon for critters to build nests in vents, eaves, chimneys or just about any other space. It is advisable to check these areas during your spring cleaning. If your cabin has a propane system it is extremely important to check all connections, piping and appliances as they may have loosened or have been damaged by snow and ice. This can result in an explosion.

Summer activities are numerous at our association. At the lake you can fish, canoe, hike and ATV. Please remember though to pack out what you packed in and be respectful to those fishing from the shore by not boating in that specific area. At the river you can swim, fish, kayak or maybe just enjoy a cold drink with your neighbors. At the park you can play horseshoes, enjoy a picnic, toss some washers, or just enjoy conversation and laughs with family and neighbors. Many members love to take a walk around the association visiting with neighbors on their porches.

During the summer ATV's are widely utilized. If you choose to let children 15 years of age and younger (or minors without a driver's license) operate an ATV on HLA property it is required they hold the state OHV certification. Information regarding training can be found on the Utah State Parks website or call 1-800-OHV-RIDE. Operation of any vehicle, motorized or other, is done so at the operators or responsible parties own risk with no liability being assumed by the HLA. Additionally, it is expected that you hold insurance on your ATV's in the event of an accident.

OHV Restrictions Matrix

Age	Operator	Passenger (As Designed)	Helmet
0-7	Not Allowed	Allowed	Required
8-15	Allowed w/ OHV Certificate	Allowed	Required
16 -17	Allowed w/ Driver's License or OHV Certificate	Allowed	Required
18 & Over	Allowed w/ Driver's License	Allowed	Advisable

Fires

Fires in fire-pits are a long-time tradition. Be very careful to observe the Fire Alert Condition before utilizing your fire-pit. If you choose to have a fire please observe HLA rules which are available on the website under the Fire Section. In the event we go to an Extreme Fire Alert Condition outside fires are prohibited. HLA fire status is usually in compliance with the state and federal fire stages, though the President of HLA can choose to be more restrictive. Fireworks are prohibited at any time.

Special Projects Information

Summer is the best time if you are planning demolition, building, remodeling, reconstruction, landscaping or any other special project which requires large equipment or may impact the association property, private property or infrastructure. For analysis please contact the Special Projects Director to make an appointment with the Special Projects Analysis Program Committee. If you are unsure whether your project may require SPAPC involvement please contact any Committee member for further information. The SPAPC information form is available in the Documents Services section of the website.

Winter Use

During the winter the roads to your cabin may be closed due to conditions. However, Off Highway Vehicles (OHV) are welcome and are a large part of the winter recreation draw. Snowmobiles, Snowcats, ATV's and other OHV's are permitted for use. Many of our members like to ski and snowshoe so remember to respect their recreational pursuits when operating motorized equipment to include the passing rules of 5 mph 30 feet prior and after passing.

During your winter use we would like to remind you to please use RV antifreeze in your drains as it is biodegradable and does not damage your septic tank bacterial system. Regular antifreeze can leach into the ground water reservoirs we use in our fresh water delivery system. In the event a ground water source is contaminated it will be unusable and the cost for drilling new wells and moving pumping systems can be astronomical.

The HLA highly recommends you turn off your water at the outside stop-and-waste to prevent a broken or leaking water line that can and do affect the water delivery system. It is advised you turn off your water when you close up and leave, whether it be for a day or until the next weekend. You will also want to drain all of your water delivery pipes after turning off the water service. Be careful if you drain an electric water heater, remembering to fill it prior to turning it back on.

Again an example; a member leaves the water on during the winter thinking that the propane furnace will maintain the cabin at 50 degrees. This is effective until the area electricity delivery fails due to heavy snow and the furnace no longer works. Temperatures can reach -40 degrees Fahrenheit in the winter and in no time a burst pipe upstairs floods the cabin resulting in tens of thousands of dollars in damage. In addition to the property damage the water system is drained leaving a large portion of the association without water. In this example a member could be fined for the lost utilization of the water system.

Be mindful that the association receives hundreds of inches of total snowfall a year. This compacts and becomes very heavy resulting in damage to various parts of your cabin or surround items. Diversion fins can keep roof vents and masts from being damaged by sliding snow. Members have experienced broken windows and doors from snow sliding off the roof and impacting windows and doors.

The snow on your roof typically sheds in large sheets (especially metal roofs). Please remind children to not play in the shed area as thousands of pounds of snow and ice can release almost instantaneously. The heating of the cabin after a snowfall and roof load can cause the snow load to release.



HIDDEN LAKE ASSOCIATION
CONDENSED RULES & REGULATIONS

THE SPEED LIMIT IS 15 MPH THROUGHOUT THE ASSOCIATION
PASS AT 5 MPH OR LESS TO MAINTAIN A DUSTLESS SPEED
PREVENT EXCESSIVE DUST & WEAR TO THE ROADS

OHV OPERATION AGE 0-7 PROHIBITED / 8-15 REQUIRES STATE LICENSE / 16
AND OVER REQUIRES A DRIVERS LICENSE / 0-17 REQUIRES A HELMET

TRAVEL ONLY ON APPROVED ROADS & NOT ON PRIVATE PROPERTY
BE MINDFUL NOT TO BLOCK A ROAD OR DRIVEWAY

ATV'S, MOTORCYCLES, NOISY EQUIPMENT, BARKING DOGS, LOUD MUSIC
OR OTHER LOUD NOISES ARE PROHIBITED BETWEEN 10:00 PM AND 8:00 AM

FIRES ARE ALLOWED ONLY IN APPROVED PITS WITH THE REQUIRED
SAFETY MEASURES & EQUIPMENT
FIRES ARE PROHIBITED DURING EXTREME FIRE CONDITIONS
FIREWORKS ARE PROHIBITED AT ALL TIMES

USE WATER ONLY FOR CULINARY PURPOSES
PREVENT, DETECT & REPORT ANY WATER LEAK
SHUT OFF THE CABIN WATER WHEN YOU LEAVE

PLACE GARBAGE AND LITTER IN SECURE GARBAGE CANS
KEEP PETS ON A LEASH WHEN OFF OF PRIVATE PROPERTY

REPORT AN INOPERABLE GATE BY NOTIFYING A DIRECTOR
DON'T LET UNKNOWN PEOPLE FOLLOW YOU THROUGH THE GATE

FOLLOW THE RULES AND REPORT VIOLATIONS
REPORT SUSPICIOUS ACTIVITIES, CARS OR PEOPLE TO THE SUMMIT
COUNTY SHERIFF'S OFFICE AT 435-615-3600 OR 911

HAVE FUN & BE A GOOD NEIGHBOR