

HIDDEN LAKE ASSOCIATION RULES, REGULATIONS, AND OPERATIONS

Effective May 2023 (Revisions as of 4/22/2023)

The Board of Directors has determined that it is necessary to promulgate rules and regulations to protect corporate property, preserve the assets of the corporation, provide for the safety of members and their guests, provide for the quiet enjoyment of property in and around the Association, and to otherwise govern the conduct and affairs of the members and their guests. These rules and regulations are hereby created pursuant to Article XVIII of the Bylaws. All other Rules and Regulations are null and void.

Website and Communication

Website - <http://hiddenlakeutah.com/member/home.php> is the main, and official, site for communications. This is used for general communication and houses relevant documents, such Rules and Bylaws along with Board member contact information. Conditions will be posted here: roads, fire, water, etc.

Each property owner, or a family member, should provide an email address that will be used as the main form of communication. Please also make sure that our records include your mobile phone numbers as we may send texts when needed.

Dues and assessments will be paid online through Zelle at Admin Hidden Lake Utah or check mailed to Hidden Lakes Association, PO Box 90, Oakley UT 84055.

Members are encouraged to attend the annual Association Business Meetings where budgets, assessments, and accountability is discussed.

Member Responsibility

Association members are responsible for the actions of their family members and guests. It is up to owners to share the Rules and Bylaws with those who enjoy Hidden Lake Association. The property owner is responsible for all violations of those rules. Owners may also be fined for the actions of their family or guests and will be responsible for payment if fines are assessed. Be mindful that we are all neighbors and should treat others, as well as our properties, with respect.

Civic, County, State and Federal Rules

All civic, county, state and federal laws and regulations shall be observed and obeyed in and around the Association. Violations shall be reported to the Summit County Sheriff's Office, or to the appropriate law enforcement agency, as circumstances may require. It is everyone's responsibility to help enforce laws.

Traffic and Vehicles

- The speed limit for all motorized vehicles: cars, motorcycles, bicycles, OHV (Off Highway Vehicles), etc. is 15 MPH. This pertains to all roads in the Association. There are several blind corners on our roads; be aware of them and slow down.
- When any vehicle is approaching another vehicle, corner, pedestrian, animal, or bicycle, slow down to 5 MPH. Be cautious of people, pets, children, and wildlife. Slow driving helps limit dust.
- HOV, including snowmobiles, always give way to cars.
- The Board of Directors has adopted the Utah State law governing the use of OHVs.

Gates and Access

- Gates should always be closed and locked
- Do not open the gate for anyone who doesn't give a name of an owner
- Any damage to the gate and operations done by guests or contractors will be the responsibility of the owner
- Any person holding open, forcing open or otherwise manipulating any part or system of the electric security gates will incur the full cost of the required contractor response, system check, repairs, and replacement parts for any external, internal, or mechanical damages to any of the mechanisms or parts of the gate
- Any member discovering any gate inoperable, unlocked or staying open shall immediately notify a board member
- Key boxes, lock boxes, or similar devices containing fobs or keys to properties in the Association, or other devices otherwise providing access, are prohibited from being attached to gates, fences, or barriers near the gates, or deposited on or around the gates
- Prohibited key boxes, lock boxes or other similar devices will be removed by order of the President and will not be returned to anyone who places them there
- There is a monthly access gate code for contractors. Contact the board president for the code.

Roads and Roadways

- Always be cautious, courteous, and safe in all motorized vehicles. Stay on the roads and be cautious when they are wet or snow covered. Do not damage the roads in any way.
- Using an OHV or motorcycle to create donuts, skid marks, or any damaging maneuvers in the parking lot or on other roadways is prohibited.
- There is no guarantee that snow on roads will be removed during the Winter; Mountainside members may opt in if they would like to drive on the roads. Mountainside entrance gate roadway and lower parking lot are under contract for snow removal. Riverside entrance gate and northbound on Riverside Lane are under contract for snow removal.
- Parking on the roadways is not allowed regardless of the weather or time of year.

- Inoperable or unlicensed automobiles should not be parked in the parking lots, nor along roadways; they must be removed.
- Vehicles should not be parked in the parking lots for an extended period. 72 hours except with permission from the Road Director.
- Never block a roadway or any other owner's driveway.
- Snowmobiles may travel on roads when there is sufficient snow.
- If any vehicle is towed or moved because of rule violations, it will be at the owner's expense. – when it is on HLA association road. We abide by county law.
- All road and speed signage will be approved and erected only by the Board

Driving Requirements

- 8 yrs of age or older with an Education Certificate (Utah State Parks & Recreation) or a Valid driver's license
 - No one under 8 yrs old is allowed to operate any vehicle without an adult
 - OHV's are not required to be registered while in the Association
 - Vehicles and machines should be in good, safe working condition
 - HLA strongly encourages the use of helmets
 - All motorized vehicles must travel only on developed roads
 - Stay out of private driveways
 - Don't harass wildlife, domestic animals, or environmental land
 - Driving under the influence of alcohol or drugs is prohibited
 - Follow all Utah State laws regarding OHV, Motorcycles, Snowmobiles, Cars, Side by Sides, etc.

Hunting and Firearms

- Hunting is prohibited within the Association.
- No firearms may be discharged within the Association. Firearms include bows, bb guns, air guns, paintball guns, and other projectile propelling devices.

Fires and Firework

- The Association follows Summit County fire regulations, including burn permits. In addition to that, the Board may place additional restrictions on HLA.
- The HLA Board defines the HLA specific fire rules. The HLA specific fire rules are stated on the website and the signage within the association.

- THE ONLY NOTIFICATION OF FIRES BEING ALLOWED ARE THE TWO BRIGHT YELLOW SIGNS AT THE ENTRANCES OF BOTH RIVERSIDE AND MOUNTAINSIDE GATES.

SIGN UNCOVERED FIRES ARE PROHIBITED

SIGN COVERED FIRES ARE PERMITTED

- In General, open wood fires in pits, outdoor charcoal or wood cooking, mechanical activities that could cause sparks or the use of torches are only allowed when the USDA Forest Service sign at the entrance to Weber Canyon is at the “LOW” or “MODERATE” risk levels. All the above activities are prohibited if the USDA Forest Service sign is at “HIGH”, “VERY HIGH” or “EXTREME” risk levels.
- Fires in a fireplace within a cabin are not prohibited. Chimney caps and spark arrestors are encouraged.
- Fires are prohibited at the Lake and on other HLA common areas and property.
- Fireworks of any kind are prohibited year-round within the Association.
- The burning of trash or anything in barrels or cans is always prohibited.
- Members may obtain burn permits and must abide by Summit County regulations and risk management.
- Appropriately constructed propane fire pits are allowed year-round.
- Open wood fires (allowed only during “LOW” and “MODERATE” fire risk levels) within the Association must be contained within fire pits. Fire pits must be of suitable construction sufficient to meet or exceed county fire standards. Fires must be kept under control so that flames do not exceed 3 feet in height or become unsafe in any way. A means of dousing the fire must be in the immediate vicinity of the fire pit. An active water hose or a functional fire extinguisher is a sufficient means of dousing the fire. No fires should ever be left unattended or burning overnight. Extinguish all fires when before you leave them.

VIOLATION OF ANY OF THESE RULES CARRIES A \$500 FINE

Animal Control

- The Association follows the Summit County Ordinance regulating animals
- Pets must be on a leash or under owner’s control unless on their private property
- Members are required to pick up and dispose of their dog’s waste
- Control dogs for excessive barking
- We encourage reporting issues to Summit County Animal Control

Noise and Nuisance

- Quiet hours are 10:00 pm to 8:00 a.m.
 - Be respectful of your neighbors and the environment
 - Excessive noises: barking dogs, music, yelling, parties, machinery, etc. between the hours of 10:00 pm and 8:00 am are prohibited
 - Machinery and power operated equipment should not be used during quiet hours
 - Snowmobiles, ATVs, OHVs and motorcycle mufflers should not be louder than standard systems
 - Snow removal equipment is exempt
 - There may be extenuating circumstances for generators

Garbage and Litter Control

- Littering in and around the Association is prohibited. It is every member's responsibility to secure and dump their garbage. If you see garbage anywhere, pick it up and dispose of it.
- Members shall not keep unsightly piles of construction materials, or other refuse in or around the Association.
- Garbage, household refuse, and animal remains need to be in secure containers and removed from property often.
- All persons visiting the Lake or River front areas must carry their refuse back to their own property for proper disposal and removal.

Common Recreational Areas

Members and guests are welcome to enjoy our lake and river. Please be respectful of others and try to not monopolize the limited river area for too long. Do not leave toys, chairs, and other items in these areas. You are welcome to bring your own and then take them when you leave. Carry it in - carry it out applies. If you leave items, they may be removed, so these common areas are clean and ready for the next people who use it. If you see litter, pick it up. Keep our Association clean.

Water and Water System

- Water here is a valuable and limited resource; it should be used conservatively.
- [There should be no lawns/yard maintenance used through our water system. ??](#)
- All shut-off valves, switching valves, pumps, and other equipment and devices connected to or forming part of the association's water system may be operated only by authorized persons designated by the Board of Directors or a Water committee member. The operation of such valves, pumps, equipment, or other devices by unauthorized persons is strictly prohibited. Any person who violates this regulation and causes loss or damage to the water system or to other association property shall, in addition to any fine levied against such member, be financially responsible for such loss or damage.
- Cabin water may be turned off, if deemed needed, by our water masters during the winter. When you are not in your cabin during the Winter or freezing conditions, turn your main water valve off. It is in your best interest to drain lines in your cabin and winterize.

- No person shall turn on the water servicing for their lot unless authorized by the Board of Directors, or a member of the Water Committee. The Hidden Lake Valve can not be touched by anyone other than the Water Committee.
- Do not use hoses connected to an outside water spicket for your main source of water. Campers or temporary vehicles may use a hose if they have a back flow preventor. Back flow preventors must be used. When you leave, disconnect the hose.

Lights

Summit County and East Weber Canyon are considered Dark Sky Areas where outdoor lighting should be kept at a minimum. Motion detection lighting can be used on your personal property. Outdoor lighting should face down. Association members should not keep outdoor lighting on all night. Members whose outdoor lights are left on, and they are not there, may be contacted by the Board to have you come up and turn your lights off. Be mindful of light pollution; keep lights off when not needed. Your neighbors do not appreciate lights on 24/7. Be environmentally friendly. Light sensors and timers are okay. Outside lights should not be on all night

Rentals/VRBO

No nightly rentals as defined by Summit County.

Fines

- Fines for violations of the rules and regulations are set by the Board of Directors and will be a minimum of \$50.00 or a maximum of \$500.00 for each violation. Fines, and their amounts, shall be consistently and reasonably applied based on the seriousness of the violation, a history of past violations by the member or guests, and other reasonable factors.
- Fines are tracked, will be discussed by the Board, and assessed by the President. Fines that are not paid within 180 days will have a lien placed against the members property for the amount of the fine and all associated legal costs.
- Warnings will be given before fines are assessed. Warnings are written and delivered through email by the Board President.
- Damaged property will be recovered, repaired, and all associated costs will be paid by the property owner.

Members or guests aware of or observing violations of the Rules and Bylaws can contact any member of the Board of Directors (email addresses are in the website). Provide as much information as possible. Violations will be tracked, discussed, and fines may be assessed accordingly.

Thanks for keeping Hidden Lakes Association a great community