

## HIDDEN LAKE ASSOCIATION RULES, REGULATIONS, AND OPERATIONS

Effective January 2026 (Revisions as of 1/21/2026)

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 accessed. 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.
- OHVs, 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 call or text Mike at (801) 915-0447.
- 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.
- Primary access to the HLA gates is intended to be with FOBs. Members can purchase additional FOBs, if needed.
- There is a keypad code that is intended as a limited use convenience for members. The same code applies to both the Riverside and the Mountainside gates. This code should only be shared with trusted guests. It should never be given to couriers (i.e. Amazon, UPS, Fedex, etc.).
- The limited use gate code is updated approximately monthly and is only available to registered members on the HLA website. An email is typically sent to HLA members noting when the code is updated. However, the website always reflects the currently active code. If there is a question, members should check the website first.
- Both gates are automatically opened from the inside by slowly approaching the gate and crossing the sensor loop which activates the gate. All traffic near the gates not intending to exit is required to turn around before the sensor loop area. Your cooperation in this regard will help prevent unnecessary gate openings.
- Emergency services and utility companies have dedicated gate codes providing them necessary access to HLA property.

## **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.
- 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.
- 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

## **Winter Road Access/Maintenance**

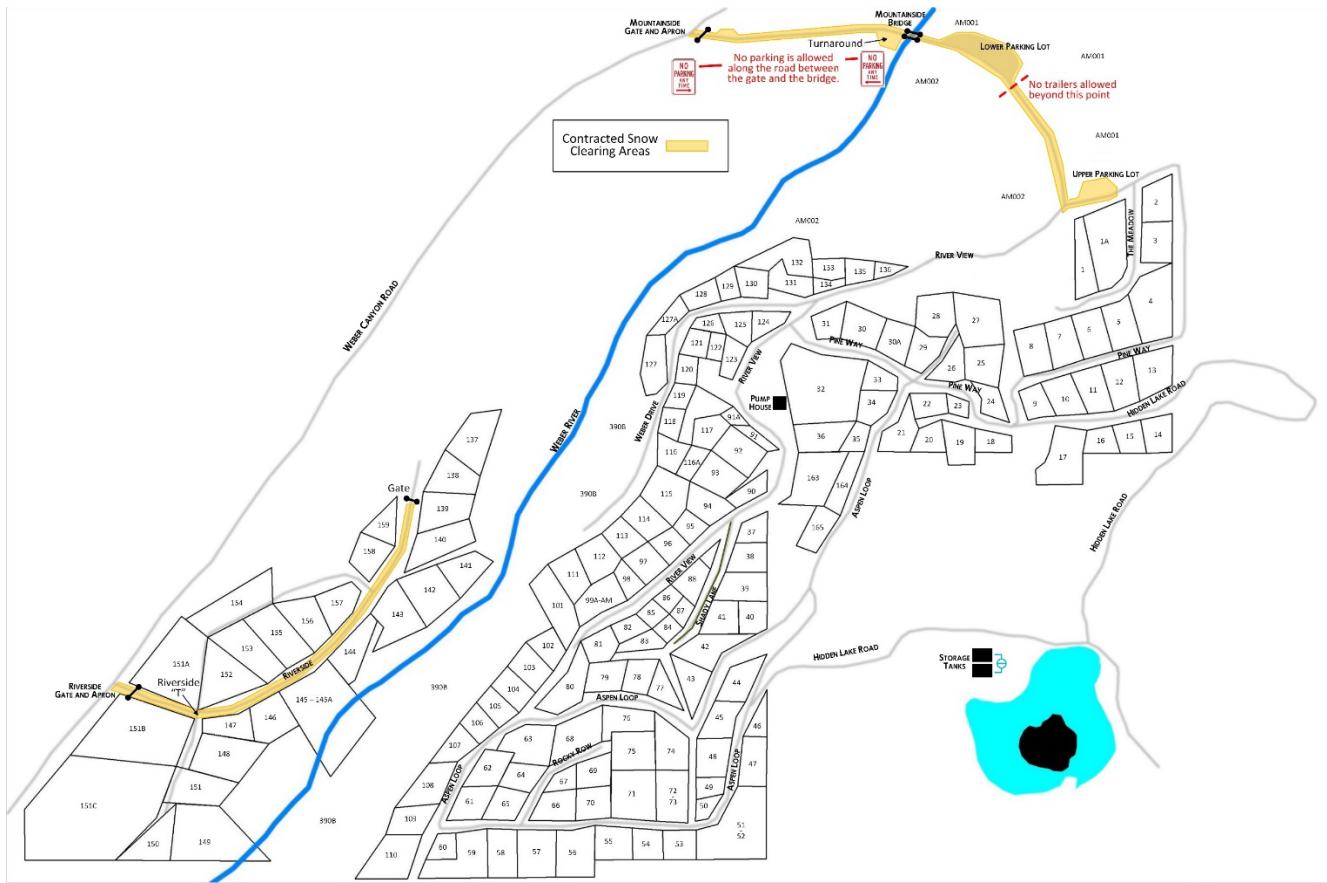
### **Contracted Snow Clearing**

During the winter months at HLA, the association contracts to have snow cleared from the Mountainside gate to and including the Mountainside parking lots beyond the bridge across the Weber River (the larger "lower" lot and the smaller "upper" lot). See the "HLA Contracted Snow Removal Map" drawing below. This drawing is also found in the Maps section under the Documents tab on the HLA website.

Please be courteous when parking to allow as many members as possible to utilize these areas.

Note that parking is prohibited along the road from the Mountainside gate to the bridge. Also, no trailers are permitted beyond the lower Mountainside parking lot.

Similarly, the association contracts to have snow plowed from the Riverside gate up Riverside Road past the "T" as shown.



### HLA Contracted Snow Removal Map

The plow contract is set up to be cost effective for the association. Contracted snow removal begins in late Fall / early Winter once a good snow pack (approximately 4 to 6 inches or more) has accumulated on the roads. Early snows that do not provide this accumulation are not cleared.

The Contractor must allow approximately 4 to 6 inches of packed snow to accumulate on HLA roads and parking areas to protect the road surfaces and allow passage of snowmobiles. This is accomplished by raising the plow or blower height early in the season allowing for packing by HLA member vehicles. Once the appropriate snowpack has accumulated, the Contractor adjusts the plow/blower height to maintain the snowpack. Note, the Weber Canyon Road apron gate areas are an exception. These areas are cleared down to pavement and treated with HLA provided snowmelt.

The Contractor conducts snow removal on Thursdays during weeks that have a snow accumulation of at least 4 inches. Thursday is planned in order to conduct snow removal prior to heavy weekend use of parking lots. During other periods of heavy snowfall, the Contractor conducts snow removal when snow accumulation exceeds 6 inches.

This limited snow plowing is included in the annual dues paid by each member. As such, it is considered similar to municipal street plowing. Members in Riverside where contracted clearing includes the road past their property are responsible for their own driveway clearing. This service does NOT clear the roads to individual cabins (with the exception of the few cabins on Riverside Road). The roads beyond these areas are accessible with snowmobiles, other appropriate ATVs, or on foot at no additional cost beyond the yearly dues.

## **Member Snow Clearing**

Members are allowed to use their own equipment to clear portions of HLA roads beyond the contracted areas described above to provide appropriately equipped (i.e. snow tires, 4-wheel drive, etc.) vehicular access to their cabins. This "member clearing" is done at their own investment, cost, and risk. Members are NOT contracted by the association to perform this service. Other members, as neighbors, have arranged with these members to have snow clearing extended to allow them vehicular access to their cabins as well and have agreed to share in the cost. Such service is not guaranteed and the shared expenses are worked out between neighbors.

Such "member clearing" does NOT provide exclusive vehicular access to those members - all association members have the right to use association roads. However, should you choose to make vehicular use of the roads made possible by their efforts, it is encouraged that you assist with the costs involved.

"Member clearing" is a compromise between no clearing at all beyond the contracted areas described above and fully contracted clearing of all HLA roads with the costs shared by all members. This compromise provides members with a benefit that they are willing to work/pay for while maintaining the traditional snowmobile/foot use and non-winter use preferred by other members. Like all compromises, this requires common sense and courtesy be exercised by all involved.

"Member clearing" is accompanied with the following expectations:

- Members clearing snow on association roads do so at their own cost and risk.
- Members clearing snow on association roads are NOT granted exclusive access to those roads - any member may use the road regardless of whether or not they assist financially with the cost of clearing.
- Members who do drive their vehicles on cleared roads are encouraged to share in the costs involved.
- Members must maintain the required 4 to 6 inch snow-packed base (same as that required of the contracted providers described above) adjusting their equipment accordingly.
- Members clearing snow should not push or blow snow directly on to a member's driveway. It is understood that a "wall" in front of a driveway will occur from the clearing of snow, but placing cleared snow on a member's driveway should be avoided.
- Any damage caused to association infrastructure or member property by the clearing process will be the responsibility of the member causing the damage.
- This is a convenience and NOT a contracted service and therefore cannot be considered guaranteed. Members must plan accordingly.

This "member clearing" policy does NOT currently allow members to independently contract with third party contractors to provide snow clearing services on HLA roads.

Regardless, remember that these are mountain roads and even those that are plowed (at association expense) or cleared (at individual member expense) can be dangerous in winter months. Some sections are steep and can become quite slippery and treacherous. Vehicles properly equipped for such conditions and cautious operation of those vehicles are essential. Remember that these roads are shared with pedestrians, sledgers, and animals. Everyone must stay alert and attentive to be as safe as possible.

Trailers should not be taken beyond the lower parking lot in Mountainside. Large, heavy trucks should also avoid use of the association roads during winter months. The HLA board can assess fines if these guidelines are disregarded.

### **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.

### **Weber River**

- By Utah State Code, HLA or any of its members may not relocate any natural stream channel or alter the beds and banks of the river in any way without first obtaining an appropriate permit (Utah State Code 73-3-29 subsection 1). Any unpermitted alterations may result in enforcement being initiated by the State.

### **Fires and Fireworks**

- 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 the Riverside and Mountainside areas.

## **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 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 FIRE 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.

For more information, see the following Summit County website:

[Dark Skies Initiative in Summit County, Utah | Protecting Nighttime Environment | Summit County, UT - Official Website](http://www.summitcountyutah.gov/2015/07/20/dark-skies-initiative-in-summit-county-utah/)

## Hidden Lake Association Short-Term Rental (STR) Prohibition Rule

### 1. Purpose and Authority

This Rule is adopted under the Association's authority to regulate use of Lots for the health, safety, and general welfare of the community. This Rule supplements the governing documents and Utah Community Association Act.

Under Utah Code Section 57-81-209(c) may establish, by rule, a minimum lease term of six months or less.

### 2. Definition of Short-Term Rental

A Short-Term Rental (STR) means: Any rental, lease, license, or occupancy of a dwelling unit for fewer than twenty-eight (28) consecutive days, regardless of whether the stay is arranged through Airbnb, VRBO, online platforms, private agreements, or any other method.

### **3. Prohibition**

Short-Term Rentals are **strictly prohibited** within Hidden Lake Association.

No Owner may:

- i. Allow a dwelling to be occupied for fewer than 28 days for STR purposes;
- ii. Advertise or offer the dwelling for STR purposes;
- iii. Permit third parties to advertise the dwelling as an STR.

### **4. Advertising Ban**

Posting or permitting others to post advertisements for rentals under 28 days is a violation.

Advertising includes:

- Airbnb / VRBO listings
- Social media posts
- Any online rental website
- Printed or mailed advertisements
- “DM for Airbnb” or “nightly rental available” postings

*Evidence of advertising alone is a violation, even if no rental occurs.*

### **5. Continuing vs. Recurring Violations**

Continuing Violations:

- Any Short-Term Rental occupancy that continues day-to-day is considered a continuing violation.
- Fines may accrue daily according to the Association’s adopted fine schedule until the violation is fully cured.

Recurring Violations:

- Each new STR booking, new set of guests, or new advertisement counts as a *recurring violation*.
- Fines may escalate for repeated behavior.

### **6. Evidence of STR Activity**

Violations may be established through any reasonable evidence, including:

- Online ads or screenshots
- Guest or neighbor statements
- Utility or occupancy patterns
- Parking activity
- Self-admission
- Security footage where permitted
- Delivery records indicating high turnover

### **7. Fines**

**The minimum fine for each occurrence is \$500. Recurring and continuing violations will be subject to enhanced fines. (For example, a three night rental would be a fine of \$1500)**

**The costs of enforcement will be added to any fines and will also become the obligation of those perpetrating the violation.**

## **8. Cure**

An Owner cures an STR violation by:

- i. Ceasing rental activity;
- ii. Removing all advertisements within 48 hours;
- iii. Providing written confirmation of compliance if requested.

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 accessed accordingly.

*Thanks for keeping Hidden Lakes Association a great community*