



# Hidden Valley Lake

## Property Owner's Association

### Before You Build, Landscape or Improve Your Property

Well-designed property improvements and maintenance are always welcome in the Hidden Valley Lake Subdivision and many property owners do so every year. But before you drive the first nail, shovel the first dirt or open the first paint can, be aware that property improvements within HVL are governed by the *HVL Property Owners Association By-Laws* and having knowledge of those By-Laws can save a lot of problems if property improvements and maintenance are not planned with a prior understanding of these regulations.

This document is designed to provide property owners with a quick summary of what types of property improvement and maintenance are governed by the POA By-Laws and what you can do to assure your planned improvements meet these regulations.

**First**, all new buildings and most building additions require prior approval by the POA Architectural Committee. This approval can be obtained by submitting your plans to the Committee before you start construction. The Committee will review the location, size, appearance and function planned for the new building or addition as well as the utility issues, property setbacks and building schedules that may apply.

Be aware that stand-alone buildings such as garages, gazebos, docks, boat racks, covered patios, storage facilities, children's play sets and other similar structures fall under the guidelines of the *HVL POA By-Laws* and must also be approved prior to construction. In most cases only one stand-alone structure is permitted on any single Hidden Valley lot.

**Second**, landscaping improvements such as fences, large fountains, covered walkways, driveways and patios probably require prior approval, so please plan to have these structures reviewed and approved also. It is also important to note that any planned landscaping feature must not impinge on neighboring property, public or private.

**Third**, re-painting buildings also requires approval of the color of the paint. This is especially true if the property owner plans to change the current color of the building.

**Fourth**, most construction within HVL such as building attachments, free-standing buildings, fences and walls requires strict adherence to set-back regulations. These set-back regulations apply to: 1) areas around the perimeter of private property, 2) near POA-owned property, 3) adjacent to lakes and ponds and 4) adjacent to streets, roads and cul-de-sacs.

**Fifth**, under no circumstances shall the premises of another person be used during work being done on private property without the express consent of that person. This applies to storage of materials and use by vehicles and work personnel.

All of the details describing these regulations can be found in the most current version of the existing *HVL POA By-Laws*. There is another document entitled *Builder's and Contractor's Guide* available covering the HVL POA guidelines that apply to contractors, builders, landscapers and painters and it is recommended that both you and your chosen contractor are aware of the contents of this document.

Failure to gain approval of property improvements or violating the *Builder's and Contractor's Guide* rules and regulations while work is in progress, can lead to one or more of:

- 1) Stop orders issued against the work.
- 2) Fines levied by the POA.
- 3) Orders to remove all or part of the improvements that have been completed.

Please be sure you are familiar to the HVL POA regulations found in the By-Laws before you build, landscape or make other exterior property improvements. If you have any doubt about the requirements for POA approval for your planned work, you are encouraged to contact the HVL POA office for advice.

The most current version of this document and the *Builder's and Contractor's Guide* are also available on the HVL POA Web site.