

**Hidden Hills Owners Association
Architectural Control Violation Fee Schedule**

The following is a list of violations, the applicable restriction and the associated fee. Failure to rectify the violation(s) within thirty (30) days may result in a **FINE up to \$200 per violation**. You may request a board hearing. Requests must be in writing, and received within 30 days of the date of the notice. The Board reserves the right to adjust the applicable fee on a case-by-case basis.

VIOLATION(s) with Summary Description of Subdivision Restrictions*

Occupancy	Restriction
Usage - Single family residential purposes only / No business or business operations shall be allowed	Paragraph 2
Boat Ramps - Specifically for Property Owners, no trash and debris left behind, gates closed at all times, Boat ramps closed from 10:00 p.m. to 4:00 a.m.	Paragraph 20
Animals - No livestock, poultry, or large animal of any kind other than household pets, shall be kept	Paragraph 8
Dogs - Running loose - must be kept in kennel, dog run, or fenced area that confines dog(s) to that area	Paragraph 8
Dogs - No breeding or for profit dog operation	Paragraph 8
Dwelling / Structures / Camping	
Size - No structure can be smaller than 900 sqft of heated and air conditioned space (excluding porches and garages)	Paragraph 4
Underpinning - Structure must be completely underpinned / under skirted	Paragraph 3
Underpinning - Material not permitted / workmanship not acceptable	Paragraph 1, 3, 9
Exterior - Material not permitted: sheet metal siding or roofing	Paragraph 3
Exterior - Workmanship not acceptable	Paragraph 1
Exterior - Must be painted / stained	Paragraph 1
Improvements - Construction not approved by HHH POA Architectural Control Committee	Paragraph 5
Improvements - Construction not started within eight (8) months of HHH POA approval	Paragraph 5
Improvements - Construction completed within six (6) months of approved start date	Paragraph 12
Shack / Outbuilding - No structures, shacks or outbuildings (including storage buildings) allowed to be used as dwelling	Paragraph 9
Used Structures - No used existing building or structure of any kind without prior approval	
Camping - Camping by permit only.	Paragraph 9
Camping - Temporary camping equipment cannot be left on a lot unattended more than 24 hours	Paragraph 9
Property	
Trash - used as a dumping ground for rubbish or trash and debris not permitted	Paragraph 12
Building Materials - Must not be stored on lot	Paragraph 12
Trucks - No overnight parking of 18 wheelers / Semi-trucks allowed	Paragraph 15
Fires - No open fires allowed within subdivisions unless such fires comply with Henderson County Rules and Regulations (See www.hiddenhillsharbor.com for a link to Henderson County Rules and Regulations)	Paragraph 18
Fires - No fires of any kind within the Subdivisions during a Henderson County declared Burn Ban	Henderson County
Hunting - No hunting within the subdivision allowed	Paragraph 17
Firearms - No discharge of handguns, rifles, shotguns, bows, or cross bows within the subdivision -	Paragraph 17
Utilities / Drainage / Easements	
Sewer - No outside toilet or privy shall be erected or maintained on any lot	Paragraph 11
Sewer - No sewage or effluent shall be disposed of upon, in, or under any lot	
Water / Sewer - No more than one (1) dwelling served by a single water or sewer connection per lot	Paragraph 9
Drainage - natural drainage shall not be altered	Paragraph 3
Drainage - Drainage impediment; installed and/or altering the free flow of water (ditch, curb, culvert)	Paragraph 3
Easement Structure - Less than fifteen (15) feet from the front lot line	Paragraph 7
Easement Structure - Less than five (5) feet from the side lot line	Paragraph 7
Easement Structure - Less than five (5) feet from the rear lot line	Paragraph 7
Easement Structure - Less than ten (10) feet from the side street line	Paragraph 7
Easement Fence - Over max allowable heights (six(6) feet sides and back, four (4) feet front)	Paragraph 6
Easement Fence - Not made of approved material per the restriction documents	Paragraph 6
Dumpsters / Trash violations may result in a FINE OF UP TO \$500 per violation	
Dumpsters - Leaving the personnel gate open/unsecured	Paragraph 16
Dumpsters - Illegal dumping of household trash outside the dumpster area	Paragraph 16

	Dumpsters - Illegal dumping of anything other than household trash outside the dumpster area (i.e. mattresses, appliances, furniture, etc) *Additional Fee(s) for removal and disposal of items may apply	Paragraph 16
	Permit Violations that may result in a FINE OF UP TO \$10,000 per violation	
	Placement of any building or structure prior to obtaining a permit	Paragraph 5
	Placement of residential structures in the form of a site built home, modular, or manufactured home outside of setbacks	
	Construction without a permit	Paragraph 5
	Construction of residential structures in the form of a site built home, modular, or manufactured home outside of site plan	Paragraph 5, 7,
	Construction or placement of any building or structure smaller than allowed per Deed Restrictions	Paragraph 4
	Demolition of structures and/or razing a property prior to obtaining a permit	Paragraph 5
	* The above summaries of violations are not written in whole. To view the current document of the restrictions, please visit our website www.hiddenhillsharbor.com .	