

Hidden Ranch
Homeowner's Association
Rules and Regulations
as of February 2022

The following Rules and Regulations restate, clarify, and interpret selected provisions of the applicable Covenants, Conditions, and Restrictions (CC&Rs) of the Hidden Ranch subdivision. The following Rules and Regulations are to be followed by Hidden Ranch homeowners and residents. Any questions or inquiries should be directed to the property management company, which will share information with the Board for further review and action.

1. The HOA is allowed access to the 50' setback area of the creek for the purpose of maintaining the integrity and flow of the water. No activity including construction, structures or appurtenances (including play equipment) are allowed within the 50' setback without approval of the board of directors.
2. Driveways and parking areas must be a hard surface of no less than 10' in width. The board may approve non-hard surfaces, but edges must be contained, and control of erosion and wash outs must be taken.
3. Fences are not permitted on the hillside lots or on the property lines. Fencing is not allowed within the 50' Flat Creek setback. Dog runs are not permitted. Fencing must be architecturally compatible with the dwelling and appear to be a single element connected or visually related to the home. Chain link fences are not allowed.
4. Firewood must be stored in an enclosed structure designed for that purpose and may not be stacked outdoors.
5. Landscaping of the lot must be maintained in a healthy and vigorous condition by the homeowner.
6. No animal may be permitted to roam freely outside, and all animal waste must be picked up promptly.
7. No trailer home, camper or other similar vehicle may be used within the property as a place or residence or habitation either temporarily or permanently.
8. Boats, tractors, snow removal equipment, garden and maintenance equipment must be kept completely screened from view except when in use.
9. Snowmobiles, dirt bikes and similar vehicles are not to be operated on the property.
10. Garbage and recycling bins shall be kept within an enclosed structure or completely screened from view except on scheduled pick-up days.
11. Lumber, landscape clippings, bulk materials, waste, and refuse shall not accumulate on the property.
12. Junk or inoperative vehicles are not permitted to be parked on any lot.
13. Roofs may be made of cedar shake or other material that is colored similar to aged shake shingle and shall have a broken pattern.

14. Houses and garages shall be muted, earth-tone colors that are non-reflective. Accent colors may be used judiciously and with restraint.
15. HOA owners, renters, tenants, and guests (“Users”) may cross Hidden Spur Lane (a private road) to access the bike path using the pedestrian gate on the north end of the neighborhood. The term “guests” is limited to persons coming to or going from an HOA residence and does not include members of the general public. The pedestrian gate is the first gate along the east side of Hidden Spur Lane, directly across from the first house on the Spur. The HOA has agreed to the following requirements for Users accessing the pedestrian gate via Hidden Spur Lane:
 - a) Do not travel farther down Hidden Spur Lane past the pedestrian gate and do not allow pets or children to go farther down Hidden Spur Lane.
 - b) Do not loiter around the pedestrian gate.
 - c) Users shall shut the gate after each use and, if a lock is installed, re-lock the gate.
 - d) Dogs must be on a leash when travelling across Hidden Spur Lane to access the pedestrian gate.

If the Board receives valid complaints that particular Users are not abiding by these requirements for accessing the pedestrian gate, the Board will contact the particular Users directly, request compliance in the future, and take action if needed.

16. In addition to the foregoing, all owners and lessees of property shall abide by all local, state, and federal laws, Declarations of Covenants, Conditions, and Restrictions, and the Articles of Incorporation and the Bylaws of the Hidden Ranch Homeowners Association, Inc.
17. Fee Schedule is based upon individual “type” of offense and is not based on a collection of different types of offenses. Any charge is immediately due to the Association. Any unpaid fines shall become a lien against the Owner’s unit and the Association has the right, to the extent of Wyoming law, to collect said lien in the same manner as other charges and assessments pursuant to the Declaration for Hidden Ranch.
 - a) 1st offense: Written warning notice sent to the owner of the unit by registered mail
 - b) 2nd offense: \$50
 - c) 3rd offense: \$100
 - d) Subsequent offense: \$200

The forgoing Rules and Regulations were adopted by the Board of Directors at a regularly scheduled Board meeting on the 9th day of February in the year 2022.