

HIDDEN VILLAGE HOMEOWNERS ASSOCIATION, INC. – DESIGN GUIDELINES AMENDMENTS

Hidden Village Homeowners Association Design Guidelines, page 52, Color Schemes.

Color Schemes. All dwellings shall be in conformance with the original color scheme as promulgated by the Declarant and approved individually by the Board and, if applicable, the Village of Perry. The following guidelines shall be followed when determining color scheme with respect to location.

- a. In any group of five dwellings on the same side of a street, at least three siding colors must be used. Never use the same color on two consecutive dwellings (if) possible.
- b. On any cross-street intersection, at least two siding colors must be used.
- c. Dwellings directly across the street from one another should have different siding colors.

d. The exterior color of any portion of a Dwelling Unit or other structure shall not be altered without the written consent of the Board.

Hidden Village Homeowners Association Design Guidelines, page 54, Air Conditioning and Heat Pump Equipment.

Air Conditioning and Heat Pump Equipment. Air conditioning and heat pump equipment shall be located in side yards or Rear yards.

Window air conditioning units are only permitted in rear windows and shall not be visible from the street.

Supplemental or split units are not permitted without the prior written approval of the Board, which approval may be withheld within the reasonable discretion of the Board taking into account aesthetics and other relevant factors.

Hidden Village Homeowners Association Design Guidelines, page 54, Sheds, buildings, and other structures.

Sheds, Buildings and Other Structures. No storage sheds, storage buildings, or accessory buildings, whether of a temporary or permanent nature, shall be erected on any Lot after the permanent Dwelling Unit on each Lot has been completed, provided, however, that one (1) outdoor storage structure not exceeding 144 square feet and 10'8" in height may be erected on a lot in the rear yard in a manner and fashion such that they are not visible from the street in front of the home. The construction, specification, colors and placement of such structures shall be architecturally correct and match the home and shall be subject to the approval of the Declarant. All sheds, storage buildings and accessory structures shall be approved by the Declarant and Association and must have a zoning permit from the Village of Perry.

Flagpoles, flagstaffs, trash can enclosures, generators, etc. and the location thereof on a Lot must receive prior written approval from The Board.

Signs. Political and temporary real estate signs must be posted in strict compliance with the Declaration, including specifically Section 9.1.4. In addition, no more than two (2) political signs shall be posted on a Lot during any election season and shall relate to a specific candidate(s) or issue(s) on the local, state or federal ballot for the upcoming election and shall be posted no more than 30 days prior to such election and must be removed within 3 days after such election. All other signs, including but not limited to, vendor advertising, are prohibited. The Board has the right to summarily remove signs not in compliance with these rules or the Declaration.

Hidden Village Homeowners Association Design Guidelines, page 54, Fencing.

Fencing. Standard chain link shall not be permitted. Fences may be erected only in the Rear Yard except as expressly provided hereafter. Perimeter fences are permitted only if they are of a uniform style and color as determined by the Developer and/or Master Association. No fencing shall exceed 72" in height. All fencing must be approved by the Board and will be reviewed upon an individual basis considering the visual impact on surrounding lots; however, a pvc three rail horizontal fence or black aluminum/wrought iron vertical type fencing is encouraged. The Declarant and the Board reserve the right to restrict fencing in areas where its presence would adversely impact aesthetics of the community. Solid white vinyl fencing up to 72" in height shall be permitted in a style that is common throughout the development. On corner lots, fences may not be placed within the setback on the street side unless the Board determines that vehicular and pedestrian sight distance will not be adversely affected and, provided, further, that no fencing shall extend further than 7.5 feet into the side yard setback.

Hidden Village Homeowners Association Design Guidelines, pages 55&56, Landscaping.

Landscaping. Landscaping and normal lawn maintenance are required around all houses. The landscaping in the front yards must be installed in accordance with the attached landscape designs. Owners shall not modify the front landscaping design without the approval of the Declarant and the Board. Comparable front yard landscaping shall be designed by the Builder and installed by an Owner for dwelling types that are different than shown below. All lawn and landscaping maintenance shall be performed by the Owner, a member of the Owner's family residing at the property with the Owner, or a landscaping company approved by the Declarant or the Board, as the case may be. The Declarant or Board, as the case may be, shall maintain an updated list of three landscaping companies that are authorized to perform lawn, landscaping, pesticide and fertilizing services within the subdivision which list shall be updated no less than annually. No Owner shall use any for hire contractor not on any such list as updated without the prior written consent of either the Declarant or the Board.

HIDDEN VILLAGE HOMEOWNERS' ASSOCIATION, INC.
2025 Q2 MEETING
MAY 3, 2025

Attendees: Board of Directors President, Dan Banister, Loreto lafelice Jr. (proxy for Loreto lafelice, Vice President/Treasurer), and David Huetter, Secretary.

Call to order, 7:45 AM

Treasurer's report: three residents remaining with outstanding dues for 2024 and 2025.

Referred to Attorney Dave King for collection.

Proposed Design Guideline amendment: Color Schemes: **PASSED.**

Proposed Design Guideline Amendment: Air Conditioning and Heat Pump Equipment: **PASSED.**

Proposed Design Guideline Amendment: Sheds, buildings, and other structures: **PASSED.**

Proposed Design Guideline Amendment: Fencing: **PASSED.**

Proposed Design Guideline Amendment: Landscaping: **PASSED.**

Amendments to be posted on Hidden Village HOA website.

Discussion of creek and pond misuse: Residents must be vigilant to act on any misuse of the waterways as trash and damage is left behind.

Meeting adjourned at 8:45 AM.