

HIDDEN GROVE CONDO ASSOCIATION

Rules & Regulations/Q&A

Attention Owners and Tenants:

Please read the following pages thoroughly as each member residing in this community whether as an owner or a tenant is required to adhere to the following rules and regulations for this community. In addition, each member is responsible for ensuring their guests and children follow these policies also.

Association News update:

As of January 1, 2024, The Hidden Grove Association has hired a new property management company, **Clover Key, Inc.** to: oversee Hidden Grove's daily functions/business, to ensure policies and regulations are enforced, to collect members' condo fees, handle common area concerns, etc. Any such concerns should be emailed to: **office@cloverkeyservices.com** or call: (321) 735-7624

Hidden Grove has also secured a new lawn service which will hopefully do a much better job than the last company.

Most recently, Hidden Grove Condos has had to change insurance companies for the complex. With this change, previous policies that perhaps were not as strictly followed are now mandatory to ensure insurance policy compliance. ALL resident members (owners and tenants) are advised that the following rules and regulations are effective immediately and must be followed. Insurance rates have increased dramatically for all properties in Brevard County and we must be sure to keep our rates as low as possible by following the rules.

1. NO gas or wood/charcoal grills allowed period. This is also a strict Fire Marshal rule and there can be NO exceptions, the Association will receive a serious fine and the unit owner will be fined and held responsible. All grills must be removed from Hidden Grove premises and are not allowed on balconies or downstairs porches, patios or on the grounds anywhere. Electric-type inside units only.

2. Per the Association rules and regulations, the Pet Rules are as follows: -NO dangerous breed dogs or mixed breeds are allowed in the community, whether by member ownership or visiting. Email the Association first prior to getting the dog if you have questions on what is considered a dangerous breed. Most condo associations follow this list. NO reptiles or exotic pets allowed.

-Each unit may not have more than 2 dogs or 2 cats in the unit. Visiting dogs must adhere to the no dangerous breed rule and weight rule and may not stay more than 2 weeks per 6 months of the year. Only 1 dog is allowed to visit if a member already owns 2 dogs. ALL dogs must be on a leash outside at all times.

-Dogs must be 35 pounds and under. If a member gets a puppy, they must be sure the dog will not grow up over this weight limit or they can be required to remove the dog from the community/condo unit permanently.

HIDDEN GROVE CONDO ASSOCIATION
-All owners and tenants will be receiving a Pet Registration form either via email, on the unit door and/or by mail requiring registration of your pet(s) if you have any. Failure to submit the form, could result in property management enforcing removal of the pet(s).

3. NO fireworks, sparklers, any kind of pyrotechnic devices in the Hidden Grove community at all. The lawns are very dry this year and they are not permitted anywhere,

anytime period. Unit owners can be fined and will be held responsible.

4. Children and adults are NOT permitted to play in the parking lot, on the sidewalks, in the dumpster area or the lawn areas which are closest to the end units. Sorry, NO skateboards, balls, roller blading, hockey, frisbee, bike riding, etc., is allowed in the parking lot or on the sidewalks or close to the end units period. ALL such activities must be contained to the yards across from the parking lot AWAY FROM VEHICLES and END UNITS, or in the large yard across from the clubhouse building. There have been complaints that such items 'accidentally' hit someone's vehicle or unit window and that cannot be allowed. Parents are responsible and liable for their children's play activities and to enforce the permitted areas for such activities.

5. Owners, Tenants and any Guests MUST pick up your dog's waste! Bring a bag with you at all times while walking your dog. We have received many complaints about dog poop in the yards by the end units or in the areas in front of the units and this cannot continue. Dog poop must also be picked up in all areas of the community including the clubhouse lawn areas. These violations are subject to fines.

6. NO littering, this should be obvious but members are leaving trash from their vehicles in the parking lot or on the sidewalks. Cigarettes are strictly forbidden while walking on any lawn area. Fire regulation again and subject to fines! Do NOT smoke while walking the dog or participating in any activity on the lawn areas and do not throw cigarette butts on the sidewalks or by units, throw them in the trash!

7. Dumpster Use: Owners, Tenants and Guests must dispose of all trash 'inside' of the dumpster unless it's a large furniture item or appliance and you must inform the Association prior to disposing of these large items in the dumpster area. This will be enforced as the Trash company will not pick up items that are thrown all over the ground and if the dumpster is packed too full (over the top) they can refuse to pick up the trash. Be courteous and dispose of your trash 'inside' the dumpster and if it's too full, do not leave it on the ground. Report it to the property management company or the Association.

8. All unit owners that have tenants now, must send a copy of their leases to the property management company immediately and give a copy of these rules to their tenants if they did not already receive them. Unit owners may not renew a lease without submitting current tenant to the Association for approval.

9. All owners, tenants and longer term visiting guests (staying with a member for more than 7 days) must register their vehicles with the Association. We have had to tow some unknown vehicles as they were not part of our community. You will be receiving a registration form soon either by email, mail or on your unit door to complete and return to the Association. If a unit does not return the form within 30 days of receipt, vehicles not accounted for may be subject to tow at owner's expense. You may also notify the Association of a longer-term visiting guest by email.

Units are limited to 2 vehicles per unit. Unit owners and tenants are to park in their assigned space and behind their space across the parking lot. Guests are to park in areas marked for guest parking as close to their hosts unit as permitted. Units with multiple adults may be permitted an additional vehicle subject to Association's discretion.

Large trucks, commercial vehicles, vans, campers, RVs, trailers, boats, boat trailers, recreational vehicles and any vehicles other than standard automobiles, motorcycles

and station wagons are prohibited on condominium property including common areas unless specific written permission is obtained from the Association prior to parking such vehicle. Non-commercial trucks, SUVs and vans, not exceeding one-half ton are classified as standard vehicles.

Boat trailers, jet-ski, commercial, or any vehicle attached to the back of owner's vehicle are not allowed. Sorry, our parking lot does not have the adequate space for such vehicles. Extra-large trucks are prohibited, and the Association has the sole right to determine if a vehicle is too large for the community's parking lot.

All vehicles parked in Hidden Grove must be in functional condition. Only minor work such as battery replacement or similar may be performed in Hidden Grove's parking lot.

Oil change, brake work, undercarriage work, etc., is strictly prohibited. Junk or disabled vehicles not intended to be fixed promptly must be removed or will be towed at owner's expense. All vehicles must be registered with the Association.

Bikes, skateboards, toys, chairs, and any recreational item must be stored inside the units. No item may be left on the sidewalks, leaning against buildings, walls or windows, or left on stairs or in common areas, including all lawn areas.

No owner, tenant or guest may disrupt the peace with excessive loud music or any noise in the parking lot or within units. Be courteous to your neighbors. Association has the right to determine what is excessively loud noise.

No parking lot 'parties' or members meeting in the parking lot with friends, etc., causing any disruption of the peace of the community will be tolerated. No loud noise or music permitted after 11pm.

No vehicle may be parked in a manner so that the front or rear end of the vehicle is extending over the sidewalk. Vehicles must stay within parking lot lines and not intrude into another unit owner's space without their permission. No vehicle may park on the sidewalks, in the dumpster area, or on the lawn areas at any time.

10. Hidden Grove's rental restrictions are as follows: Units may not be rented for less than 90 days at a time. Owners must get Association approval prior to leasing the unit as a background check will be done at tenant's expense. No unit owner may rent their unit without submitting a tenant approval form to the Property Management company prior to tenant moving in. Tenant approval is subject to sole discretion of the Hidden Grove Association. Pet and Vehicle registration must be included with the Tenant Approval request. No rooms may be rented out and no transient (Air B n B) is allowed. No lease of a unit shall release a unit owner from their liability and duties as a unit owner and unit owners are liable for their tenants conduct within the community. Time sharing units is not allowed. Subleasing units is strictly prohibited. All leases shall be in writing and are subject to the Articles and By Laws of the Association. Rentals of unit for commercial use is not allowed. Each unit is restricted to residential use only by the occupants, whether owners or tenants and their families and guests.

11. No immoral, improper, offensive use or conduct shall be made on Hidden Grove property nor any part thereof, and all laws, zoning ordinances and regulations of all governmental authorities having jurisdiction of Hidden Grove community shall be observed. Excessive loud yelling or music, cursing or using profanity is prohibited.

12. No nuisance shall be allowed to be committed or maintained upon the condominium property, nor any use or practice that is the source of annoyance to residents that may interfere with the peaceful possession and proper use of the property by its residents. No unit owner or tenant shall permit any use of their unit or use of any of the common elements of the community that will increase the cost of insurance upon the condominium property. Vandalism or destruction of Hidden Grove property by any Hidden Grove member (owner, tenant, children, guests) will not be tolerated and will be held liable and reported to the local police department.

13. The Association or the agents and employees of the Association may enter a unit with notice at reasonable times for the purpose of any emergency which might threaten the unit or neighboring units, common areas or community property, to determine compliance with these restrictions, reservations, covenants, conditions and easements, and the bylaws of the Association. **ALL unit owners must provide an email address AND phone number to the Association for communication and/or emergency purposes. Please email your contact information to the Association.**

14. No signs or advertisements or notice of any type shall be showing on the common property or on any unit, and no exterior antennas other than a small dish used for TV reception may be installed on any unit or building. For sale signs are limited to 1 installed at the entrance to the Hidden Grove community and must be removed immediately upon the sale of the unit or if the unit is removed from the market. For rent signs are not allowed to be installed anywhere on Hidden Grove property except for a small window sign within the unit itself.

15. No owner, tenant or guest shall place any items or objects in any common area including sidewalks, stairs, parking lot or lawn areas. All items must be contained within the unit. All such areas are for no purpose other than transit through them.

16. No garments, rugs, towels, beach toys, etc., are to hang from windows, patios or balconies from any of the facades of the buildings. No offensive or disruptive window coverings. NO garbage of any kind is to remain on a unit's porch or patio.

17. Unit owners or tenants may not place any plants, pots, or decorative items on top of stairs or railings, they must be kept below where they will not fall.

18. Currently holiday decorations within a unit's boundary are permissible but must be removed once that holiday is past and no political or offensive décor is permitted. No decorations are allowed on top of stairs or railings, they must be below and not ever placed where they may fall. Decorations may not be placed anywhere in common areas, only within the unit's boundary itself. Determination if décor is offensive is at the sole discretion of the Association Board.

19. No unit owner shall make or cause any structural alterations to and in the building, including but not limited to, enclosing a balcony or patio, or removal of any additions or improvements or fixtures from the building or to any act that will impair the structural soundness of the building without first obtaining prior written consent of the Association. The unit owner shall not allow, erect or cause to be erected any outdoor clotheslines or overhanging covers.

20. Every unit owner shall conform to and abide by the by-laws and uniform rules and regulations in regard to the use of the unit and common elements of the community which may be adopted in writing from time to time by the Board of Directors of the Association, and to see that all persons using the owner's property by, through, or under him do likewise.

21. The use of all common areas and recreational facilities shall at all times be subject to such rules and regulations as the Association Board may establish.

22. Monthly condo fees are due on the first of month and online payments can be made through https://cloverkey.appfolio.com/connect/users/sign_in . **Condo fees not paid on time are subject to late fees and continued fee delinquency may result in unit foreclosure proceedings.**

23. No unsafe, obnoxious, offensive or illegal activity, noise or odor is allowed on the property. No activity shall be conducted on the property which in the judgment of the Association Board or property management might reasonably be considered annoying to neighbors. Brevard County Noise Ordinance 93-09, Section 46-130.

24. Hidden Grove Association nor its property management company warrant any security within the community including but not limited to all common grounds, buildings, units. All members are encouraged to report any questionable activity or violations to the Association or property management. If an illegal or dangerous activity is observed, members are urged to call the police department or 911 immediately then contact the Association. All members are required to lock their vehicles and units, the Association is not responsible for any theft, vandalism or injuries resulting from but not limited to illegal activity or unsafe practices by a Hidden Grove member.

25. Fire extinguishers are placed on the outside of the buildings; members are urged to familiarize themselves with the location of these in case of an emergency. Working smoke detectors are required in every unit and per the State Fire Marshal code.

26. Swimming pool use is currently permitted by the neighboring complex behind ours, Hidden Glen. Hidden Grove members and their guests must adhere to the rules their Association has displayed. Pool facilities are strictly maintained by Hidden Glen only.

27. The Association Board may adopt regulations and restrictions from time-to-time to resolve issues relating to unit ownership or tenancy as necessary. 28. Unit owner shall be strictly liable, regardless of fault, for any damages anywhere by water leaks from the owner's property, this includes the owner's personal outside water spigot, unless it is due to common area plumbing. Each owner shall be responsible for promptly fixing leaks inside his unit. A unit owner will be responsible for paying for damages and repairs necessitated by water leaks from their unit or adjacent units. If the Association deems it necessary to repair any of these items due to potential damage to other units, the owner shall reimburse the Association for the cost of the repair. Owners must contact the property management company prior to filing any insurance claims due to damages caused by utility leaks.

29. Many of these policies are directly from the Hidden Grove condo declaration of condominium which applies to owners, their tenants and guests also called members of this community. All provisions apply, even if not set forth in individual sections. Except for provisions of these policies that come from the condominium documents, the policies may be amended from time-to-time by the Association Board as needed in accordance with Florida statutes.

30. Please direct any concerns, violations or suggestions to the property management company: office@cloverkeyservices.com or **321-735-7624**. Owners can use the homeowner portal to submit maintenance requests with photos, video, and detailed descriptions.

Updates Adopted 10.13.22