HIDDEN VALLEY RULES
REV 10
AMENDED 21 OCT 2026



REVISION SUMMARY

REV	AMENDMENT DATE	REVISION DESCRIPTION
1	19 July 2023	Administrative formatting changes to correct paragraph numbering and organization. Added Title page, Revision Summary and Table of Contents. Para 2.3.1.c (previously Para 2.03 (iii)) – Morning quiet time hours revised. Para 8 (previously Para 4.09) – Paragraph changed in entirety; added allowance for commercial gas-fueled fire pits, fire tables and heaters.
2	16 August 2023	Revised 1.4 (b) to define Basset Room reservation rules.
3	19 June 2024	Added Code of Conduct paragraph on page 2. Para 2.5 – Revised in its entirety for clarification.
4	14 August 2024	Revised Para 2.3.1 (c) to remove the wording 'for adults.'
5	16 October 2024	Deleted Para 2.3.1 (c) in its entirety to remove pool quiet time.
6	20 November 2024	Added Section 14 Noise Restriction. Revised Para 3.2 (a) to extend post-election political sign display from 3 to 15 days per ARS 33-1818.
7	15 January 2025	Revised the following related to Section 1 Activity Center: Para 1.1 (b), (e), (h), (j), (m); deleted (l). Para 1.2 (a), (b), (c), (d), (e) Para 1.3 (c) Para 1.4 (c), (d); deleted (f) Added Para 1.5 Kitchen
8	19 March 2025	Revised Para 1.4 (c) related to Section 1 Activity Center. Added Para 1.4 (h).
9	16 September 2026	Revised Section 13. Added new Section 14. Renumbered Section 14 'Noise Restriction' to Section 15.
10	21 October 2026	Revised Section 14 to correct wording error.

TABLE OF CONTENTS

INTRODUCTION 1

1. ACTIVITY CENTER BUILDING 2
1.1 GENERAL 2
1.2 DOWNSTAIRS GAME ROOM 3
1.3 RACQUETBALL COURTS 3
1.4 BASSETT ROOM 3
1.5 KITCHEN 4

2. OTHER RECREATIONAL FACILITIES 4
2.1 TENNIS & PICKLEBALL COURTS 4
2.2 RECREATIONAL VEHICLE PARK RULES 5
2.3 SWIMMING POOL 6
2.3.1 GENERAL RULES 6
2.3.2 BRINGING GUESTS TO THE POOL 7
2.4 RAMADA 7
2.5 SECURITY ACCESS CARDS AND KEYS 7

3. SIGN RULES 8
3.1 GENERAL 8
3.2 POLITICAL SIGNS 8
3.3 FOR SALE SIGNS 8
3.4 OPEN HOUSE SIGNS 8
3.5 CONTRACTOR SIGNS 8
3.6 PRIVATE DRIVE SIGNS 9
3.7 PERSONAL PROPERTY SALE SIGNS 9
3.8 HIDDEN VALLEY ACTIVITY SIGNS 9

4. HVA STREETS AND PARKING 9
4.1 SPEED LIMIT 9
4.2 PARKING 9
4.3 SKATEBOARDING 10

TABLE OF CONTENTS (CONTINUED)

5. MODIFICATIONS OF CURBS AND DRIVEWAYS 10
5.1 NEW HOME CONSTRUCTION 10
5.2 EXISTING HOMES 10

6. INSUFFICIENT FUNDS CHECKS 10

7. COMMITTEE CONTRACTOR BIDS 10

8. OUTSIDE BURNING, BARBEQUES, FIRE PITS AND HEATERS 11
8.1 OUTSIDE BURNING 11
8.2 BARBEQUES 11
8.3 FIRE PITS AND HEATERS 11

9. FLAG POLICY 11
9.1 FLAG POLICY 11

10. HVA VEGETATION MANAGEMENT REQUIREMENTS FOR LOTS WITH AND WITHOUT AN EXISTING STRUCTURE 12

11. WILDLIFE 12

12. SHORT-TERM RENTALS AND GROUP HOMES 12

13. HIDDEN VALLEY ASSOCIATION PROCEDURE FOR IMPOSING FINES 12

14. COMPLIANCE MONETARY FINE SCHEDULE 13

15. NOISE RESTRICTION 14

INTRODUCTION

Hidden Valley Ranch (HVR) is a restrictive, planned area development. All owners are members of the Hidden Valley Association (Association) and upon buying property in HVR are consenting to comply with the Declaration and Restrictive Covenants and Amendments (Declaration), the By-Laws of the Association (By-Laws) and the Rules of the Association (Hidden Valley Rules). The Declaration, By-Laws and Hidden Valley Rules apply to ALL members. There are several sources for the Declaration, By-Laws and Hidden Valley Rules and they can be changed only as provided in the following documents:

1. Articles of Incorporation of Hidden Valley Association (Articles)
2. Declaration of Restrictive Covenants and Amendments for Hidden Valley Ranch (Declaration)
3. By-Laws of Hidden Valley Association (By-Laws)
4. Rules of the Association (Hidden Valley Rules)
5. Architectural Control Committee Rules (Architectural Committee Rules)
6. Construction Rules and Regulations (Contractor's Rules)

Members are encouraged to be thoroughly familiar with the Declaration, By-Laws and Hidden Valley Rules. Members are responsible for their guest's or renter's compliance with the Declaration, By-Laws and Hidden Valley Rules.

This booklet contains the Rules, except for the Architectural Committee Rules and Contractor's Rules of the Association that have been adopted by the Association Board of Directors (Board). Each member should have a copy of the documents under 2, 3 and 4 noted above. When a member transfers his or her property to a new member, he or she is obligated to transfer these documents as well.

Should any member not have a copy of any of these documents, a copy may be obtained from the HVA Community Association Manager, HOAMCO-Prescott, 3205 Lakeside Village, Prescott, AZ 86301. Tel. (928) 776-4479; Fax (928) 776-0050. Or they may be found on the HVA website www.hvaprescott.com.

The Architectural Committee Rules and the Contractor Rules, issued under separate cover by the Architectural Control Committee, are applicable to new construction, external structural changes, lot alterations, painting and landscaping.

Should a member wish to build on his or her lot or change the exterior of any structure on the lot, paint or repaint his or her structure, or alter the natural or approved landscape, HE/SHE MUST RECEIVE THE ARCHITECTURAL CONTROL COMMITTEE APPROVAL PRIOR TO MAKING ANY CHANGES.

Hidden Valley Rules can be adopted by the Board or membership. Currently, all rules have been adopted by the Board.

Any lot owner may notify the Board of an apparent violation of the Declaration, By-Laws or Hidden Valley Rules by mailing or delivering a written & signed complaint to the HVA Community Association Manager, HOAMCO-Prescott, 3205 Lakeside Village, Prescott, AZ 86301. Tel. (928) 776-4479; Fax (928) 776-0050. The complaint may be filed through the HVA website at www.hvaprescott.com, or submitted on an Association approved complaint form, signed, dated and describing the violation, attempts to correct the problem and suggested action to correct the problem. A Board member, committee chairperson or HOAMCO Compliance Officer may notify the Board of an apparent violation regardless of whether a lot owner has complained.

VIOLATION OF ANY RULES CAN RESULT IN THE SUSPENSION OF THE HOMEOWNER'S RIGHT TO USE HVA AMENITIES.

The Association's facilities are for the use of its members, their families and their guests. In the case of a renter of a member's residential property, the renter may have the same status and rights to the use of the facilities as that of the member provided the owner completes the following forms: "Hidden Valley Association Release, Indemnity Agreement/Assumption of Risk" and "Owner Relinquish Use of Facilities". A renter must also sign an agreement that he (she) agrees to abide by the Declaration, By-Laws and Hidden Valley Rules. In such cases, where rules refer to members, substitute the word renters. Any member who willfully ignores these rules may lose specific recreational privileges or may be classified as an INACTIVE MEMBER as provided under Section 3.02 of the By-Laws.

CODE OF CONDUCT FOR USE OF ASSOCIATION FACILITIES

1. Members, residents and guests must conduct themselves in a manner so as not to jeopardize or interfere with the rights and privileges of other facility users.
2. Members are responsible for the conduct of their residents and guests who utilize Association facilities. Residents and guests will be held to the same standard of conduct as set forth herein for Members. Members will be held responsible for any damage to Association property caused by the Member and/or the Member's residents or guests.
3. Members, residents and guests shall obey all safety rules and shall refrain from any and all unsafe or disorderly activity. All persons participating in an Association event or activity or utilizing Association facilities shall obey all safety rules and shall cease unsafe activity when directed to do so by Association's management, staff or other authority.
4. Any Member, resident or guest who damages or attempts to damage Association property, conducts himself/herself in disorderly manner, or who violates an Association's Declaration or Rules regarding the use of Association facilities is subject to disciplinary action by the Association. Disciplinary action may include, but is not limited to, fines, suspension of use rights or legal action.

1. ACTIVITY CENTER BUILDING

1.1 GENERAL

a. The building is available for use from 7:00 a.m. to 10:00 p.m. and can be entered with a Security Access Card (See Page 7 Para. 2.5)
b. Use of the building is limited to active members, permanent residents living full-time in an active member's home and their guests. Anyone under 14 years of age must be accompanied by an adult.
c. If a member or his guest(s) cause damage to any of the facilities, the member will be responsible for its repair or replacement.
d. Proper dress is required. Wet clothing, towels, bare feet and swimsuits are not allowed.
e. Alcoholic beverages cannot, by state law, be served, provided, sold, or stored on the premises. Members may supply their own. No one under the age of 21 may drink alcoholic beverages.
f. Immoral or obscene conduct, or language, will not be tolerated.
g. Any individual using the facility must be accompanied by a property owner or renter.
h. Pets (except registered service animals with form on file with HOAMCO) are not allowed in

the building.

i. Smoking is prohibited in the building.

j. Business, political, religious or for-profit organization meetings will not be permitted.

k. No business solicitation or advertising other than Association business will be allowed in or around the Activity Center. Furthermore, non-political door-to-door solicitations will not be allowed in Hidden Valley Ranch.

l. DELETED

m. No Furnishings or items from the Activity Center can be borrowed or removed from the building without the specific approval of a member of the Activity Center Committee or a member of the Board of Directors. Any borrowed item must be returned to the Activity Center promptly and in the same condition it was in when borrowed. A charge will be assessed to the borrower if repair or replacement of the item is necessary. This rule does not apply to any Association-related or sponsored function.

1.2 DOWNSTAIRS GAME ROOM

a. This room is on the first floor. It contains a TV, a sitting area, a pool table, a ping pong table, and a poker table.

b. It is normally open to any and all Association members and their guests at all times the building is open and cannot be reserved for private parties. Groups can meet in the Downstairs Game Room but must share the room with any Association members and their guests who desire to use the room.

c. It is not allowed to set food and beverages upon the pool or ping pong tables. This restriction does not apply to the poker table which has inserts for drinks.

d. Users of the pool and ping pong tables should limit their session to 30 minutes if others are waiting.

e. Use of the Downstairs Game Room will be denied to any Association member or guest found to have abused the furnishings in any way. Members will be charged the cost to rectify any damage caused by themselves or their guests.

1.3 RACQUETBALL (WALLY-BALL, HAND-BALL) COURTS

a. There are two courts in the building, both are available on a first come/first served basis. They cannot be reserved.

b. Court hours are 7:00 a.m. to 10:00 p.m.

c. If others are waiting, users of the court should limit their session to 30 minutes.

d. Racquetball players MUST use protective eye shields.

e. Guests must be accompanied by a member.

f. Soft rubber sole, non-marking shoes are required. Street shoes or bare feet are not allowed.

g. Food and drinks other than water are not allowed in the courts area. Spilled water must be mopped up completely before the court is vacated.

1.4 BASSETT ROOM

a. The second floor assembly area is called the BASSETT ROOM. It includes the great room, the kitchen, hallways and restrooms. The primary use is for social and business functions of the Association.

b. The Bassett Room can be reserved for private parties by Association members. It is not available for commercial, for-profit business, religious, or political activities. Nor can a reservation be transferred, passed or sub-let to a non-Association person or entity.

   HVR business meetings, and as a courtesy, Haisley Homestead Board meetings, have priority booking and may book 12 months in advance. If there is a conflict with a regular recurring class or meeting, HVR business will have priority.

   Recurring events such as classes or meetings may book 12 months in advance.

   For one-time events, bookings may be made 10 months in advance. On the first of each month bookings for the month 10 months away will be open. For example, on January 1, any date in October may be booked; on February 1, November is open; on July 1, April of the following year is open.

c. It is not available to non-Association members, except those offering a service to the HVA Community such as classes in dance or a craft. Such non-Association member activities must be approved by the HVA Board of Directors. The Board may choose to allow for a teacher or service provided that is a non-member to use the Activity Center on a case-by-case basis.

d. All members wishing to reserve the Bassett Room must complete a Facility Use Agreement and submit it along with the request to reserve the room and promising to pay for any repair and cleaning needed, and to remove all rubbish and trash bags from the premises. The Facility Use Agreement and the Reservation Form can be completed online on the website under 'Activity Center.'

e. The Association Board reserves the right to approve or disapprove any reservation.

f. *DELETED*

g. In addition to the above conditions of rental, Members shall, upon leaving:

   1. Turn off lights, the exterior ones are on a timer.
   2. Ensure that the heat or air conditioning is set as described on the wall by the thermostat.
   3. Make certain that the exterior doors lock behind you (approx. 15 second delay before there is a click sound).

h. No member or non-member may charge a fee or receive a donation for their services or activities except in circumstances for safety classes or instruction, or when there is a service being provided by a not-for-profit entity that benefits the community, a nominal fee may be charged.

1.5 KITCHEN

a. Cooking of food in the kitchen is prohibited. The kitchen and kitchen equipment shall be used only to support the serving of pre-prepared foods. All cooking, washing and food preparation must be completed off-site. All kitchen equipment must be operated properly and used for its intended purpose.

b. All persons using the kitchen do so at their own risk. The Association will not be held liable for any accident, injuries and/or other damages that arise from the use of the kitchen or kitchen equipment.

2. OTHER RECREATIONAL FACILITIES

2.1 TENNIS & PICKLEBALL COURTS

a. Court Hours: 7:00 a.m. to dusk. Hours may be seasonally adjusted by the Board.
b. Walk-on players need not sign up, but reservations noted on the sign-up reservation system have preference over walk-ons.
c. Time limits: Singles players-1-1/2 hours; Doubles players-2 hours.
d. Sign-up time is 48 hrs in advance when 2 HVA members will be present during play, and 36 hrs in advance when only one HVA member is playing and there must always be at least one HVA member per court.
e. Tennis shoes (non-marking soles) required.
f. Pets, bikes, skates, skateboards, etc., not allowed in/on courts.
g. Leave courts in neat condition. Take trash home with you.

2.2 RECREATIONAL VEHICLE PARK RULES

The purpose of the RV rules is to equitably allocate parking spaces for Association members, to ensure maximum space utilization, and to provide adequate funding for operation and maintenance of the facility. To meet the above needs the following criteria and rules have been established to be eligible to park in the HVA RV Park.

VIOLATION OF ANY OF THE FOLLOWING RULES WILL RESULT IN THE OWNER DEFAULTING ON THEIR RENTAL AGREEMENT AND THE BOARD MAY VOTE TO EVICT THE OWNER/TENANT.

a. Permanent and active owner residents of Hidden Valley Ranch owning a motor home, travel-trailer, pick-up camper, utility trailer or boat. All other recreational vehicles must be approved by the HVA RV Committee.
b. To be classified as a permanent owner-resident, a member must be an active HVA owner and live in his/her Hidden Valley residence.
c. Proof of ownership of vehicle must be provided in the form of a photocopy of the registration of the vehicle with an HVA address on the registration. This document will be retained with the rental agreement.
d. Long vehicles (over 24 ft.) will use the north side whenever possible. Lines have been Painted on the asphalt to show 10 ft. space boundaries. The vehicle must be centered in the space allocated and backed into within one foot of the fence.
e. The lease period is on an annual basis, payable in full on January 1st. Payment is late 30 days after the billing date (January 1) and member is in default of their rental agreement. The lessee is responsible for the full year whether the space is used or not.
f. A $25 refundable key deposit is due when the key is issued to a member.
g. To terminate a lease, advise the RV Chairperson. Upon return of the key, the unused portion of the lease will be refunded.
h. Overall length of the vehicle may not exceed 35 feet and only one vehicle may occupy the space.
i. Should a member purchase a different RV, the RV Chairperson must be notified in advance of the type and length of the vehicle that will be parked in their assigned space. The member will not be allowed to park a vehicle over 24 feet on the South side of the RV Park. Should this occur, their key will be turned in to the RV Chairperson and both the rental fee will be reimbursed for the unused portion and the $25 refundable key deposit will be

returned if such deposit was made.

j. No storage is allowed in the area except for vehicles. Spare tires, fuel, etc., must be kept in or on the vehicle.

k. Do not allow unauthorized people to enter when you are in the area, and please lock the entrance securely when you leave.

l. Lessees using the service area (dump station, water or electricity) are requested to keep the area clean and secure equipment.

m. It is anticipated that eventually there may not be a sufficient number of spaces for everyone in Hidden Valley Ranch that wants to use the facility. In this event, it will be the responsibility of the RV owner to find alternate parking outside HVR. The RV Chairperson will maintain a waiting list for vacancies.

n. Sundays only: No power tools can be used that make loud noises, such as air Compressors, impact wrenches, etc.

o. The RV Committee will have the right to reassign spaces to provide for the most efficient use of the RV Park. Failure to comply will result in the loss of your space.

p. Any unauthorized vehicles parked in the RV Park overnight will be towed away and you will be responsible for any and all charges that occur. The RV Park is for the registered vehicle on your lease only.

q. Electrical outlets in the RV Park may be used only 48 hours prior to leaving on a trip to cool a refrigerator and/or charge batteries. Electrical outlets may not be used to run A/C units.

r. RVs may only be parked in a member's driveway, not extending onto the street, for 24 hours to allow for loading and unloading.

s. Any trailer or other vehicle with a trailer jack support must have a wooden or equivalent base to protect the park asphalt surface.

2.3 SWIMMING POOL

2.3.1 GENERAL RULES

a. The pool will be open from 7:00 a.m. until 9:00 p.m. from the Memorial Day weekend until the end of September, or longer, depending on the weather.

b. Any child who is under the age of 14 years must be accompanied by a permanent resident 14 years of age or older. Anyone under 14 years of age may not act as guardian for a child. (NOTE: Simply because there are adults at the pool is not an invitation to send an under-aged child to the pool and expect these adults to supervise or be responsible for the child).

c. DELETED

d. The pool may be closed to general members for scheduled Association functions. Any such functions will be posted on the entrance bulletin board prior to such closing.

e. The pool gate must not be propped open after entrance. Use security access card for individual entrance only. Do not allow entrance to anyone without a card. This defeats the purpose of the security access card system. Make sure the gate closes behind you. There is an approximate 15 second delay before gate locks.

f. Snacks and beverages should be kept to a minimum with no littering.

g. Glass containers are not allowed anywhere on the premises.

h. No excessive noise or boom boxes. Use personal earphones for CD's, tapes or radios.
i. No reckless or dangerous behavior in or around the pool area.
j. No diving, running, pushing or cannon balls into the water.
k. No Frisbees, hard balls, water guns, rafts, air mattresses or large floats (small infant floats are allowed).
l. No bicycles or skateboards can be brought inside the gate.

2.3.2 BRINGING GUESTS TO THE POOL

a. A guest is defined as anyone who is NOT a permanent resident living full-time in an HVA member's home. This would include adult children, grandchildren, and any other relatives.
b. These family members are all considered GUESTS even if they are staying at your house on vacation or live elsewhere and are visiting you for the day. In the past any "family" Member was not considered a GUEST by some homeowners.
c. You can bring a total of four (4) guests per household.
d. The homeowner must remain with their guests at all times.
e. Homeowners' key cards must not be given to a guest to access the swimming pool gate without them present.
f. Homeowners must inform their GUESTS of all pool rules and supervise them at all times.
g. Permanent residents that are adult children 14 years or older that live in the home are allowed to use the owner's key card to enter the pool without the homeowner present but are NOT allowed to bring GUESTS.
h. Renters are allowed to bring four (4) guests, the same as homeowners.
i. NO PETS ALLOWED IN POOL AREA.

2.4 RAMADA

a. Hours of use: 7:00 a.m. to dusk
b. All trash must be cleaned up and taken home with you.
c. The area must be left clean.
d. The court key will open the equipment locker.

2.5 SECURITY ACCESS CARDS AND KEYS

a. As of the revision date of the HVA rules, a key is required to access the tennis courts and stand-alone pickleball court as well as the east and west entrances to the fenced court area.
b. Security Access cards open the front door, lower door, and door to the Bassett Room of the Activity Center. The same cards open the front and rear gates to the pool and the south side of the fence court area.
c. Every homeowner is allowed 2 free Access Cards and may request a key for a $5.00 non-refundable charge. The Access cards will be in the property owner's name.
d. There will be a non-refundable $10.00 charge to replace an Access Card, and the lost card will be deactivated.

e. There will be a non-refundable $50.00 charge to replace a key.

f. Owners of more than one built-out lot may request up to 2 free Access Cards and one $5.00 key for each lot. The Cards will be identified with the specific lot and will be under the property owner's name.

3. SIGN RULES

3.1 GENERAL

Section 3.08 of the Declarations of Restrictive Covenants covers the overall guidelines on signs. It states, among other things, that no sign or other advertising device of any nature shall be displayed on any property, roadway or vehicle without the approval of the Architectural Control Committee. The only exception is the display of a sign of a political nature; one that attempts to influence the outcome of an election. The Association reserves the right to remove and hold for pickup, any signs that do not comply with these rules, or any sign that has been denied approval. There shall be no signs, for any purpose, affixed to the Hidden Valley street signs. The Committee, under the direction and control of the Board of Directors, has provided the rules and guidelines regarding signs in the below sub-paragraphs.

3.2 POLITICAL SIGNS

a. A political sign cannot be displayed earlier than seventy-one (71) days prior to the day of an election and no later than fifteen (15) days after the day of an election (support or opposition to the recall of a public officer or support or opposition to the circulation of a petition for a ballot measure, question or proposition or recall of a public officer).

b. The aggregate total area of all political signs on a lot, with no limit on the number of signs, may not exceed nine (9) square feet. For additional information regarding political signs, please refer to the HVA website under Governing Documents.

3.3 FOR-SALE SIGNS

a. An Association member may display a "FOR SALE" sign on the member's indoor/outdoor property including a sign that indicates the member is offering the property for sale by owner. The sign, placed on a property to indicate that it is "FOR SALE" shall be in conformance with the industry standard size, which shall not exceed eighteen by twenty four inches, and the industry standard size sign rider shall not exceed six by twenty four inches. A "FOR SALE" sign must be removed from the lot on which it has been placed within seven days after close of escrow on the lot sale. The owner is responsible for placing and removing their sign.

3.4 OPEN HOUSE SIGNS

The Committee approves the use and placement of a maximum of three OPEN-HOUSE signs on homes for sale with the following conditions:

a. Signs may not be larger than 18 inches by 24 inches.

b. Signs must be removed by 6:00 p.m. daily.

c. Approval may be withdrawn when the Committee has reason to believe that the dwelling is being used as a sales office.

3.5 CONTRACTOR SIGNS

a. Construction (Contractor's) signs must be approved by the Architectural Control Committee and shall not exceed 18 inches by 24 inches in size. They shall include the contractor's license number and may include other information that is strictly related to construction.

b. Houses being built for sale (speculation) may have a FOR SALE sign rider appended to the normal Contractor's sign and containing on the legend "FOR SALE". The sign rider shall meet current industry standards and not exceed 6 inches by 24 inches.

c. Subcontractor signs are NOT allowed, nor are Architect's or Designer's signs unless the Architect or Designer is also the Prime Contractor, in which case signs must be approved by the Committee.

d. Contractor's signs shall not be erected before construction begins and shall be removed when construction is completed (normally not to exceed nine months after start).

3.6 PRIVATE DRIVE SIGNS

a. Where the owners feel the need for a sign to designate a private drive at the entrance to their private access road, the Association allows such signs, however, requires that these signs be standardized. Signs must be approved by the Architectural Control Committee.

b. These signs shall be fabricated in compliance with the City of Prescott's General Engineering Standards, section 6.16. The sign should be 5 feet or more from any road. NO OTHER SIGNS WILL BE ALLOWED.

3.7 PERSONAL PROPERTY SALE SIGNS

a. A personal property sale is defined as including garage sales, estate sales, moving sales automobile sales, boutique sales, etc.

b. Members will only be allowed one annual sale of personal property.

c. The sale will be held only on a Friday and Saturday between the hours of 8:00 a.m. and 4:00 p.m. on a day of the resident's choice.

d. The resident will be permitted the use of three 18" x 24" signs, one of which includes a directional arrow sign. The signs are available from the Association for a rental fee of $25.00 which will be reimbursed to the resident upon the satisfactory return of the signs to the Association. Contact our Community Association Manager at HOAMCO for further information on obtaining the signs at (928) 776-4479.

e. There will be no additional signs placed within the boundary of Hidden Valley property.

3.8 HIDDEN VALLEY ACTIVITY SIGNS

In order to provide sanctioned or official activities of Hidden Valley with greater flexibility, the use of signs for such activities will be reviewed and approved on an individual basis by the Hidden Valley Board of Directors.

4. HVA STREETS AND PARKING

4.1 SPEED LIMIT

a. The speed limit in Hidden Valley Ranch is 25 mph. Prescott City Police have the authority to enforce.

4.2 PARKING

a. No parking is allowed on HVA streets from 10:00 p.m. to 6:00 a.m., with the following exceptions:
    1. Members and/or their guests attending functions at the Activity Center or a function at a home of an association member will be allowed to park on the HVA streets after 10:00 p.m. until the function is over.
    2. RVs may only be parked in a member's driveway, not extending onto the street, for 24 hours to allow for loading and unloading.
    3. HVA association members, who, as a condition of employment are required to have a vehicle to respond to after-hours emergency call-outs, such as a public safety agency,a public utility (i.e. electric, water, natural gas, etc.) as provided in ARS 33-1809.
    4. No parking is allowed on HVA streets when it snows (until snow is removed). Snow removal will start with the following streets: Northwood Loop, Valley Ranch Circle, Coyote Road, Hidden Valley Drive. Any vehicle found on the primary snow route streets listed prior to snow removal will be subject to a fine. Residents may park their vehicle at the bottom of their driveway (not on the street) during and after a snowstorm and prior to snow removal.

4.3 SKATEBOARDING

a. Non-residents are not permitted to skateboard, roller skate or ride scooters on HVA streets or HVA owned property including the sidewalks and parking areas surrounding the Activity Center and the concrete culverts at the low water crossings.
b. Homeowners who engage in these activities must wear a helmet and understand that they are performing the activity at their own risk. Hidden Valley Association is not responsible for any injury or damage that results from the above activities.

5. MODIFICATIONS OF CURBS AND DRIVEWAYS

5.1 NEW HOME CONSTRUCTION

a. Requires Architectural Control Committee approval.
b. Curbs shall be modified per HVA D2. Document is available from the Roads Committee Chairman or from the HVA Community Association manager at HOAMCO (928) 776-4479.

5.2 EXISTING HOMES

a. Curbs shall be modified per HVA D2, if driveway is replaced.
b. Requires Road Committee approval – approval forms are available from the Roads Committee Chairman or from the HVA Community Association manager at HOAMCO (928) 776-4479.
c. Cutting and repairing curb and driveway must be in accordance with HVA D2 and current ACC Rules. Obtain necessary information as stated above.

6. INSUFFICIENT FUNDS CHECKS

Members will be charged a fee of $15.00 plus bank charges for any insufficient funds (NSF) checks submitted to the Association.

7. COMMITTEE CONTRACTOR BIDS

All work contracted by HVA Committees in excess of $5,000 must have two or more bids unless the Committee Chairperson has extenuating circumstances.

8. OUTSIDE BURNING, BARBEQUES, FIRE PITS AND HEATERS

8.1 OUTSIDE BURNING

a. Outside wood, lawn and landscape debris or refuse burning is prohibited. Outside wood, lawn and landscape or refuse burning will be considered an extreme hazard to others (reference Declarations sections 3.06 Noxious Activities) and will carry its own fine.

8.2 BARBEQUES

a. Enclosed charcoal, electric or gas fired barbeques with a hood are the only cooking devices allowed.

8.3 FIRE PITS AND HEATERS

a. For built-in firepits and outdoor kitchen, refer to ACC Residential Guidelines 6.14.

b. Commercially built, portable gas fuel fire pits, fire tables and heaters are allowed. The units cannot exceed a rating of 75,000 BTUs. The unit shall never be unattended during operation. Only the use of ceramic logs, lava rocks or fire glass fillers are allowed. The unit must be a minimum of 5 feet from the structure and with an overhead clearance of 7 feet. No low hanging branches are allowed. Under no circumstances can the unit be operated in an area containing dead debris such as pine needles, leaves or grass. Always follow the manufacturers recommendations for safe operation and keep a fire extinguisher nearby.

9. FLAG POLICY

9.1 FLAG POLICY

a. Based on 2007 Arizona State legislation, any member of the Association may install a flagpole on his or her property. The legislation preempts CC&R 3.09 which called for ACC written approval of a vertical flagpole. Flag display, however, is subject to certain regulations:

   1. The flagpole is not to exceed the height of the residence or twenty (20) feet, whichever Is lower.
   2. The flagpole color shall be black or aluminum and may be topped by a gold eagle ora ball.
   3. The ACC shall approve the location of the flagpole and the method of securing ropes/ lanyard to prevent noise.

b. The American flag or an official or replica of a flag of the United States Army, Navy, Air Force, Marine Corps, or Coast Guard may be displayed if done so in a manner consistent with the Federal Flag Code. Display is from sunrise to sunset only since night-time display would be prohibited by the ACC rules.

c. Flag displays allowed by Arizona law are listed in the Arizona Revised Statutes, ARS 33-1808.

d. The maximum size of any displayed flag shall be four feet by six feet. No more than two flags may be displayed at any one time.

10. HVA VEGETATION MANAGEMENT REQUIREMENTS FOR LOTS WITH AND WITHOUT AN EXISTING STRUCTURE

Consistent with Prescott City Code Section 7-5-4 entitled "Health and Sanitation, Property Maintenance, Exterior Premises", the "Hidden Valley Association Vegetation Management Requirements for Lots WITH an Existing Structure" and the "Hidden Valley Association Vegetation Management Requirements for Lots WITHOUT an existing structure", it is the responsibility of each Hidden Valley property owner(s) to keep exterior areas of his/her property free of dry vegetation, weeds, bushes, tall grass, and trees which present a visual blight upon the area, which may harbor insect or rodent infestation, or which may likely become a fire hazard or otherwise threaten the health and safety or the economic welfare of adjacent property owners or occupants. If the property owner(s), after having been given written notice of violation of the above by the Association fails to diligently pursue corrective action, the Association may impose a fine as outlined in Section 13, HIDDEN VALLEY ASSOCIATION PROCEDURE FOR IMPOSING FINES.

11. WILDLIFE

Any and all owners, tenants, occupants, guests and invitees are strictly prohibited from baiting, feeding or otherwise intentionally attracting wildlife, including but not limited to deer, raccoons, skunks, Javelina, and other feral animals, rodents and vermin to any property within the Association. The Board shall, in its sole discretion, determine whether certain conduct constitutes the baiting, feeding or otherwise intentionally attracting wildlife. Open trough bird feeders or uncovered platform feeders are prohibited. Bird feeders must have a top baffle cover and a bottom baffle tray. They have to be at least 5 feet off the ground. If you feed a pet outdoors, make sure that all uneaten pet food is disposed of and not left out overnight.

12. SHORT-TERM RENTALS AND GROUP HOMES

Any short-term rentals or group homes, as defined by the State of Arizona, shall abide by all State, County and City regulations, as well as the Hidden Valley Association's DRC's, Rules and By-laws.

13. HIDDEN VALLEY ASSOCIATION PROCEDURE FOR IMPOSING FINES

The Board of Directors, in full compliance with Arizona Revised Statute & 33-1803 and Article 6, Section 6.02 of the Hidden Valley Association Declaration, hereby repealed Section 13 of Hidden Valley Association Rules, and adopted the following monetary penalty policy in its place:

Any member of Hidden Valley Association who is found to be in violation of the Declaration or any other provision of the Governing Documents of Hidden Valley Association will be notified in writing, either by the Hidden Valley Association Board of Directors or its managing agent, sent by mail or hand delivered, of the nature of the violation and the applicable recourse for noncompliance. The Notice of Compliance Violation will state that the member has the right to respond, within 21 calendar days and by certified mail from the date of receiving the violation notice. The notice will also state that if this violation is not corrected, or a reasonable cure process is not provided to the HOA, the Association will be forced to send a Second Notice and assess a penalty in the amount to

be determined by the type of noncompliance violation (refer to Rules Section 14). Further action to be determined by the Board of Directors may include legal action or other options as allowed by the Association's Governing documents and the Arizona Revised Statutes.

The member who has received notification of the violation also has the right, and may request, to be heard by the Board of Directors at the next scheduled regular meeting of the Board of Directors regarding the stated violation.

The Board of Directors has the responsibility to respond to your request within 10 business days. Finally, be advised that you have the right to petition for an administrative hearing on this matter with the Arizona Department of Real Estate pursuant to A.R.S. §32-2199.01, if this matter complies with real property violations.

If the member does not attend the next regularly scheduled Board of Directors meeting after mailing of the Notice of Compliance Violation, the fine will be deemed imposed the day of the Board of Directors meeting. The Board of Directors retains the authority to accrue monetary penalties from the date of the violation through the date of the meeting regardless of whether the member attends the meeting to be heard.

Any fine levied pursuant to this resolution and policy shall be both the personal obligation of the member and considered an assessment against the member's lot and shall be collected by Hidden Valley Association in the same manner as all other such assessments as provided by in the Declaration.

This resolution and policy is not intended by the Board of Directors to preclude any other enforcement remedy Hidden Valley Association may possess at law or in equity with respect to any violation of the Governing Documents of Hidden Valley Association.

All legal, collection and other expenses incurred by Hidden Valley Association to obtain compliance of a member with the Governing Documents will be the obligation of the member.

14. COMPLIANCE MONETARY FINE SCHEDULE

Notice of Violation and Disclosures: Prior to the imposition of any monetary penalty, the Association shall provide the member with a written Notice of Compliance Violation. In accordance with **A.R.S. § 33-1803(D)**, this notice shall state: (a) the provision of the community documents allegedly violated; (b) the date of the violation or date it was observed; (c) the first and last name of the person or person(s) who observed the violation; and (d) a statement that the Owner has the right to provide a written response via certified mail within twenty-one (21) calendar days.

The severity of the infraction will determine the amount the Board of Directors deems appropriate for the monetary fine. **Fines of $5.00 to $1,000.00 per day, week, or month, or per incident**, may be imposed at the discretion of the Board of Directors.

SCHEDULE:

1st Notice: Written notice detailing the infraction and providing the member the opportunity to remedy without penalty.

2nd Notice: Infraction and Fine: Fines will be imposed if the member has not provided a timely cure or come before the Board of Directors. Refer to Section 13 for procedures. Note: If a violation poses an immediate physical safety hazard, the cure period may be shortened under local emergency provisions.

Continuous Non-Compliance Escalation For Violations: Up to **$100.00 per day** for every day the violation remains unremedied past the first notice deadline, up to a maximum cap of $5,000.00 before immediate legal transition.

Look-back Period: If an owner goes 12 months without repeating the infraction, the escalation cycle resets to the initial warning level.

Legal Action: If the violation is not cured or remedied within a reasonable time period (as determined by the Board of Directors), the Association reserves the right to pursue a civil lawsuit for injunctive relief to force removal or correction, with all associated legal fees sought from the homeowner.

This resolution will be included in the books and records of Hidden Valley Association, and a copy of this resolution will be available to all homeowners on the Hidden Valley Association website.

15. NOISE RESTRICTION

No person shall run or permit the operation or running of any motorized or mechanical device that creates noise likely to disturb neighbors before 7 am or after 6 pm on Monday through Saturday and before 8 am or after 6 pm on Sundays. This rule shall not apply to City of Prescott vehicles, snow removal equipment or emergency vehicles/equipment necessary to protect lives or property.