



# **HIDDEN RIDGE CONDOMINIUM HOMEOWNERS' ASSOCIATION**

## **RULES AND REGULATIONS**

**January 7<sup>th</sup>, 2019**

Welcome to your new home at Hidden Ridge. These rules and regulations are in addition to the Declaration and Bylaws recorded in Allegheny County for Hidden Ridge. These rules and regulations may be revised from time to time and additional information added and distributed at any time.

In order to maintain a pleasant home and community for all homeowners, these rules and regulations are extremely important and are intended for the comfort of all homeowners.

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## 1. Common Area Interior Hallways

These hallways are to be kept clear at all times of any and all debris and not to be used for storage purposes. Common area storage rooms are available for storage of personal items with prior consent of the Board of Directors, however, the approval must be in writing, and homeowner shall consent, in writing, to release all liability and assume full responsibility for damage and/or theft.

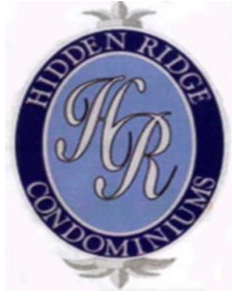
Small furniture and/or pictures from homeowners that live in that corridor are permitted with **prior approval from the Board of Directors**, however, any personal items placed in these corridors are the responsibility of the homeowner and by placing these items in the hallway, the homeowner is responsible to assume full responsibility for any damage and/or theft.

Children are not permitted in the common area hallways unattended. Bikes and riding toys, skates/skateboards are not allowed to be used in the hallway or to be left stored in the hallways.

## 2. Pet Policy

The Board of Directors for Hidden Ridge has determined it necessary and appropriate for the protection of the health, comfort, safety and general welfare of the homeowners to adopt a pet policy to minimize insurance risks and sanitation concerns in your community. Based upon this, the following policy is in effect to protect the homeowners, their property and the property of the association. Two pets are permitted per household, subject however to a **maximum of one dog per household**. The pet may not exceed, when full grown, over 14 inches from paw to shoulder. Each homeowner for a dog and/or cat to be kept on his or her premises shall first submit a written registration for approval, in accordance with the following guidelines.

- A. Dog Registration form, which shall require the homeowner to assume full responsibility for all actions of the dog and/or cat, shall be submitted to the **Board of Directors for approval**.
- B. In addition to the registration form, each homeowner shall supply to the Board of Directors a current copy of a veterinarian health certificate, proof of a current Allegheny County Dog License, proof of a current rabies vaccine and photograph of the dog and/or cat.
- C. Each dog or cat being kept on the premises may be viewed by the Board of Directors to examine the pet's temperament and be identified as that which is listed on the registration form and all other required documentation.



- <sup>1</sup>D. All homeowners shall be responsible for keeping their dog and/or cat on a leash at all times (this includes all common hallways), for taking pet to the required pet walk area, cleaning up after their animal, for preventing their dog from barking excessively so as not to disturb the peaceful environment of the community and/or preventing the dog from causing or creating any other nuisance activity on the property. Dogs may not be tethered on a leash or staked outside of the Unit Owner/Resident's Patio.
- E. Visiting Dog Policy: Any homeowner or visitor of a homeowner must obtain **prior consent from the Board of Directors** when the visitor brings a dog to the community for a period of more than 24 hours. The owner of the unit where the dog is visiting must accept full responsibility for the visiting dog. All visiting dogs are to follow all of the Pet Policy rules and regulations.
- F. All homeowners are required to take their pets to be relieved at the required pet walk areas located in the green space across from building 500 and 600, or the wooded area located at the rear of the community adjacent to the detention pond. All other areas of the community are strictly prohibited. **Absolutely no pets are permitted on any Clubhouse/Pool grounds at any time.** Homeowner is required to pick up doggie or cat dirt **IMMEDIATELY.**

THE ASSOCIATION STRICTLY ENFORCES ALL PET GUIDELEINES. FINES WILL BE ENFORCED ON VIOLATORS, NO EXCEPTIONS.

### <sup>2</sup>3. Garages

- A. Unit Owner shall not be permitted to use, maintain and/or store a refrigerator and/or freezer in any garage. The use and storage of a refrigerator and/or freezer shall be permitted only within the residential Unit of an Owner, and shall be maintained at the Owner's sole cost and expense.
- B. Storage of flammable or combustible material of any kind is strictly prohibited in the Garage Unit unless stored in accordance with City or Township's Ordinance.

### <sup>3</sup>4. Vehicles

Except for vehicles being used by persons providing services to the Declarant, the Association, the Unit Owners or otherwise used or authorized in writing to be used at the Condominium Property by the Declarant, no part of the Condominium property may be used for the parking of any trailer coach, house trailer, mobile home, automobile trailer, camp car, recreational vehicle, camper,

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<sup>1</sup> As amended by the Board and published 9/15//2015

<sup>2</sup> As clarified by the Board and published 9/15//2015

<sup>3</sup> As clarified by the Board and published 1/7/15



commercial truck, 3/4 ton or larger pick-up truck, boat, boat trailer or any other similar vehicle (collectively, the “Special Vehicles”), unless such Special Vehicles are parked in a garage of the Unit Owner who owns such Special Vehicle and the garage door of such Unit Owner is completely closed at all times when a Special Vehicle is parked therein. Any writing on a vehicle is considered commercial and is included in Special Vehicles. If a commercial van/truck is not over the weight limit, it is permitted to be parked only in the overflow parking adjacent to building 850.

Operative vehicles other than Special Vehicles used by a resident of a Unit as a primary source of transportation may be parked in the assigned Limited Common Areas and Facilities designated as parking spaces for such Unit Owner or in any garage space owned by the Owner of such Unit.

However, the residents of any one residential Unit may not collectively park more than two (2) operative vehicles. Inoperative vehicles or vehicles that do not have a current inspection sticker and/or current license plate registration may not be parked on the Condominium Property unless such vehicles are parked in a garage with the garage door completely closed. No auto maintenance and/or repairs may be performed on the Condominium Property except if performed inside the garage of a Unit Owner with the garage door closed. With a 10-day notice posted on the windshield to promptly remove any unauthorized vehicles, those vehicles that remain will be towed at the owner’s expense without further warning.

#### **45. Parking**

Any unit owner with two vehicles is permitted to park only their first vehicle in the 10 parking spaces closest to their Residential building entrance. All second vehicles and all visitors must not park in these 10 spots in front of the any Residential building entrance.

Handicapped spots will be provided to Unit Owners on an as needed basis. Each home owner must request from the Board a dedicated handicap spot. All handicap vehicles must have a valid handicap license plate or handicap placard hung prominently on their rear view mirror. All placards presented to the Board, must have the ID card of whom the Placard is issued to.

#### **6. Pool and Clubhouse**

The pool and clubhouse are for Unit Owners and their guests only. Homeowners must accompany all guests to these facilities. Specific rules for the use of the pool and clubhouse are posted in the clubhouse and at the pool. **Absolutely no pets are permitted on any Clubhouse/Pool grounds at any time.**

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<sup>4</sup> As amended by the Board and published 1/7/15



## **7. Laundry or Rubbish in Common Areas and Facilities**

No clothes, sheets, blankets, and laundry of any kind or other articles shall be hung out or exposed on any part of the Limited Common Areas, Common Areas and Facilities (patios, porches, screened porches, hallways, etc.) The Limited Common Areas, Common Areas and Facilities shall be kept free and clear of rubbish, debris and other unsightly materials. All trash, garbage or other rubbish shall be deposited only in covered sanitary containers and placed in the trash receptacles. Bulk items must be arranged for and stored out of sight prior to scheduled pick up date. Boxes and large items must be broken down prior to disposing of in the trash receptacles.

**THE ASSOCIATION STRICTLY ENFORCES PROPER DISPOSAL OF TRASH ON THE PROPERTY GROUNDS OF ANY KIND, INCLUDING, BUT NOT LIMITED TO CIGARETTE BUTTS, PAPER TRASH OR ANY MATERIAL DISCARDED BY A HOMEOWNER OR HOMEOWNER'S GUEST WHILE ON PROPERTY GROUNDS. FINES WILL BE ENFORCED ON VIOLATORS, NO EXCEPTIONS.**

## **8. Open fires and Flame Cooking Devices in Common Areas and Facilities**

The State of Pennsylvania, under the International Fire Code strictly prohibits open fires on any part of the Condominium Property other than fires in charcoal burners and other open-flame cooking devices located within the Common and Limited Common Areas and Facilities provided the device is kept at a distance of 10 feet from patio, balcony, or any building structure located on the Condominium Property.

## **9. Peaceful, Quiet Enjoyment**

It is the Residents responsibility to conduct himself/herself and require their guests to conduct themselves in a manner that will not disturb his neighbors "Peaceful Enjoyment" of the premises.

## **10. Trade or Business**

Homeowners are prohibited from conducting trade or business from dwelling unit unless it is not detectable by sight, sound, smell or frequency of visitors to the property. The South Park Noise Ordinance states "Individuals and entities must not create noise that is plainly audible at a distance of 50 feet and is disruptive to any person of normal sensitivity."



#### <sup>5</sup>11. Installation of Flooring in the Condominium Units

No ceramic or traditional hardwood flooring is permitted for installation in Condominium Units situated with a Condominium Unit directly below without the prior written approval by the Board of Directors. Vinyl flooring, laminate, linoleum and/or carpeting are permitted in such Units without the prior written approval of the Board of Directors. Any type of flooring may be installed in ground-level Units without the prior written approval of the Board of Directors.

#### **12. Improvements/Alterations**

Homeowners contracting for interior repair or additions, which require contact with the structure of the building, or any improvement which services more than one homeowner, are required to obtain **prior written approval by the Board of Directors**. Prior to consideration by the Board of Directors, homeowner must furnish a detailed scope of work and contractor information including a Certificate of Insurance and a minimum of \$1,000,000 General Liability coverage. Homeowner assumes full responsibility for approved improvement/alteration by signing a hold harmless/indemnification release prior to commencement of said contract work.

#### **13. Fencing**

No fencing (including invisible dog-type fencing) or walls shall be permitted on the Common Areas and Facilities or Limited Common Areas and Facilities with the exception of those installed by Declarant.

#### **14. Landscaping**

No Unit Owner shall install any landscaping material to include mulching or rock, landscape edge or fencing, shrubbery, and/or plant any vegetable, herb garden in the Common Areas and Facilities unless the prior **written consent of the Board of Directors** is obtained. Planting of minimal flowers is permitted; however, the Homeowner assumes all responsibility to maintain said area and the Condominium Association does not provide for landscape maintenance to additions of any kind made by the homeowner and does not assume responsibility for any plantings by the Unit Owners/Residents.

Limited Lawn furniture may be placed in the Common Areas in units facing the back of the Condominium property only with prior **written approval by the Board of Directors** and if it does not interfere with lawn maintenance.

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<sup>5</sup> Clarified by the Board. Published 1/3/2019



The Association assumes no responsibility for any damage by contractors for any such lawn furniture which also must be maintained by the Homeowner.

### **15. Distributing Materials and Picketing**

No person shall engage in the distributing of any materials on any portion of the Common Areas and Facilities without the prior **written consent of the Board of Directors**. Additionally, no person shall engage in any demonstration on any part of the Common Areas and Facilities, including but not limited to picketing of any Unit or any facilities which comprise the Condominium Property, marching on the Common Areas and Facilities, carrying signs or gathering for the purpose of demonstrating without the prior written consent of the Association.

### **<sup>6</sup>16. Exterior Surfaces of Buildings**

Unless otherwise approved in writing by the Association, Unit Owners shall not cause or permit anything to be hung, affixed or displayed on the inside and/or outside of windows, doors, walls or on the roof of any building, including, but not limited to, reflective-type materials, awnings, canopies, decorative door arrangements, flags (except the American flag), radio or television antenna, and no signs which include For Sale and Realtor Signs. Unit Owners shall not be permitted to hang any curtains, shades or other window coverings to be hung inside or outside any windows and/or patio doors which will show any color other than white or off white tones on the outside.

### **<sup>7</sup>17. Bulk Items and Garbage bins**

All bulk items that do not fit inside a garbage bin, must be arranged with the Property Manager for a special pickup by Waste Management.

Any Unit Owner/Resident that can be identified as violating this rule, will be fined \$150 plus the cost of the special pickup.

Let's keep our community clean.

***We hope you will enjoy your new home at Hidden Ridge and will help us keep our community looking great!***

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<sup>6</sup> As amended by the Board and published 1/7/15

<sup>7</sup> Added by the Board and published 4/12/2018