



Hidden Harbour Lake Association Rules and Regulations for Hidden Harbour Homes, Condos, and Villas

Statement of Objectives

These rules are put forth to inform all Hidden Harbour Residents about the various issues that are important regarding our Lake. They are presented to each resident for the express purpose of providing a positive environment where all residents can enjoy The Lake to its fullest. It is in the best interest of all residents to treat each other properly regarding Lake usage and to learn how to preserve and maintain the pristine nature of a valuable asset to each one of us and to the community as a whole.

General:

- 1. All Hidden Harbour (HH) lakefront home and condos shall have the right to use HH Lake for recreational purposes including boating, fishing and swimming.**
- 2. All Hidden Harbour Home, Villa, and Condo owners not on lake property, except for owners in Plat VII (Moon Lake), shall**

have the right to use the HH Lake from the baja for walking, swimming and fishing.

3. All uses of HH Lake by any Home, Condo or Villa owner shall be at the sole risk of such owner. All HH Residents are required to inform their family and guests of the HHLA Rules and owners assume full responsibility for the consequences of the actions of their family and guests while the same are using any part of HH Lake property.
4. Non-swimmers and young children should wear a life preserver in and near the lake.
5. Be courteous to fellow residents when boating or using the Lake during early morning or late evening hours as sounds carry over water.
6. Residents are prohibited from feeding any waterfowl.
7. Residents shall not introduce any new wild or domesticated animal life to the Lake or the Baja.

Lake:

1. Under no circumstances shall any owner have the right to diminish, control or affect the lake level, volume or amount of water located in HH Lake. This includes prohibition against tampering or destroying any devices currently installed to control the Lake level.
2. Keep the Lake and surrounding areas clean.
3. Fishermen are required to comply with the Annual Fishing Guidelines.
4. No one shall permit any discharge or erosion of soil, dirt, sediment or other materials into HH Lake. Never put debris, grass clippings, or any foreign matter into the lake.
5. Be extra careful when using chemicals, fertilizers, or pesticides to insure that none gets into the lake. Washing

of boats, pets, or other owner property with any detergent soap(s) in the Lake is prohibited.

6. The Hidden Harbour Lake Association shall take all reasonable measures to ensure that the level of HH Lake and its shorelines are adequately protected against erosion and/or deterioration.
7. Lakefront residents shall obtain prior approval from the HHLA for dock and shoreline modifications.

Baja:

1. Quiet hours are from dusk to dawn. Its use after dark is limited to HHLA approved functions. If any problem arises, the Sheriff's Department should be called at 419-213-4941 if there is a problem.
2. **Only owners of HH Homes, Condos and Villas and their accompanied guests (except for owners in Plat VII, "Moon Lake") may use the Baja.**
3. Pedestrian access to the HH Lake by lakefront lot or Condo owners shall be via their own individual lot or common area or the Baja. Pedestrian access to the HH Lake by non-lakefront residential lot or non-lakefront Villa owners shall be limited to the Baja.
4. Dogs are required to be on a leash not longer than 6 foot (no extensions) and owners must clean up after them.
5. The baja beaches are not supervised by lifeguards. You are responsible for your own safety. All children under age 18 must be supervised by an adult.
6. The boat ramp is not to be used for fishing, swimming or any other recreational activities. Use the Baja beaches.
7. Vehicles are not allowed on the Baja, except to launch and reclaim watercraft. There is no parking on nearby roads or grounds, or vehicles will be towed.

8. Keep the area clean of debris. Open fires are not permitted except for cooking grills. The baja is to be left in its natural state with no littering or disruption of trees or wildlife.
9. The combination code on the North Baja gate door lock is for the exclusive use of the above stated residents. Giving out this combination to other non-residents is strictly prohibited.
10. Timber Ridge residents are restricted to the west side of the baja.

Boating:

1. Only HH lakefront lot or lakefront Condo owners may place permitted watercraft on the lake.
2. All boats must have working nautical lights after dark. Do not use boat-docking lights after dark except to dock boats.
3. No watercraft may be placed on the lake if it has been in a different body of water without written permission from The HH Lake Association. Foreign fish and other species, like zebra mussels, will contaminate and foul the lake.
4. No watercraft shall exceed 24 feet in length. Only battery operated motors are allowed.
5. This is a **“NO WAKE”** lake to preclude damage to moored boats and to minimize shore erosion. Slow down!
6. As a courtesy to lakefront [home and Condo] owners, boaters and fishermen must keep at least 50 feet from the shoreline, boats, or dock structures. As a courtesy to lakefront residents, use extreme caution when casting any fishing lines near people, the shoreline, docked boats, and other boaters. Fishermen must back off (to 50 ft) if a lakefront resident asks you to do so.
7. Standard boating policy is that powerboats must yield to swimmers and non-powered craft. Special care should be taken when approaching baja beaches and the sandbar.

8. The Cove Channel is a navigational right-of-way. No stopping, or anchoring in this area. Boats should enter the Cove area on the east side of the Channel and exit the Cove on the west side of the Channel. **ABSOLUTELY NO WAKE WHATSOEVER IN THE CHANNEL!**
9. Watercraft or trailers must not be stored or parked on the grass, driveway, or street. Major repairs must be made away from Hidden Harbour property.
10. No jet skis, all terrain vehicles, snowmobiles or gas or diesel motorized vehicles or watercraft of any kind shall be used on HH Lake, regardless of season.

HHLA 8/18/03