



## **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 condo residents shall have the right to use HH lake for recreational purposes including boating, fishing, and swimming.
2. All HH Home residents (except for residents in Plat VII, "Moon lake"), Villa, and Condo residents, 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. 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 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 [Fishing Guidelines](#). No one shall permit any discharge or erosion of soil, dirt, sediment, or other materials into the lake. Never put debris, grass clippings, or any foreign matter into the lake.
4. Be extra careful when using chemicals, fertilizers, or pesticides to ensure that none gets into the lake. Follow [HH Fertilizer management guidelines](#) (HH website) to limit nutrients and help reduce the growth of weeds.
5. Washing of boats, pets, or other owner property with any detergent in the lake is prohibited.
6. The Hidden Harbour Lake Association (HHLA) shall take all reasonable measures to ensure that the level of the lake and its

shorelines are adequately protected against erosion and/or deterioration.

7. No permanent buoy, swimming platform, etc. shall be placed in the lake without the prior approval of the HHLA
8. Docks and retaining walls shall be maintained in good conditions.
9. Lakefront owners shall obtain prior approval from the HHLA for dock and shoreline modifications (see section New Dock Construction).

### **Baja:**

1. Access to the Baja is restricted from dusk to dawn. Its use after dark is limited to HHLA approved functions. If any problem arises, the Sheriff's Dept should be called at **419-243 5111**.
2. Only residents of HH Homes (except for residents in Plat VII, "Moon Lake"), Condos and Villas and their accompanied guests may use the Baja. The combination code of the north Baja gate door lock is for the exclusive use of the above stated residents. Giving out this combination to non-residents is strictly prohibited.
3. Pedestrian access to the HH lake by lakefront lot or Condo residents shall be via their own individual lot or common area or the Baja. Pedestrian access to the HH Lake by non-lakefront lot residents 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.
7. Vehicles are not allowed on the Baja, except to launch and reclaim watercraft.
8. **Keep the area clean.** Trash bags are provided for your use. 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. HH residents are restricted to the east side of the Baja. Timber Ridge residents living on lake Melissa are restricted to the west side of the Baja and have no access right to the north and south gates.

### **Boating:**

1. Only HH lakefront lot and Condo owners may place permitted watercraft on the lake.
2. Owners should periodically review the Ohio Boat Operators Guide for the latest guidance on safe boat operation.
3. All boats must have working nautical lights after dark. Do not use boat-docking lights after dark except to dock boats.
4. Boats should be equipped with one wearable Personal Flotation Device (PFD) per person plus one throwable PDF.
5. No watercraft may be placed on the lake if it has been in a different body of water without written permission from the HHLA. Foreign fish and other species, like zebra mussels, will contaminate and foul the lake.
6. No watercraft shall exceed 24 feet in length. Only battery-operated motors are allowed.
7. This is a “NO WAKE (whitewater)” lake to preclude damage to moored boats and to minimize shore erosion. Slow down!
8. As a courtesy to lakefront residents, boaters must keep at least 50 feet from the shoreline, boats, or dock structures. This does not preclude boaters from crossing closer than 50 feet from the shoreline to dock their boats. Doing so is necessary in areas of the lake where docks are closely placed together. Fishermen must use extreme caution when casting any fishing lines near people, the shoreline, docked boats, and other boaters.
9. 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.

10. 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!**
11. Watercraft or trailers must not be stored or parked on the grass, driveway, or street. Major repairs must be made away from HH property.
12. 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.

### **New Dock Construction:**

1. All new docks and additions to existing docks must be approved by the HHLA. Residents must submit a new dock construction permit to the HHLA for review and approval. Condo owners must also follow guidelines set by the Condo Association. Due to the small size of the cove and corner lots, all applications at these locations will be reviewed on a case by case basis. The key requirements for HH Lake homeowners are as follows:
  - The neighbors of the person requesting the change need to be consulted regarding access to their own dock and concerns about visual impact
  - The dock must not be larger than 600 square feet
  - The dock must not extend closer than 10 feet to the neighbor's property lines
  - The dock, including the boat, must not extend more than 30 feet from shore
  - Structures or plants added to the dock need to be less than 3 feet in height
  - Minimal or no lights will be allowed on the docks

2. Fully completed applications should be sent to the HHLA. The HHLA will contact the resident to meet and review their proposed project plan. HHLA will complete their review and decide within two weeks.
3. A more formal application/approval process has been developed and is available on the HH website. Dock  
[-Dock and Shoreline Construction Application - August 2020](#)