



## HIDDENBROOKE PROPERTY OWNERS ASSOCIATION, INC.

### IMPORTANT INFORMATION FOR Buyers, Sellers, Real Estate Agents, and Owners <http://www.HiddenbrookeOnline.org>

**The Hiddenbrooke Property Owners Association, Inc. (HPOA)**, Vallejo, California was formed as a result of a vote of all the property owners on November 10, 2005 and subsequently incorporated under the laws of the State of California on December 16, 2005, Secretary of State Number C2847753. Fiscal Year end is June 30<sup>th</sup>. This vote approved the First Amended and Restated Master Declaration of Covenants, Conventions & Restrictions of the Hiddenbrooke Project (First Amended CC&Rs), Articles of Incorporations and Bylaws. The First Amended CC&Rs were recorded July 20, 2006, Solano County, Doc# 200600091465. When completed, Hiddenbrooke will have 1,222 homes.

HPOA is a non-profit mutual benefit corporation formed with the intent to create a more organized and effective system for control of our CC&Rs. It operates under California Corporation Law similar to an HOA. The HPOA has a mandatory annual assessment per Article 10. **The annual 2011-2012 assessment is \$55 and is due and payable each July 1<sup>st</sup>. The Escrow transfer fee is \$125.**

#### **Financial Management is by:**

##### **Valley Management Services**

101 American Canyon Road, #508—PMB 272  
American Canyon, CA 94503  
Phone 707 644-0922  
Email: [Valley-manager@sbcglobal.net](mailto:Valley-manager@sbcglobal.net)

#### **Annual Assessments are mailed to:**

##### **HPOA, Inc.**

c/o First Bank  
PO Box 15007  
Vallejo, CA 94591

**HPOA Board:** [HPOA@Hiddenbrookeonline.org](mailto:HPOA@Hiddenbrookeonline.org)

**HARC:** [HPOA-HARC@Hiddenbrookeonline.org](mailto:HPOA-HARC@Hiddenbrookeonline.org)

**CC&R Complaints:** [CCR-Complaint@HiddenbrookeOnline.org](mailto:CCR-Complaint@HiddenbrookeOnline.org)

**First Amended and Restated Master Declaration of Covenants Conditions and Restrictions of Hiddenbrooke (CC&Rs):** All residents who purchase property in the Hiddenbrooke are required as a condition of purchase to sign the **Declaration** and they and all subsequent buyers contract to abide by the **CC&Rs**. For your convenience, a copy of this document and many others can be down loaded from <http://www.HiddenbrookeOnline.org>. For a recorded copy, contact your title company.

**Other Homeowner Associations in Hiddenbrooke.** Some homes sold in the Hiddenbrooke fall under a California Common Ownership Homeowners Association (HOA) and also pay mandatory dues to that Association. These homes have an additional Declaration with CC&Rs which must be followed and are enforced separately from the First Amended CC&Rs. See last page of this document for a table listing the HOA's in Hiddenbrooke.

**Hiddenbrooke Architectural Review Committee (HARC):** The Master Declaration provides that the HPOA Board of Directors shall appoint five (5) Property Owners to HARC with staggered two-year terms. Under the Declaration HPOA/HARC have the right to enforce the CC&Rs, as do individual Property Owners and Builders. Under Article 6 of the Declaration, HARC is to approve any change, or alteration or exterior addition to all residential property within Hiddenbrooke. These improvements include but are not limited to front and back yard landscaping, remodels, pools, wood/concrete patios, accessory structures, built in barbeques, set backs, paint and design approval of custom homes. You and/or your attorney should review the Declaration in detail.

**Mail HARC applications to HPOA/HARC, c/o Valley Management Services, 101 American Road, #508-PMB 272, American Canyon, CA 94503.**

**HARC Design Guidelines:** The Design Guidelines and/or summary and HARC application forms can be downloaded from our web site. You should ask for the complete design guidelines from your seller during the disclosure phase of your purchase contract. Effective 1/1/06 HARC has established permit fee of \$150 (Custom Homes) and \$50 (Landscape/Building Modifications). See web site for Design Guidelines and updates.

**HARC Approvals:** Each Property Owner is required to submit design drawings to HARC for approval of proposed improvements and custom homes. Upon approval of the design, HARC will issue a letter of approval. This letter of approval is required to obtain building permits from the City of Vallejo. Additionally, no zoning variances for set-backs will be granted by the City that violates the subdivision map recorded for each neighborhood within the Hiddenbrooke. Each neighborhood may have different set-back requirements for front, rear and side yards; these setback requirements may differ from the Design Guidelines. It is the Property Owners responsibility to know their particular setback requirements and discuss these with HARC.

**Buyers Warning Alert:** Buyers should request and receive from the current owners copies of all HARC approval letters for proof of HARC compliance.

**Signs:**

**For Sale Signs:** Real Estate Signs are not permitted on Hiddenbrooke Maintenance District property which includes both sides and the middle of the Hiddenbrooke Parkway from the Waterfall to almost the Club House, the Bennington Park, Lansdowne and Waterfall/Rush Creek Place green belts. Signs are never permitted in front of the Waterfall. (CC&Rs Section 4.1.30) Illegal signs may be removed or laid on the ground. If time permits, the real estate office or the homeowner may be called so they can retrieve the sign. Not more than one "for sale" or "for rent" sign per Lot of reasonable dimensions is allowed pursuant to the CC&Rs (Section 4.1.30).

**The Hiddenbrooke Community Association (HCA)** is a non-profit public benefit corporation legally formed by volunteer members to support the Hiddenbrooke Community. The HCA members elect a Board of seven directors with staggered two year terms. HCA organizes many volunteer committees for example the annual charity Golf Tournament, Holiday Lighting contest and social parties. HCA has worked on various community issues, such as a new park, school, fire station, and security. To learn more about HCA please see Hiddenbrooke website.

**Triad Communities, L.P.:** Triad is the master developer of the Hiddenbrooke and the named Declarant in the original Master Declaration of Covenants Conditions and Restrictions of Hiddenbrooke. Triad was responsible for the overall planning and development of the residential areas within Hiddenbrooke. The goal of the Triad team is to preserve and enhance the value of the real estate at Hiddenbrooke and to offer a superior quality of life.

**Taxes and Assessments:** Homes in Hiddenbrooke are subject to the following special assessments which are billed on your real estate tax bill:

- Vallejo CFD No. 2 (Mello Roos) – based upon the square footage of your home (\$423.53 per 1,000 sq. ft. for single family home for 2005-2006 per Calif. Tax Data, Inc.) Not paid by the Orchards because of a lump sum payment by the master developer.
- Hiddenbrooke Maintenance District – Annual assessment set each year based upon the Engineer's Report which is published on <http://www.HiddenbrookeOnline.org>, see Maintenance District, Documents. FYE 6/30/12 assessment unit is \$610.80.
- Hiddenbrooke Improvement District #1998-a – Assessment amount varies depending on the Builder buy down. This is not paid by the Orchards because park and school land was donated in lieu of payments towards this bond.

**Hiddenbrooke Maintenance District (HMD)** is one of 26+ landscape maintenance districts in the City of Vallejo. Each year the City prepares an Engineer's Report which establishes our annual tax assessment which is approved by the Vallejo City Council after a public hearing. (For 2011-2012, the assessment is \$610.80 and is paid as part of your Property Tax bill.) A copy of the Engineer's Report can be downloaded from our web site and contains the CPI formula for annual increases. A park for Hiddenbrooke is being planned by the Greater Vallejo Recreation District. When it is built, part of the maintenance costs may be paid with HMD funds.

Landscape maintenance of the HMD areas around Hiddenbrooke is performed by a contractor retained by the City. Their work includes the annual fire breaks, maintenance of the Hiddenbrooke Parkway and the parks at Bennington and Marshfield and Bennington and Overlook, and the green belts on Lansdowne and Waterfall/Rush Creek Place and other areas. They also pick up the trash on Hiddenbrooke Parkway from Highway 80 to the Welcome Center and empty the HMD garbage cans. They are responsible for testing the irrigation system at the beginning of summer and for making repairs as needed during the watering season.

**HMD Advisory Committee** is a part of HPOA and holds several committee meetings each year in addition to doing on-site inspections to make sure that our Engineer's Report and Landscape Contract are being followed. For questions about the HMD Advisory Committee, please call the chairperson, Michael Baldwin 557-0600.

**Welcome Center (WC)**, 850 Hiddenbrooke Parkway is managed at no cost to HMD by HPOA. The cost for maintaining the Welcome Center is paid for from the Hiddenbrooke Maintenance District funds and costs approximately \$150 per year per residence.

The WC is staffed 24 hours per day. The HPOA has contracted with All Phase, Inc. to supply uniformed personnel and to provide limited patrols to over see HMD property. Cars entering and leaving Hiddenbrooke may be under video surveillance; however, no assurance is given that this provides any additional security to the people living here. The WC maintains a list of important phone numbers and can provide directions to homes in Hiddenbrooke. Welcome Center staff are trained in the use of AED, but in a medical emergency 911 should always be called first.

**Fire Station/Emergency Medical Care:** Hiddenbrooke has been served by the Ascot Fire Station #27 at Ascot Dr. and Columbus Parkway, but is subject to change based upon decisions made by the Vallejo City Council. Medic Ambulance stations its transfer vehicle at Hiddenbrooke located west of the Welcome Center. During the day this unit is out and about transferring patients.

**Hiddenbrooke Elementary School/Park:** Property has been set aside for a school and Park in the back of the development behind the Orchards at the end of Alder Creek Road. For more details on the status of the school contact the Vallejo Unified School District, and for details on the Park call the Greater Vallejo Recreational District.

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**Hiddenbrooke Golf Club**, 1095 Hiddenbrooke Parkway, Vallejo, CA 94591 is owned by a private corporation and the Grille and Golf Course are open to the public. The Golf Course would be happy to provide prospective homeowners with more information on the various golf and social (pool/exercise room/tennis courts) memberships (<http://www.hiddenbrookegolf.com>.) For information about the hotel/condos which could be built in the future, please contact the Golf Course.

**Golf Course Easements:** Many homes in Hiddenbrooke have Golf Course landscape easements.

**Hiddenbrooke Plaza** is privately owned and currently has the following tenants serving Hiddenbrooke:

- J & O's Market & Deli
- HB Cleaners
- ACE Hardware

**Hiddenbrooke TIMES** is published each March, June and September by the Hiddenbrooke Property Owners Association, Inc. The first issue was the June 2009 edition. Copies are mailed to all homes in Hiddenbrooke and it is posted to the web site. Non-resident owner can view the Newsletter on the Hiddenbrooke website.

**California Common Ownership Associations (HOA)--Within Hiddenbrooke** – These homes still must follow the First Amended and Restated Master Declaration of Hiddenbrooke.

HOA	Units	Manager	Phone
<b>The Villages At Hiddenbrooke</b>	101	<b>Summit Properties</b> 179 Butcher Road, Vacaville, CA 95687 Theresa Hite theresa@summitprops.com	(707) 448-8906 Ext 12
<b>The Fairway Villas At Hiddenbrooke</b>	96	<b>Bridgeport Company</b> One Annabel Lane, Suite 217 San Ramon, CA 94588 Chris Candy	(925) 824-2888
<b>The Reflections At Hiddenbrooke</b>	113	<b>The Helsing Group Inc.</b> 2000 Crow Canyon Place, Suite 380, San Ramon, CA 94583 George Dingeldein gdingeldein@helsing.com	(925) 355-2100
<b>The Summit At Hiddenbrooke</b>	71+ Phase II 24 lots	<b>Boardwalk Investment Group, Inc.</b> 317 Lemnon Lane, Suite 200 Walnut Creek, CA 94598 Darren@boardwalkonline.com	(925) 937-4378

The following neighborhoods are not in a mandatory homeowner association but are part of the mandatory Hiddenbrooke Property Owners Association, Inc.:

<b>The Masters</b>	<b>The Heights</b>	<b>St. Andrews</b>
<b>Vintage</b>	<b>Estancia</b>	<b>Castello</b>
<b>Westchester</b>	<b>The Estates (Custom Lots)</b>	<b>Knolls</b>
<b>Orchards</b>	<b>The Grove – Approved 4/06</b>	<b>Custom Lots</b>

**Legal Disclaimer:** This summary of information is made available to the public to assist in sharing the information which HPOA and HCA have accumulated. It is not a legal document and we encourage all who read it to do their research and/or obtain their own advice from their attorney and real estate agent