

HIDDENBROOKE PROPERTY OWNERS ASSOCIATION, INC.

RULES REGULATING THE CONTRUCTION AND USE OF ACCESSORY DWELLING UNITS

The purpose of these Rules is to regulate the construction and use of accessory dwelling units ("ADU") on Lots within the Association. An ADU is defined as a residential dwelling unit attached to or detached from the primary single-family residential dwelling unit on the same Lot. These Rules are intended to complement the First Amended and Restated Master Declaration of Covenants Conditions and Restrictions of Hiddenbrooke Project recorded in Solano County on July 20, 2006 as Document No. 200600091465 ("CC&Rs") and amend the Association's Design Guidelines adopted in May of 1999. In the event of any conflict between these Rules and the Design Guidelines, the provisions of these Rules shall prevail. Unless otherwise defined, capitalized terms in these Rules shall have the same meaning as set forth in the CC&Rs.

- 1) Construction of an ADU. In accordance with the Board's authority under CC&R section 6.08 to adopt Rules amending the Design Guidelines regarding the construction of Improvements on Lots, the Board amends the Design Guidelines and adopts the following restrictions regarding the construction of an ADU within the Property:

| ADU Component/Feature | Restriction/Standard |
|---|---|
| Minimum Lot size: -ADUs entirely inside primary dwelling -Attached or Detached ADUs | -8,000 square feet -0.25 acres (10,900 square feet) |
| Maximum height | All ADUs must be a single story with a maximum height of 15 feet (as measured from the ground to the highest point on the roof of the ADU). |
| Detached ADU location | -Non-Custom Homes – Rear yard only -Custom Homes – Side or rear yard -All Detached ADUs must be at least 5 feet from the primary dwelling |
| ADU setbacks: | -20 feet from the front property line, 10 feet from the side and rear fence lines |
| Maximum ADU size | 800 square feet |
| Number of bedrooms | 1 bedroom maximum allowed |

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| Design standards | Require visual compatibility with existing design features of primary dwelling (including, but not limited to, with the roof, trim, windows, doors, paint color, and siding) |
| Parking requirements | <p>-One additional off-street parking space than is required for the primary dwelling; must be a covered space for new Custom Homes</p> <p>-All Lot vehicles must be able to be safely parked in the Lot's driveway and garage(s); pads next to a driveway will not considered in meeting this requirement</p> <p>-Upon the request of the Hiddenbrooke Architectural Review Committee, an Owner will confirm in writing that his or her garage is not being used for storage and can accommodate the number of cars it was designed to hold</p> |
| Prohibition on multiple ADUs on one Lot | No more than one primary dwelling and one ADU (including guest houses) may occupy a Lot |
| Notification of neighbors | At the time a Lot Owner submits an architectural application to construct an ADU, the Lot Owner must notify the Lot Owners within 500 feet of the applicant's Lot of the application to construct an ADU |

- 2) Rentals. Owner's may rent or lease the entire primary Residence or entire ADU on their Lot as long as they contemporaneously reside in the non-rented/leased residential structure during the entire length of the rental period or lease. Rooming houses or other similar operations where individual rooms in the primary Residence or ADU are rented or leased to individuals under separate leases is prohibited. This section is not intended to prohibit a resident Owner from sharing his or her primary Residence or ADU with a roommate or other person(s) with whom the Owner maintains a common household.
- 3) Enforcement. In addition to all other sanctions provided for in the Association's governing documents, the Association may enforce these Rules in the following ways:

- a. Fines. Fines of up to \$100 may be levied by the Board for each day that a Member is found to be in violation of these Rules. The notice and hearing requirements set forth in the Association's governing documents shall apply.
- b. Lawsuit. In addition to the imposition of fines, the Association may elect to file suit against violators of these Rules, seeking an injunction and/or money damages.
- c. Reimbursement Assessment. Owners may be required to reimburse the Association for all fees and costs, including attorneys' fees, incurred in the enforcement of these Rules via a Reimbursement Assessment (CC&R section 10.1.3).

Adopted by resolution of the Board of Directors

_____, 2018