



Hiddenbrooke Covenants, Conditions & Restrictions (CC&R)

Renters, like owners, must comply with the community's adopted CC&Rs. All renters should receive a copy of the CC&Rs from the owner and make sure to read them. For a complete list or additional information our CC&Rs and how they are enforced, please log onto www.hiddenbrookeonline.org select the Property Owners tab and then the CC&R Information tab.

- ✓ All CC&R violation notices are sent to the physical address as well as to the owner. It is the owner's responsibility to ensure any violations are corrected, including any actions or violations due to their tenants. However, you as a tenant, can avoid violation notices by knowing the CC&Rs and avoiding violation notices. Uncorrected violations will lead to fines for the owner.

Welcome Center:

- The Welcome Center is staffed 24 hours a day, 7 days a week by Allied Universal Security Services.
- The Welcome Center's unarmed security guards make periodic patrols of Hiddenbrooke Community.
- Allied Universal Security Services is trained in the use of CPR. Always call 911 first in an emergency.
- Phone Number: 707-694-1530.

Parking:

- All Hiddenbrooke residents should use their garage (primary parking space) and driveway to park their vehicles.
- Vehicles are only allowed to be parked on the street for 72 hours
- At no time are boats, golf carts, mobile homes, recreational motor homes, recreational vehicles, trailers of any kind, truck campers larger than a three-quarter (3/4) ton pick-up truck, or commercial vehicle to be kept, placed, maintained, parked, constructed, reconstructed or repaired upon any lot or street in such a manner as will be visible from neighboring property or adjacent streets except that a commercial vehicle that is not larger than a three-quarter (3/4) ton pick-up truck may be parked in a garage
- Dilapidated vehicles, vehicles under repair and vehicles without current registration tags should only be parked in the garage and not on a driveway.

Animals:

- Each Hiddenbrooke home shall have no more than 2 pets. Please refer to CC&Rs for additional details and requirements
- Owners are responsible for cleaning up after their animals that have used any portion of the Hiddenbrooke to do their business. Blue "Poop" bags are available in clearly marked

dispensers located throughout the community. If you find that they need to be refilled, please contact Jason Hamilton at wolfakhirah@yahoo.com

- Dogs shall always be kept on a leash when outside a home in the front yard or public areas.

Community Related Information:

- Hiddenbrooke Homeowner web site: <https://www.hiddenbrookeonline.org>
This is the main source of information for Hiddenbrooke and includes information on HPOA and many community activities
- Community Newsletter: as a resident of Hiddenbrooke, you will receive the community newsletter Hiddenbrooke TIMES periodically.
- Nextdoor Hiddenbrooke Newsgroup
Renters can sign up for Nextdoor Hiddenbrooke to find out what's going on in the community

To contact the HPOA Board:

- You may send an e-mail to: becky.jolly@omnicommunities.com
- To report a CC&R violation: becky.jolly@omnicommunities.com
- For questions about fine statements, contact OMNI Community Management by email becky.jolly@omnicommunities.com or by phone at (916) 965-8964 ext. 101