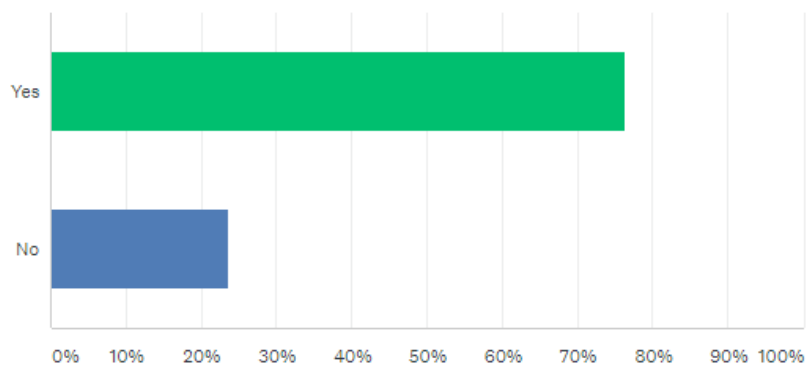


# Proposed changes to Covenants, Conditions, and Restrictions (CC&Rs) and Bylaws Survey March 2019

## Question1

Currently, the CC&Rs require owners to maintain the landscaping in their yards in a “clean, attractive and well-kept condition”. Should the new CC&Rs also require owners to maintain their residence in good condition and state of repair (i.e., fences, exterior paint, stucco/siding, wood shutters, windows, doors, outside structures and the like)?

Answered: 148 Skipped: 0

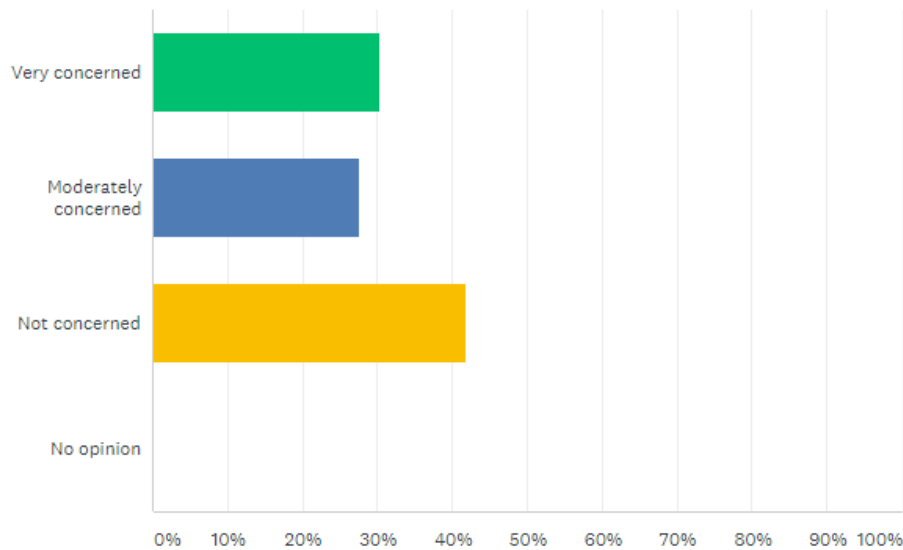


ANSWER CHOICES	RESPONSES	
▼ Yes	76.35%	113
▼ No	23.65%	35
<b>TOTAL</b>		<b>148</b>

## Question 2

In a prior Hiddenbrooke community survey, 60% of the residents said that parking was a moderate to large problem. Currently, the CC&Rs say that owners shall park their vehicles in the garage and shall be permitted to park in the driveway as long as certain conditions are met. Regarding various types of parking issues in the community...How concerned are you about homes that use the street for regular parking rather than their garage or driveway?

Answered: 148 Skipped: 0

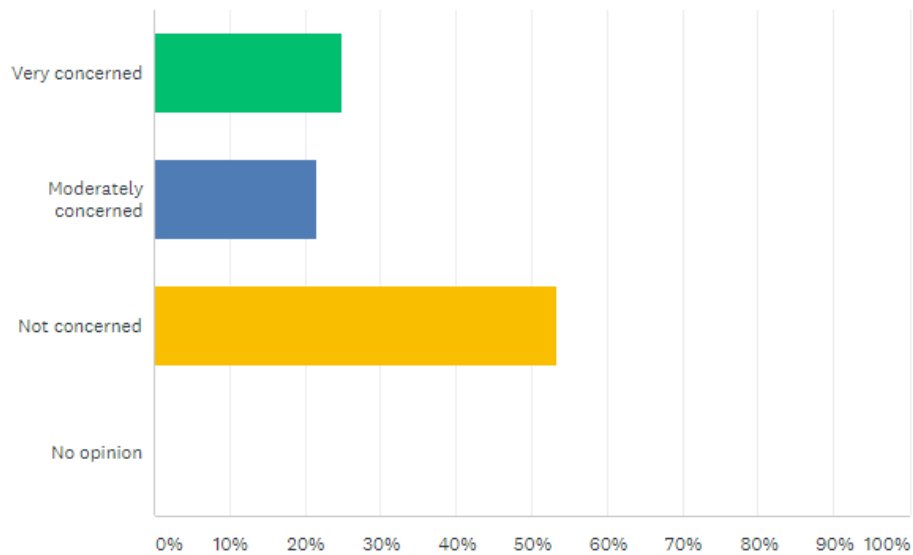


ANSWER CHOICES	RESPONSES
▼ Very concerned	30.41% 45
▼ Moderately concerned	27.70% 41
▼ Not concerned	41.89% 62
▼ No opinion	0.00% 0
<b>TOTAL</b>	<b>148</b>

### Question 3

How concerned are you about homes that use their garage exclusively for storage, workshops, gyms, entertainment/recreation and the like rather than parking any vehicles in the garage?

Answered: 148 Skipped: 0

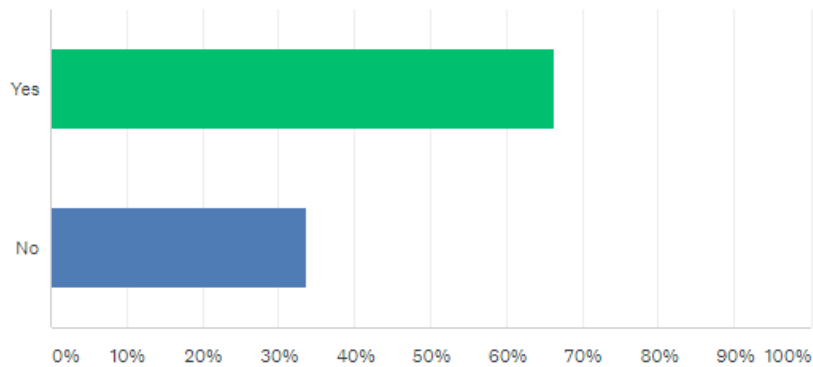


ANSWER CHOICES	RESPONSES
▼ Very concerned	25.00% 37
▼ Moderately concerned	21.62% 32
▼ Not concerned	53.38% 79
▼ No opinion	0.00% 0

## Question 4

Currently, the CC&Rs do not restrict the total number of rented homes in Hiddenbrooke. To reduce potential CC&R problems associated with absentee owners and their tenants, some associations have placed a cap on the number of homes that can be rented and/or require new owners to live in a home for one or two years before they can rent it. Do you think Hiddenbrooke should have similar restrictions on home rentals?

Answered: 148 Skipped: 0

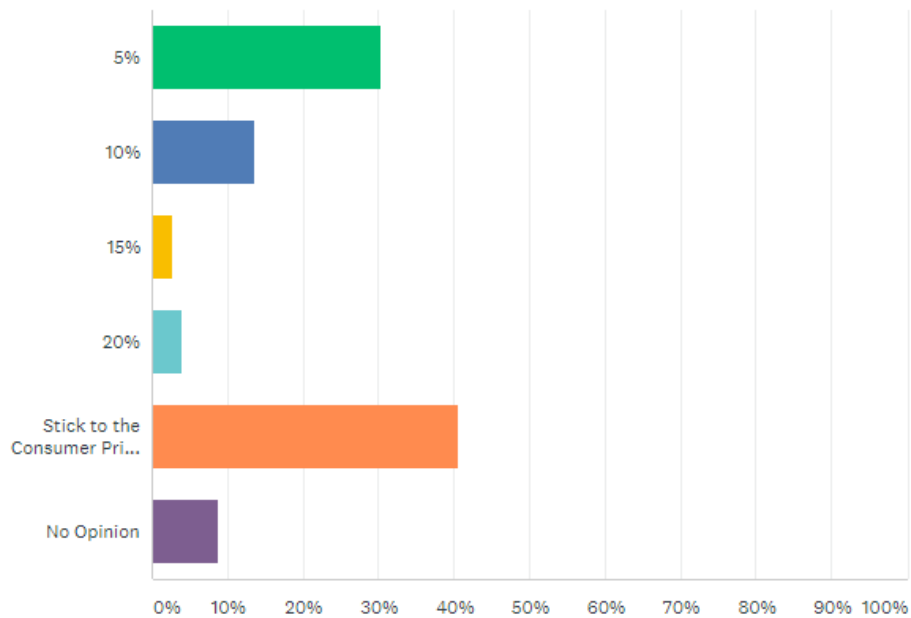


ANSWER CHOICES	RESPONSES	
▼ Yes	66.22%	98
▼ No	33.78%	50
<b>TOTAL</b>		<b>148</b>

## Question 5

Homeowner dues are set each year based on estimated Association costs and the need to maintain a reasonable reserve. In the future, the Association may need to raise dues more than allowed by the current CC&Rs (typically around 3% a year and limited by annual increases in the Bay Area's Consumer Price Index). Current dues are \$70 a year. If the cap on dues is raised in the new CC&Rs, what percentage would be the maximum increase you would support? Check one.

Answered: 148 Skipped: 0

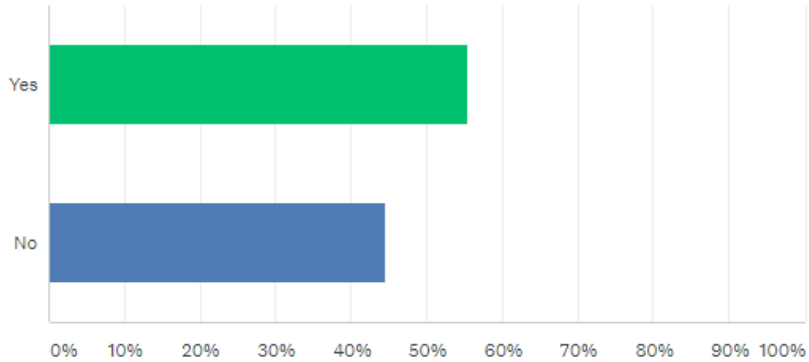


ANSWER CHOICES	RESPONSES
5%	30.41% 45
10%	13.51% 20
15%	2.70% 4
20%	4.05% 6
Stick to the Consumer Price Index	40.54% 60
No Opinion	8.78% 13
<b>TOTAL</b>	<b>148</b>

## Question 6

Currently, the CC&Rs do not state what happens if a dog is a threat to people or other animals or disturbs a neighbor due to constant barking. Should the Board, after a Hearing, be allowed to require the removal from Hiddenbrooke of such an animal?

Answered: 148 Skipped: 0

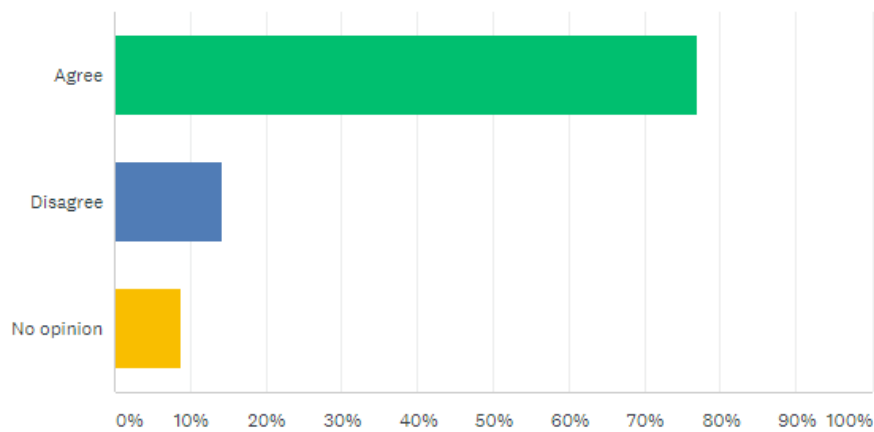


ANSWER CHOICES	RESPONSES
▼ Yes	55.41% 82
▼ No	44.59% 66
<b>TOTAL</b>	<b>148</b>

## Question 7

Under Hiddenbrooke’s Design Guidelines, the Hiddenbrooke Architectural Review Committee (HARC) is not allowed to approve front yard landscape plans that do not have enough plants or “green” coverage or that have areas of bare ground. Over time yards can become sparser if plants are not replaced which can also result in more bare ground showing. HPOA requires owners to add bark to cover bare ground (and maintain soil moisture) and to replant sparse areas to keep up the appearance of the community. Do you agree or disagree with this approach to maintaining the appearance of the community?

Answered: 148 Skipped: 0

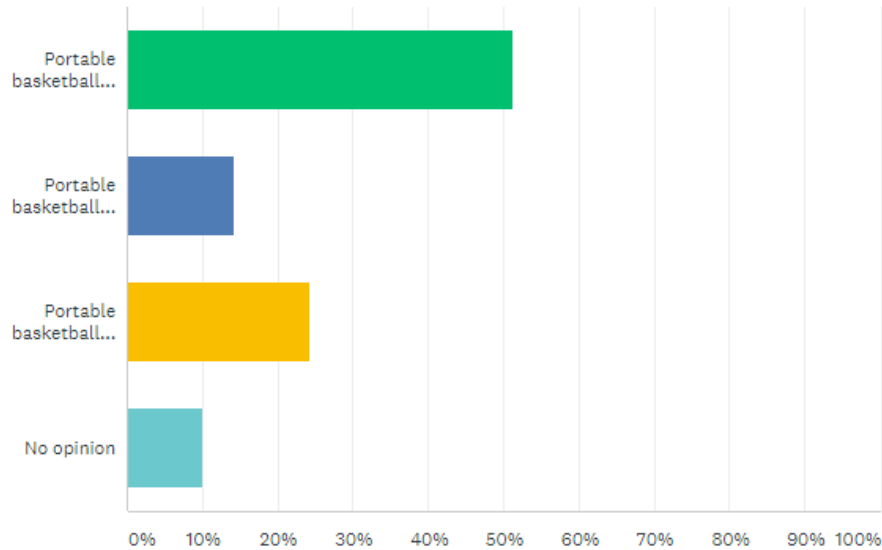


ANSWER CHOICES	RESPONSES
▼ Agree	77.03% 114
▼ Disagree	14.19% 21
▼ No opinion	8.78% 13
<b>TOTAL</b>	<b>148</b>

## Question 8

Under the Hiddenbrooke Design Guidelines, basketball backboards (either attached to a house or a portable basketball stand) shall not be located in front yard driveways that are visible from the street. Please check the box below that is closest to your opinion about portable basketball stands.

Answered: 148 Skipped: 0



ANSWER CHOICES	RESPONSES
▼ Portable basketball stands should not be allowed on front yard driveways or any other location in the front yard	51.35% 76
▼ Portable basketball stands should be allowed in front yards if they are removed and stored out of sight after each use (this would be difficult to enforce)	14.19% 21
▼ Portable basketball stands should be allowed on front yard driveways	24.32% 36
▼ No opinion	10.14% 15
<b>TOTAL</b>	<b>148</b>

End of Survey, thank you for your response!