



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 30th. 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, but is different from most HOAs as it does not own or maintain any common area property. The Association is governed by a seven member elected Board. The HPOA has a mandatory annual assessment per Article 10. **The annual 2014-2015 assessment is \$55 and is due and payable each July 1st. The Escrow transfer fee is \$150.**

Financial Management is by:

Pacific Union Property Management
3392 Mendocino Ave
Santa Rosa, CA 95403

Phone 707 544-2005

Email: jburtun@pacunionpm.com

Annual Assessments are mailed to our lock box:

Hiddenbrooke Property Owners Association, Inc.
c/o Pacific Union Property Management
PO Box 45469
San Francisco, CA 94145-0469

Other Mail for HPOA (CC&R Questions/HARC Mail)

Hiddenbrooke Property Owners Association, Inc.
850 Hiddenbrooke Parkway
Vallejo, CA 94591
Phone: 855 355-4762 listen to options

HPOA Board: hpoaboard@hiddenbrookehpoa.org

HARC: harc@hiddenbrookehpoa.org

CC&R Complaints: complaints@hiddenbrookehpoa.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** which contracts them 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 these 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 has 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, concrete additions to driveways, remodels, pools and spas, wood/concrete patios, arbors, 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, 850 Hiddenbrooke Parkway, Vallejo, CA 94591**

HARC Design Guidelines: The Design Guidelines 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 fees 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 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 Owner's 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.

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, Reflections 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. This rule is also enforced by the City of Vallejo. 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).

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. Triad no longer owns property in Hiddenbrooke.

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 homes for 2005-2006 with an escalator adjustment of 3% per year). 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 latest Engineer's Report which can be viewed on <http://www.HiddenbrookeOnline.org>, under Property Owners/HMD. The current FYE 6/30/15 assessment is \$650.80 per unit/lot.
- Hiddenbrooke Improvement District #1998-A – Assessment amount varies depending on the Builder buy down or if an owner paid it off. This is not paid by the Orchards because park and school land was donated in lieu of payments towards this bond. Each year in February, the City of Vallejo receives a report prepared by outside consultants which explains the fund activity. The full Improvement Levy Reports can be downloaded from our web site.

Hiddenbrooke Maintenance District (HMD) is one of 27 landscape maintenance districts in the City of Vallejo. Each year the City prepares an Engineer's Report which establishes our annual tax assessment and is approved by the Vallejo City Council after a public hearing. The full Engineer's Report can be downloaded from our web site and contains the CPI formula for annual increases.

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 and minor irrigation repairs during the year.

HMD Advisory Committee (HMDAC) is a part of HPOA and holds several committee meetings each year in addition to doing on-site inspections to make sure that the Engineer's Report and Landscape/Irrigation Contract are being followed. For questions about the HMD Advisory Committee, please call the Chair, Joyce Estes (647-7053).

Welcome Center (WC), 850 Hiddenbrooke Parkway is managed at no cost to HMD by HPOA. The WC is staffed with unarmed security guards 24 hours per day. HPOA currently contracts with Universal Protection Services to supply uniformed personnel and to provide limited patrols to oversee 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. All Welcome Center guards are trained in the use of an Automatic Emergency Defibrillator (AED) which is available at the Welcome Center. But in a medical emergency 911 should always be called first. The cost for the security guard service and maintaining the Welcome Center is paid from the Hiddenbrooke Maintenance District funds and costs approximately \$150 per year per residential lot.

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

Hiddenbrooke Elementary School/Park: Property has been set aside for an elementary 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 City Unified School District. For details on the status of the Park call the Greater Vallejo Recreational District. Construction of the Hiddenbrooke Park started during the summer of 2014 and is expected to be completed by December 2014...

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 is 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. The Golf Course is responsible for landscape maintenance of most areas between the Golf Course and adjoining homes.

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

- J & O's Market & Deli
- ACE Hardware
- Ashmun Associates, Inc. (Real Estate)
- HB Cleaners
- Fine Dining Restaurant (Chef, Michael Warring)

Hiddenbrooke TIMES (HB-TIMES) is a community newsletter which is published each March, June and September by the Hiddenbrooke Property Owners Association, Inc. It was first published in June 2009. Copies are available at the HB-Plaza and a link to the newsletter will be emailed to all subscribers of HB-NEWS and Hiddenbrooke Next Door. The newsletter is also posted to the Hiddenbrooke web site. Copy/ad deadline is the 12th of the month prior to publication.

California Common Ownership Associations (HOA)--Within Hiddenbrooke – There are four separate HOAs inside Hiddenbrooke, which each have their own elected Boards and management companies to assist with their operations. Homes in these HOAs must still comply with the Master CC&Rs for Hiddenbrooke.

HOA	Units	Manager	Phone
The Villages At Hiddenbrooke	101	Summit Properties 179 Butcher Road, Vacaville, CA 95687 Theresa Hite theresa@summitprops.com	(707) 448-8906 Ext 12
The Fairway Villas At Hiddenbrooke	96	Bridgeport Company One Annabel Lane, Suite 217 San Ramon, CA 94588 Chris Candy	(925) 824-2888
The Reflections At Hiddenbrooke	113	The Helsing Group Inc. 2000 Crow Canyon Place, Suite 380, San Ramon, CA 94583 Mathew Brecht mbrecht@helsing.com	(925) 355-2100
The Summit At Hiddenbrooke	72	Boardwalk Investment Group, Inc. 317 Lennon Lane, Suite 200 Walnut Creek, CA 94598 Darren@boardwalkonline.com	(925) 937-4378

Streets in HOA	HOA Name
Andover	Village
Ashwell Way	Fairway Villas
Bennington Ct.	Reflections
Bromley Ct.	Village
Carlingford	Reflections
Chalk Hill Lane	Summit
Deerfield Road	Summit
New Haven Way	Fairway Villas
Nottingham Ct.	Village
Ravenswood Ct.	Summit
Red Oak Ct.	Reflections
Rose Arbor	Village
Solitude Ct.	Summit
Stepping Stone Ct	Village
Stonehouse Dr.	Fairway Villas
Summergate	Village
Wisteria Circle	Village

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

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

*** The owner of The Grove is in discussion with the City of Vallejo since early 2014 concerning development of approximately 70 lots which are part of the Hiddenbrooke Maintenance District and a possible park. Ownership/maintenance of the pocket park is not known as of August 2014. It will most likely be an HOA. Contact City of Vallejo for more current information.

Legal Disclaimer: This summary of information is made available to the public to assist in sharing the information which HPOA has 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