

**HIDDEN RIDGE HOMEOWNER'S ASSOCIATION**  
**ACC STANDARDS & POLICY**  
**Effective June 7, 2023**

In accordance with Article V Section 5.1 of the Declaration; the Board of Directors and Architectural Control Committee (ACC) has adopted the Architectural policy and standards. This policy and statement of standards supersedes prior Architectural standards and supports the Associations Governing Documents. Homeowners are responsible for the repair and maintenance of all structures on their private lots and shall reference the Declaration, ACC policy and standards when submitting an ACC Application. The following standards apply for:

- Fence construction, repair, replacement and/or staining
- Roof repair or replacement
- Gutter repair or replacement
- Driveway & walkway installation, repair or replacement

**FENCE MATERIAL & PALETTE STANDARDS**

- These standards replace Exhibit B as identified under Article IV Section 4.3.8 of the Declaration which was omitted from the original filing.
- Standard Fence materials shall be pressure treated or cedar post, and cedar fence boards.
  - o Standard Fencing Shall be in accordance with the Attached Exhibit A or else approved by the Board of Directors through the ACC.
  - o *No Lattice top or dog eared boards unless submitted and approved by the ACC*
- Panel and post stain is optional and if utilized must be equal to the following product
  - o Cabot Stains "Bark" #9100/0339 or other as approved by ACC
- Metal fencing 4' to 6' in height, open picket style, constructed of aluminum, steel or iron. Style, finish and materials to be approved by the ACC prior to installation
- Vinyl coated black chain link fence to a maximum of six (6) feet in height is allowed along and adjacent to any Natural Growth Protected Area (NGPA) as recorded.
- Picket type Cedar fences must be submitted and approved by the ACC

**ROOF MATERIAL & PALETTE STANDARD**

- Any change from original color requires ACC approval
- **Composition Architectural** - *No tile, metal, or cedar shake*
- **Neutral tone color only** - *No white, greens, reds etc.*
  - o Black - medium to dark tones
  - o Gray- medium to dark tones
  - o Tan - medium to dark tones

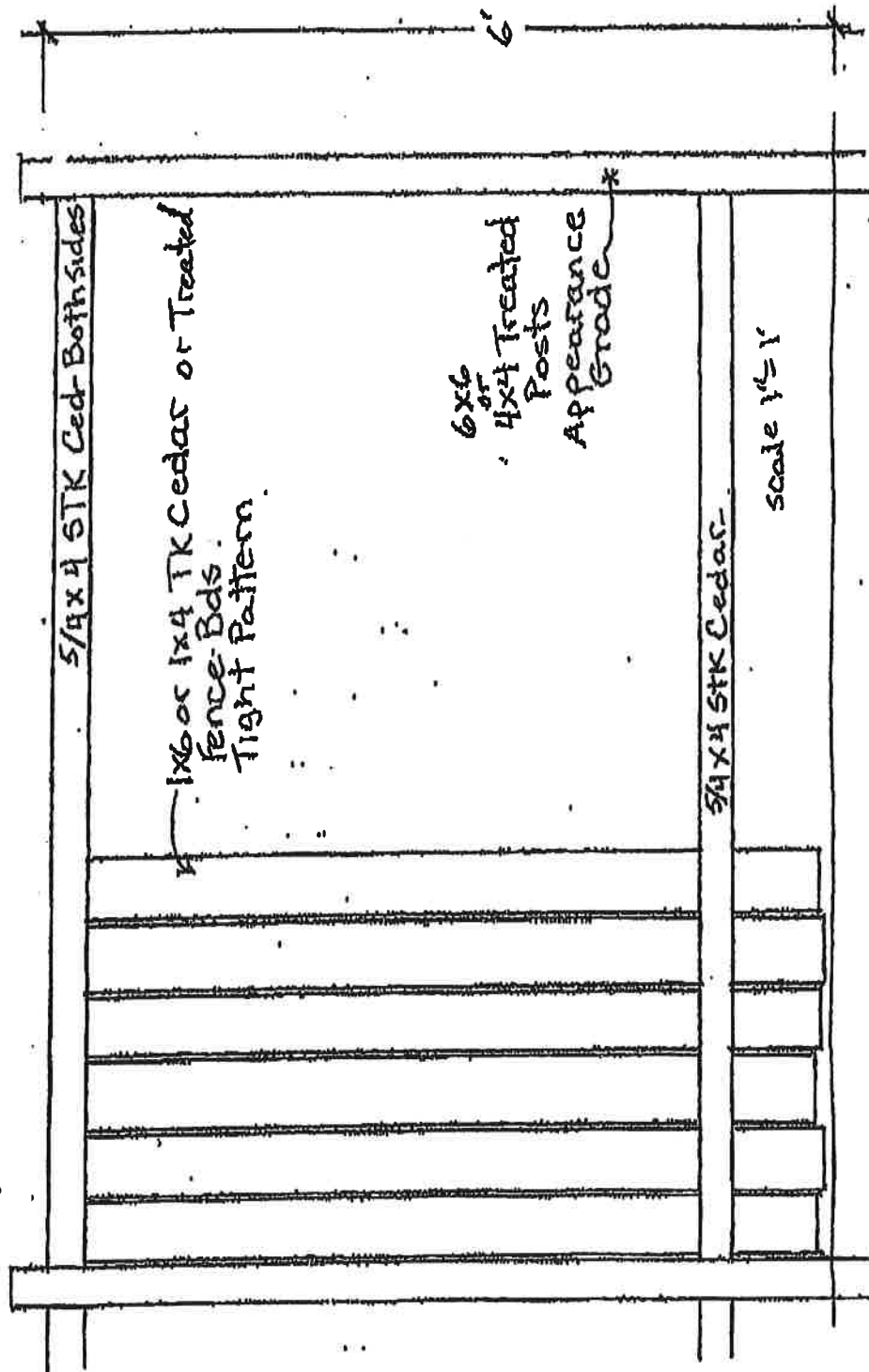
**GUTTER MATERIAL & PALETTE STANDARD**

- **Seamless Construction** - *Color must match trim*

**DRIVEWAY AND WALKWAY MATERIAL STANDARD**

- Replacement, Maintenance, or Extension to match existing material at time of the first Certificate of Occupancy. Any change from that must be submitted and approved by ACC.

Exhibit A



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The Board of Directors further resolves to set the compliance standards for fencing, roofs, gutters and driveways with the following guidelines:

1. Homeowners shall keep gutters clean and free of debris, plant material, and moss. Gutters shall be kept in good working order and providing proper drainage. Exterior repairs shall be done in a timely manner.
2. Homeowners shall keep roofs free of moss, debris and plant material. Roofs shall be kept in good working order free of deterioration; no temporary repairs (tarp or otherwise). Exterior repairs shall be done in a timely manner.
3. Private Driveways and walkways and lots shall be kept clean; free of stains, (oil or otherwise) large cracks, crumbling, plant material or moss. All repairs will be done in compliance with the material standard to match the existing unless otherwise approved by the ACC; no epoxy or grout filler, no asphalt patch repair. Private driveways and walkways shall be the owner's responsibility.

  
Board President

6/24/23  
Date

  
Board Vice-President

6/24/23  
Date

  
Board Secretary

6/24/23  
Date