

10/10/01

HIDDEN MEADOWS COOPERATIVE

RULES AND REGULATIONS

Pursuant to Section 233 of the Real Property Law of the State of New York, these rules and regulations have been promulgated and shall govern the rental and occupancy of all lots. A copy of these rules and regulations are delivered to you at the commencement of your residency. The rules and regulations shall be binding on you as a Homeowner and on the management of the Cooperative. Your failure to observe the terms of these rules and regulations may result in your removal by summary proceeding as provided by Law. A copy of these rules and regulations is posted within the community.

GENERAL

If a resident is in violation of any term, rule, or regulation and continues in violation for 72 hours after the Cooperative has given written notice of the violation, which notice shall set forth the rule or regulation violated, failure of the resident to correct the violation, or should the homeowner or anyone occupying the home be deemed a persistent violator of the rules and regulations, the Cooperative may commence a summary proceeding to dispossess the resident. For the purpose of these rules and regulations, a persistent violator shall be any homeowner or occupant who violates the rules or regulations three or more times within a three-month period, or five or more times within any six-month period.

No homeowner or occupant shall engage in noisy, riotous or tumultuous conduct within the community, or shall knowingly or recklessly create or maintain a condition that endangers the safety or health of any person in the community. No resident shall, while in the Hidden Meadows community, violate any section of the Penal Law of the State of New York.

The Cooperative Board reserves the right to deny admittance and/or residency to anyone based on character or credit references. To maintain the character of Hidden Meadows as an Adult Community, homeowners agree that only persons 55 years of age and older will be allowed to live on the premises. The Cooperative may grant an exemption for a spouse of a person aged 55 or older as long as at least 80% of all residents in the community are 55 or older. There must be a permanent resident in each household who is 55 or older. (Exception: In the event a resident becomes physically, mentally, or emotionally ill, the resident may have their adult children live and care for them in the same household for a period of not more than 60 days, without written permission from the Cooperative Board. Extension beyond 60 days will need Cooperative Board approval.)

OUR HOMES AND LOTS

1. Residents shall keep their lot and home in a good state of preservation and cleanliness. Refuse shall be placed in proper containers and stored **inside the home, utility shed, or garage**, until such times as they are placed in the refuse dumpster.
2. The lot is rented for the sole purpose of occupancy by a manufactured home, for the use as a single-family residence. The operation of a commercial establishment, wholesale or retail, is prohibited. Only the home described in this agreement is permitted on the lot.
3. No sign, advertisement notice, or other lettering shall be exhibited, inscribed, painted or affixed by any resident on any part of the outside of their home. A realtor's "for sale" sign may be placed in the yard, no more than **ten feet** from the house. A private "for sale" sign can be placed only in a window of your home.
4. No carports, add-on rooms, porches, sheds, or projections such as satellite dishes, shall be installed on the property without prior written consent from the Cooperative Board and without a Town of Bergen permit where applicable.
5. Residents, not the Cooperative, are responsible for the removal of snow from their driveways, patios, and walkways. The Cooperative is responsible for the removal of snow and ice (in a timely fashion) from the roadways of the community and to keep them in good repair. It is also the responsibility of the Cooperative to repair any lawn damage starting five feet from the dwelling resulting from snowplowing.
6. Car washing on your premises is permitted. Major car repairs are prohibited.
7. Peddling or soliciting for commercial activities is not permitted.
8. Open fires are not permitted at any time with the exception of cooking fires contained within a grill.
9. Umbrella dryers/lines must be unobtrusive in design, in use for short periods of time, and located in the rear of the home site. Both umbrella dryers/lines and clothes must be taken down after each use. An umbrella holder must be sunk in the ground so as to not interfere with the mowing of grass. **Absolutely no lines are to be run to trees or poles in your yard.**
10. Lawn mowing is the responsibility of the Cooperative. Homeowners are responsible for trimming their yards. **In order to maintain a quiet place to live, if you enjoy cutting your own lawn, mowing and trimming must be done between the hours of 8 a.m. and 7 p.m. No mowing is permitted on Sundays.**
11. A hired contractor must remove all replaced materials from the Hidden Meadows community. **Materials are not to be left at the dumpster.** Please be sure that this is agreed to when you are contracting to have the work done.

12. The homeowner is responsible for repairs within 5 feet of their residence, while the Cooperative is responsible for repairs starting 5 feet from the house. All repairs to electric, water, and sewers underneath the house above ground level will be the responsibility of the homeowner; the Cooperative will be responsible for all other repairs to these utilities.
13. All homeowners are responsible for the opening of accounts with the public utilities that service their home. All the utilities are underground and, therefore, no resident will be allowed to commence any deep digging before checking with the utility.
14. All manufactured home packages in the community are required to meet the specifications and requirements of the Cooperative Board.
15. Any addition or alteration to the topography of the homeowner's lot must have the prior written approval of the Cooperative Board. Written approval from the Cooperative Board must be obtained prior to a homeowner planting shrubs, bushes, or trees outside the 5-foot area on their lot.
16. The pond is for the enjoyment of everyone. Please do not allow children of any age to go to this area unsupervised. Rocks or stones are not to be thrown into the pond.
17. The discharge of firearms is strictly prohibited on all Cooperative property, including the NE Section identified on maps as "Phase III".

PETS

Dogs, cats, or reptiles of any kind cannot be raised, bred, or kept in an outside structure on a homeowner's lot. Domesticated pets are permitted in the home. Residents are discouraged from having more than one pet. The Cooperative Board must approve more than one animal per household. All residents with animals must also comply with the following:

1. Pets must be kept under control and on a leash at all times when outside the home.
2. The leash should be short enough so that you can maintain control of your pet and its droppings.
3. Waste products resulting from the animal will be cleaned up by the owner on a daily basis whether in your yard, a neighbor's yard, or common areas, and disposed of properly in a trash container.
4. Fences, houses, cages, or runs will not be erected on any portion of the property without prior written approval of the Cooperative Board.

5. Pets will not be chained outside at any time, except that a pet may be tethered under supervision of its owner provided that the pet does not create a nuisance or disturbance that may be considered a nuisance to the neighbors. Any pet causing or creating a nuisance or disturbance, which in the sole opinion of the Cooperative Board interferes with the right of any other resident to enjoy a clean and quiet place to live, shall be permanently removed from the property. (See Page 1, Paragraph 1 under GENERAL.)
6. Due to the restricted area in the mailroom, please secure your pet's leash to the place provided before entering to get your mail.

VISITORS

Children, grandchildren, or guests are permitted to visit for a maximum of two weeks at a time. There will be no facilities or playgrounds provided for visiting children, so it will be the resident's sole responsibility for the care and supervision of their guests.

MOTOR VEHICLES AND PARKING

1. The maximum speed limit for all vehicles within the property is 15 miles per hour. It is the responsibility of each individual to observe the speed limit and all stop signs, and to advise all visitors of that speed limit.
2. Mini-bikes, snowmobiles, or other off-road vehicles are not allowed to operate in the community.
3. Each home site is provided with parking space for at least two vehicles. **During daytime only, on-street parking** for visitors will be permitted provided other residence's driveways are not blocked. **No overnight parking on the streets is allowed by residents or guests. Parking on lawns at any time is not permitted.** If necessary, taxi visitors to the area provided for extra vehicles and RV's.
4. The storage of commercial vehicles, RV's, trailers, 3rd vehicles, boats, boat trailers or vehicles for family or friends and **unlicensed vehicles** of any kind are not permitted on your property or on any of the common areas. Your RV may be parked in front of your home or in your driveway a **maximum of 24 hours** for loading and unloading purposes only. A storage area for RV's, boats, boat trailers, and other vehicles of any kind has been provided. No sites will be assigned or reserved and all stored vehicles shall be stored at the owner's risk. **All exceptions need approval of the Cooperative Board.**
5. No commercial vehicles shall be parked or stored on any portion of the property with the exception of vehicles temporarily on the premises for making deliveries, providing services to the dwelling unit, or in connection with the maintenance of the property.

THE MAIL ROOM

1. The mailboxes are multiple unit construction. All keys to locked postal boxes are to be returned to the Management upon ending residency. Homeowners are responsible for the cost of replacement mailbox keys or damaged boxes.
2. The bulletin board located **outside** the mailroom is for the use of the Hidden Meadows organizations only. Notices of meetings, trips, dinners or other related information regarding Hidden Meadows are posted there for your information. The **inside** board can be used for other related matters, such as items you may want to sell or fliers from other organizations.
3. It is hoped that anyone wishing to leave magazines or periodicals for other residents to read will leave them on the shelf provided **in the mailroom**. The outside benches should be kept free from clutter so that they can be used for sitting.
4. A container has been placed in the mailroom for pop cans. Please do not put papers or garbage in the container. The money derived from the returned cans helps to defray the cost of some of our social events.
5. Please take old clothing and other related items no longer wanted to one of the service organizations in the area instead of leaving them on the benches or in the mailroom. These organizations will be more than happy to give these items to people that really need and can use them.
6. Please remember to secure your pet outside before you enter the mailroom.

THE DUMPSTER

One hundred families produce a lot of waste, and disposing of this waste is a big problem. The dumpster area, on the main road into Hidden Meadows, is a highly visible area to guests or a potential buyer as they enter our community. Keeping this area neat and clean is a responsibility for all of us and should be uppermost in our minds and habits. Therefore,

1. We must follow the rules and regulations set forth by the refuse carrier and the Cooperative's Board of Trustees.
2. Grass clippings, leaves, dead shrubs and flowers can be taken to the areas designated for that purpose. Grass, leaves, flowers, etc., should not be contained in plastic bags when dumped.