

- d. *Living in Recreational Vehicles.* Living in recreational vehicles, including but not limited to campers, trailers or motorhomes or temporarily housing guests in such vehicles is strictly prohibited.

SECTION 4 ANIMALS

Most issues regarding animal care and control are regulated by the County of Los Angeles. Accordingly, concerns regarding licensing, the care of animals, dangerous animals, barking, and other nuisances (including coyotes) should be addressed to Animal Control or the City of Hidden Hills.

4.1 Horseback Riding. Horseback riders and pedestrians utilizing the bridle trails, arenas or common areas do so at their own risk. Horseback riding can be a hazardous activity. Some of the more common hazards include barking dogs and noises emitting from private residences, wildlife (such as coyotes, mountain lions, deer, snakes), bicycles and motorized vehicles. Residents are urged to monitor animals and other activities on their properties so as not to subject horseback riders to potential injury.

4.2 Animal Structures. Structures for the containment, housing or sheltering of animals, including but not limited to dog runs, coyote fences, and chicken coops must be approved by the Architectural Committee.

4.3 Mobile Dog Grooming Vans. Residents are to advise their dog grooming services that they cannot empty their wash water into the street since it would drain into the storm drain system. Wash water can be drained onto the resident's lawn.

4.4 Dogs Must Be Leashed. Dogs must be restrained by a leash on HHCA streets, parkways, and trails and in all common areas.

SECTION 5 CONSTRUCTION AND REMODELING

5.1 Approval by Architectural Committee. All modifications to the exterior of any home or Building Site require prior Approval by the Hidden Hills Architectural Committee. Exterior modifications include, but are not limited to, painting, changing windows, siding, doors, roofs, remodeling, repairs, substantial landscaping, tree planting or removal, concrete work or any other type of exterior work. To be binding, the Approval must be duly noted in the minutes of the Architectural Committee meeting and specified in writing on the plans, and all approved plans must be signed by two members of the Architectural Committee. No purported oral approval shall be valid or binding at any time. Without limiting the foregoing, the architectural consultant, architectural inspector, general manager, Board members and staff members have no

authority to issue Approvals of any kind, oral or written, and no statement by any such person may be relied upon by any Member or Resident, nor shall any such statement be binding on the Association. Please refer to the Architectural Standards for rules governing such work. Most work that needs a Hidden Hills City Building Permit also needs Architectural Approval and vice versa.

5.2 Working Without Approval. Working without Approval of the Architectural Committee, which includes but is not limited to commencing work before approval has been granted and exceeding the scope of an approval, and/or violating a Stop Work Notice are very serious offenses and may result in substantial fines and /or sanctions.

5.3 Approval After-the-Fact. Notwithstanding any other provision of these Rules or the Architectural Standards, the Architectural Committee shall have no duty to consider or decide whether unauthorized construction or improvements made without prior Committee Approval, or exceeding the Approval given, are approvable after-the-fact. The Association has the right to compel removal of any construction or improvements made without prior Committee Approval even if such construction or improvements may have been approvable by the Committee had an appropriate application been submitted. Despite the foregoing, at the Board's discretion, it may request that the Architectural Committee consider the unauthorized construction or improvements after-the-fact. In such event, the members of the Architectural Committee shall inspect the construction or improvements and notify the Owner or Resident in writing if they are potentially approvable. If they are not approvable in the sole opinion of the Committee, the Owner or Resident shall promptly remove the construction or improvements at his or her cost. If the work is potentially approvable, the Committee shall instruct the Owner or Resident to submit a formal application as provided in the Architectural Standards in which case the Committee shall then address the application in the normal manner provided in the Governing Documents.

5.4. Construction Schedule. Approved construction is limited to Monday through Friday, 7:00 a.m. to 8:00 p.m. and Saturday, 8:00 a.m. to 8:00 p.m., except that gardeners and tree trimmers are limited to the hours of 8:00 a.m. and 4:00 p.m. on Saturdays. No construction is permitted on Sundays or holidays, and no construction is permitted on Major Remodels or new homes on Saturdays. For purposes of gate entry, "construction" includes, without limitation, gardening, pool service, and other interior and exterior workers. Admitting workers on a Sunday or holiday, permitting gardeners and tree trimmers to remain in the community past 4:00 p.m. on a Saturday, or admitting workers on a Saturday to properties with new homes or Major Remodels underway, constitutes a violation of this provision.

5.5 Emergency Repairs. Emergency repairs are permitted at any time. Please refer to the Gate Operations Manual for procedures.

5.6 Construction Debris. Dumping, sweeping, blowing or washing construction debris, oils, repair residue, concrete, or any toxic or poisonous material into the street, swales, parkways, bridle trails or any other Association-owned property or easements is strictly prohibited. The storing of construction material and/or equipment on any Association-owned property or easement is also prohibited unless expressly permitted by virtue of an Encroachment Permit issued by the Association.

5.7 Dumpsters / Oversized Trash Bins. Residents who require dumpsters or oversized trash bins for construction or major clean-ups are required to either keep the bin on their property or obtain an Encroachment Permit to place it in the parkway. Encroachment permits may be obtained from the Association offices.

SECTION 6 SALES AND LEASING

6.1 Real Estate Agents & Open Houses. In order to enter Hidden Hills to view or visit homes that are currently listed for sale or lease, Real Estate agents must either produce a current and valid California Real Estate license or be admitted by a resident pursuant to the procedures outlined in the Gate Operations Manual. All prospective buyers not otherwise authorized to visit Hidden Hills must be escorted by a Real Estate agent in and out of the community in the **same vehicle**. Agents wishing to hold an open house shall leave their pager number, cellular phone number or resident's home phone number with the gate guard, and the gate guard will call the agent to come to the gate to escort any prospective buyers to the property. Directional signs, Open House signs, balloons, banners and flags are strictly prohibited.

6.2 Homes for Sale by Member. Except for the licensing requirement, Members who market their own homes must also comply with the provisions of these Rules.

6.3 Real Estate Appraisers. In order to enter Hidden Hills to appraise a home, Real Estate Appraisers must either produce a current and valid California Real Estate Appraiser's License or be admitted by a resident pursuant to the procedures outlined in the Gate Operations Manual.

6.4 Real Estate Signs. Real Estate signs are prohibited.

6.5 Tenants. Members who rent or lease their residences to tenants who desire to enjoy the rights and privileges of residency are required to execute a written lease agreement, signed by the tenant and a copy returned to the Association prior to the tenant's possession of the residence. The lease shall contain, at a minimum, the following terms:

- a. *Term of Lease.*
- b. *Entire Residence.* Except as provided by law, the property leased includes the entire residence. Portions of property are not permitted to be leased. Renting rooms is strictly prohibited.
- c. *Abide by Rules.* Tenants agrees to abide by the Governing Documents, as defined in the Bylaws. Tenants must also acknowledge receipt of same.
- d. *No Assignment or Subleases.* There shall be no right of assignment or sublease of the residence, unless said sublease includes the provisions stated above.