

HIDEAWAY TOWNHOUSES SUBDIVISION HOMEOWNERS ASSOCIATION

WELCOME TO HIDEAWAY

A Good Neighbor Guide for Renters & Guests

Dear Hideaway Resident,

Welcome to the Hideaway community! We hope you enjoy your time here.

Hideaway is a residential community shared by full-time residents, second-home owners, renters, families, and guests. One of the things that makes Hideaway a great place to live is the consideration neighbors show one another.

If you are occupying a home at Hideaway, please take a few minutes to read the House Rules and review these important community expectations.

PLEASE BE CONSIDERATE OF YOUR NEIGHBORS

Noise & Outdoor Activities

Please keep music, conversations, televisions, and other noise at a reasonable level at all times, particularly during evening and nighttime hours.

Outdoor activities, including use of decks, patios and hot tubs, should be conducted in a manner that respects the privacy and quiet enjoyment of neighboring homes. Outside music should not create a disturbance for surrounding residents.

Please remember that sound travels easily in our mountain environment. If your neighbors can clearly hear your music or gathering from inside their home, it is probably too loud.

Parking & Driving

Please park vehicles only in the parking areas designated for the home you are renting, including the garage, driveway, or specifically designated parking space.

Tenant vehicles may **not** be parked in designated guest parking spaces.

Guest parking is intended for visiting guests and is limited to **72 consecutive hours**. Guests staying longer should contact management regarding a long-term guest parking permit.

Do not park on Hideaway streets or fire lanes. Vehicles must not block traffic, fire access, another residence's parking area, trash collection, or snow-removal operations.

During snowstorms, vehicles should be moved as necessary to allow snow-removal crews to properly clear the community.

Please drive slowly on Hideaway Streets.

Pets

Dogs and cats must be properly controlled. Pets must be **leashed and under the immediate control of their owner or handler whenever they are in common areas.**

Please immediately pick up and properly dispose of pet waste. Waste bags and receptacles are located on property.

Excessive barking or other pet-related disturbances are not permitted.

Trash & Wildlife

Please place household trash inside the community dumpsters and **keep dumpster doors closed at all times** to help prevent wildlife intrusion.

Boxes should be flattened before disposal and recycled if possible.

Furniture, mattresses, appliances, construction debris, paints, oils, tires, hazardous materials and other large items may not be placed in or around the dumpsters.

Please never leave trash beside or on top of a dumpster.

Decks, Patios & Outdoor Areas

Please help maintain the attractive appearance of the Hideaway community. Decks, patios, porches and entrances should not be used for general storage.

Bicycles, recreational equipment, toys, tools and similar personal items should be stored inside the home or garage when not in use.

For fire safety, **charcoal, propane and wood-burning grills and fire pits are prohibited. Electric grills are permitted.**

Exterior Lighting

Please be considerate with exterior lighting and turn lights off when they are not needed. Exterior lighting that shines into another residence must be turned off by **10:00 p.m.**

Spotlights and floodlights are not permitted.

HELP US BE GOOD NEIGHBORS

The Hideaway HOA Rules and Regulations apply to owners, tenants and guests. Owners are responsible for ensuring that their tenants and guests comply with the community rules.

Most importantly, please remember that **Hideaway is a residential neighborhood** and neighborly respect is expected.

Thank you for being a good neighbor, and we hope you enjoy your time at Hideaway.

Hideaway Townhouses Subdivision Homeowners Association Board of Directors

Managed by Summit Resort Group