

The Board and ARC have decided to allow certain variances as per our covenants. These variances will only be granted to residents who apply through the ARC with the appropriate application form.

The affected covenants are as follows:

3.15 Signs. One sign offering the Lot and/or Dwelling Unit for sale and one sign reflecting the name of the builder may be placed upon a Lot. Upon sale of any Lot to an Owner or upon sale of any Lot owned by a Builder upon which a speculative Dwelling Unit is constructed or is being constructed, one sign reflecting that such Lot and/or Dwelling Unit is sold may be placed upon the Lot. Such signs must be in a form approved by the Developer or the Architectural Review Committee. No other signs shall be erected or maintained on any Lot, except in accordance with approved standards for signs as set by the Developer or the Architectural Review Committee. Nothing in the foregoing shall be construed to prevent Developer from erecting and maintaining signs at the entrance of the Development as provided herein.

The variance being granted with regards to covenant 3.15 is to allow for one campaign sign per yard, no more than 18x24 inches or no more than 432 square inches in size. The sign may be placed no more than 3 weeks prior to an election and must be removed one day following the election. Those who have not applied for and been granted the variance for their signs will be in violation of covenant 3.15.

3.54 Playground Equipment. No playground equipment, swing sets, basketball backboards, or

similar equipment shall be permitted on any Lot without the written approval of the Developer or Architectural Review Committee. All such equipment must be made of wood and blend with the natural surroundings. The Developer or Architectural Review Committee shall in its sole and absolute discretion determine whether or not any applications meet approval, and such approval shall be on a case-by-case basis and the approval of one application shall not be construed as the basis to approve other applications even if they are substantially similar in nature.

The variance being granted with regards to covenant 3.54 is to allow for one portable basketball goal to be placed in the driveway of a resident who has applied for such. The goal must remain in good repair and will be subject to violation if the appearance deteriorates. Basketball hoops/backboards are not to be attached to the residence. Those who have not applied for and been granted the variance for their basketball hoops will be in violation of covenant 3.54. In addition to basketball hoops, wooden playsets will be granted a variance to be placed in the rear yards. These must be applied for and approved to be considered in compliance.

Board of Directors
Hidden Lakes Homeowners Association
July 28, 2008