

Hidden Valley Property Owners Association Rules and Regulations

EMERGENCY 911

Wolfeboro

Police 603-569-1444

Fire 603-569-1400

Tuftonboro

Police 603-539-2284

Fire 603-539-2262

General

The general and all-important governing 'Regulation' is to always remember that our goal is to be a close-knit community where each person is considerate of and supportive of all other members. Please contribute all within your power to preserve and expand the quality of life we share here together.

Facilities – Beach, Tennis Courts, Marina and Roads

All facilities are **Private**.

The facilities are for exclusive use of **HVPOA members in good standing (which means your dues are up to date) and your guests**. Current renters may use the **facilities of a member in good standing**.

HVPOA members are responsible to **inform their renters and guests** of the regulations and have assurance they will be adhered to. Tennis and Pickle Ball courts are for tennis and pickle ball only and in sneakers only.

No member shall use any HVPOA property for their exclusive personal use; nor shall they alter HVPOA property in any manner. Any damage or accident resulting from such will be their responsibility and liability.

Please leave HVPOA facilities as clean as you found them. There are no trash barrels at any of the facilities. **Carry in and Carry out policy**.

Upkeep/Appearance of your property

It is expected that all properties will be kept clean, neat and orderly, to include no outside storing of debris, of any kind, for extended periods of time.

Parking of **unregistered vehicles** on HVPOA roads is not allowed. Such vehicles will be towed at the owner's expense.

Driveway culverts on HVPOA property are the sole responsibility of the homeowner. Please keep them clean and in good repair.

Safety Issues

Outdoor burning is permitted only in accordance with town ordinances, which include only under direct supervision and after receiving a town issued fire permit.

(1) Obtain a fire permit if you live in Tuftonboro from the Tuftonboro Fire Station, 189 Middle Road, 603-569-3381. (2) Outside burning with a permit is allowed only prior to 9 AM or after 5 PM. You may burn anytime with a steady rain falling with a valid permit. (3) Prior to all permitted outside fires, please phone the Carroll County Sheriff's Department Dispatch Center at 603-539-2262 and give Name, Street address and type of outside fire.

If your address is in Wolfeboro, you must obtain a fire permit from the Wolfeboro Fire Rescue at 603-569-1400. There is also an online Burn Permit system with the New Hampshire Division of Forest and Lands.

A maximum speed limit of 15 MPH is in effect on our roads. When driving be extremely alert for children, especially around the beach entrances.

No Fishing is allowed in swimming areas. Fishing is permitted at the Marina and out in your boat.

Do not push snow, discharge grass, leaves or other debris into the roadway. This can create a safety issue.

Consideration of Neighbors

Please be mindful of the fact that such things as excessive noise and smoke from burning of any kind can affect our neighbors.

No Fireworks are allowed in Hidden Valley anytime.

Quiet time is 10:00 pm Sunday-Thursday and 11:00 pm Friday and Saturday.

Construction

Absolutely No construction or maintenance noise in the Valley before 8:00 AM. Inform your contractor or maintenance people. Winter plowing and snow removal are exempt.

Heavy construction or excavation can potentially affect roads and culverts. Because of the owners' liability for any damage caused as a result, owners should contact the Roads Chairman as an initial step in construction planning. He may be reached by E-mail: hiddenvalleyassociation@gmail.com.

Rubbish

If you have your rubbish picked up, please make sure you have an adequate number of barrels, which should be closable or lockable.

Rubbish barrels should be stored on your property and only visible on the road during the day of pick up.

Pets

No pets on beaches when people are present. No Exceptions. Clean up any evidence they leave behind on the beaches, marina or roadways.

Dogs must be kept on leash per NH State Law except under the following two instances: The owner of the dog has the dog under control by voice command or the dog has a shock collar by which the dog is under control.

Please be aware of the irritant level of the constant barking of dogs when they are left outside and unattended. We believe that often the owner does not realize the disturbance they leave behind when they go off for the day or evening and leave their dog out on the deck or tethered in the yard. The barking disturbance can be heard far and wide as it carries across the pond. We ask that dogs be taken along or left inside.

Summer

No vehicles are allowed on the beach except for launching boats during authorized hours, before 10:00 am and after 5:00 pm.

All boats must be docked at the marina.

Canoes and Kayaks must be stored in racks located on beach 1 and 2.

All boats at marina, docks and canoe racks are private property and therefore not to be used by others.

HVPOA stickers must be on all watercraft on the beaches, they can be obtained from the Recreation Chairman. **E-mail: gmcd825@comcast.net**

Water Safety/Considerations

Be aware there are no lifeguards at the beaches. Children should be under the supervision of a responsible adult.

Boaters and windsurfers should be alert for swimmers and **maintain 150 feet** from the swimming area.

Watercraft with motors must operate at reasonable speeds at no wake level within 150 feet of kayaks, canoes, shore, swimming areas & docks. With the exception, of small pontoon boats, none should have motors in excess of 10 HP.

Watercraft such as, Jet skis, sea-doo's, and ski crafts, are prohibited on the pond by state law.

Windsurfing is not permitted within 150 feet of swimming areas.

To avoid harmful weed infestation, remove all weeds and other debris from boat, motor and propeller prior to launching a boat.

No fires on the beaches. No discharge of fireworks at any time.

Beach/ Pond Consideration

Take all steps to keep our water and beaches clean.

There are sanitary facilities at the beaches only during the summer months.

Please do not leave litter on the beaches, take it with you.

Autumn

Kayaks and Canoes MUST be removed from all racks by Columbus Day.

Due to storage of the docks on first beach no watercraft may be left on first beach. Again, if you are unable to move your canoe, canoes may be left on the ground on First Beach, away from the swimming area.

There is an overnight vehicle parking ban on the roads from November to April.

Blocking roadways hampers snow removal and is a safety issue. Be alert for snowplows and snowmobiles on the road during the winter.

Snowmobiles are not to be driven over private property. Snowmobiles should not be driven at excessive speed or after 10 PM.

Recycling

Tuftonboro Transfer Station: Located on Route 171. Recycling is not mandatory (Permit from town is required) Dump hours: 9am to 4pm Tuesday, Wednesday, and Saturday and Sunday..

Wolfeboro Transfer Station Located on Beech Pond Road. Recycling is mandatory. (Permit from town is required) Dump hours: 7:30 am to 3:30 pm daily except closes 3 pm on Sat. and 2:30 on Sun. Closed Thursday and town holidays.

If you observe suspicious ground water and its source can not be identified, please call Lakes Region Water at 603-476-2348.

*Proposed rules revision by the Board of Directors, 6/21/2021.