HVPOA

Rules

and

Regulations

Revised by the Board of Directors on 5/4/25

# The Goal of the HVPOA

The general and all-important governing “Regulation” 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.

**Telephone Numbers for Town Facilities**

Emergency: 911

Town of Tuftonboro

Police: 603-539-2284

Fire: 603-539-2262

Town of Wolfeboro

Police: 603-569-1444

Fire: 603-569-1400

Lakes Region Water Co: 603-476-2348

**Facilities: Beach, Tennis Courts, Marina**

* All facilities are **Private.**
* The facilities are for the exclusive use of HVPOA members in good standing and their guests. Current renters may use the facilities as a guest 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 Pickleball only and in sneakers only.
* **NO bikes, skateboards, in-line skates, or any other activity on the courts.**
* **NO** members 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 use 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.**

**Beaches**

* There are **NO lifeguards** on either beach. Children should be under the supervision of a responsible adult.
* **No** pets are allowed on the beach when people are present. No exceptions. Clean up any evidence they leave behind on the beaches, marina, and roadways.
* Boaters and windsurfers should be alert for swimmers and maintain a safe distance 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 and docks. With the exception of small pontoon boats none should have motors in excess of 10HP.
* No vehicles are allowed on the beach except for launching boats during authorized hours before 10:00 am and after 5:00 pm.
* Watercraft such as jet skis, seadoos, and ski craft are prohibited on the pond by state law.
* Fishing is not allowed from the beach or in the swimming area.
* **NO** fires on the beaches!
* There are sanitary facilities at the beaches only during the summer months.
* To avoid harmful weed infestation, remove all weeds and other debris from your boat.
* The pond is our most beautiful and valuable asset and it is important to keep it clean and healthy.

# Marina, Boats, Canoes and Kayaks

* All boats must be docked at the marina and must have a current sticker. They can be obtained from the Recreation Chairman E-mail: gmcd825@comcast.net
* Boats can be launched from 1st beach during the authorized hours, before 10:00 am and after 5:00 pm.
* Canoes and kayaks must be stored in racks located on 1st and 2nd beach and must have a current HVPOA sticker.
* All boats are private property and therefore not to be used by others without their permission.
* 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 the beach.

# Pets

* Dogs on all Hidden Valley common area properties, including roads, must be leashed at all times.
* No pets on beaches when people are present. No exception!!! Clean up any evidence that your dog leaves behind on all common area properties including roadways.
* 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 a deck or tethered in the yard. The barking disturbance can be heard far and wide as it carries across the pond.

# Upkeep/Appearance of Your Property and Consideration of Neighbors

* It is expected that all properties will be kept clean, neat, and orderly, to include no outside storage 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.
* Please be mindful of the fact that such things as excessive noise and smoke from burning fires of any kind can affect our neighbors.
* Quiet time after 11:00 pm
* Fireworks are prohibited on all Hidden Valley common area properties, including roads.

# Outdoor Burning

* Outdoor burning is permitted only in accordance with town ordinances, which include only direct supervision and after receiving a town issued fire permit.
* If you live in Tuftonboro obtain a fire permit from the Town of Tuftonboro Fire Dept located at 189 Middle Rd…603-569-3381.
* Outside burning with a permit is allowed only prior to 9am or after 5pm.
* Prior to all permitted outside fires, please call the Carroll County Sheriff’s Dept Dispatch Center at 603-539-2262 and give your Name, Address and type of outside fire.
* If you live in Wolfeboro, you must obtain a permit from the fire dept at 603-569-1400. There is also an online Burn Permit system that outlines what kinds of fires you are allowed to burn. The wood should be clean wood. No household woods that have been treated.
* Please be considerate of your neighbors when burning fires. The wind can change direction and blow the smoke directly at your neighbor’s

house. The houses are very close together and this smoke can sometimes cause health issues.

# Road Safety

**Speed Limit:** There is a maximum **speed limit of 15** **MPH** on our roads. Please tell your guests and workers to please abide by this limit. While driving please be extremely alert for children, especially around the beach areas.

* Winter vehicle drivers should be alert for snowplows and snowmobiles on the roads.
* No on street overnight parking is permitted on Hidden Valley Association roadsides November 1st-April 30th.

* Vehicle parking is prohibited on all roads during and after snowstorms while snow removal is in progress.

* Snowmobiles are not to be driven over private property.

* Snowmobiles should not be driven at excessive speeds or after 11pm.

* Do not push your snow, grass or leaves onto roadways.

**Trash Removal and Transfer Stations**

* If you have your trash picked up, please make

sure you have an adequate number of barrels,

which should be closeable and lockable.

* Rubbish barrels should be stored on your

property and only visible on the road during

the day of pick up.

* Tuftonboro Transfer Station is located on

Rte 171. A permit from the town is required. Dump hours are 9am to 4pm Tues, Wed, Sat, and Sun.

* Wolfeboro Transfer Station is located on

Beech Pond Rd. Recycling is mandatory

and a permit from the town is required.

Dump hours are 7:30am to 3:30 on Monday,

Tuesday, Wednesday, Friday.

On Sat it closes at 3pm, and on Sun 2:30.

Closed Thurs and holidays.

# Construction and other Maintenance of Property

Hidden Valley Property Owners Association Construction Rules - **Rules in effect 11/10/23**

Work hours: Monday – Saturday - All work must be performed between 8am and 5pm unless otherwise approved by Roads Chairperson.

Contact: HVPOA current Chairman of Roads Ted Sayce 603-557-5066  saycotree@gmail.com

\*\*\* All Wolfeboro, Tuftonboro, and State of New Hampshire rules and regulations of construction are to be followed and will be enforced by town and state officials.

1. Before construction begins

a. The HVPOA Chairman of Roads should be notified

b. Driveway area and grading should be determined and approved

1. The driveway will not obstruct the natural flow of water runoff in any way and will provide ditches and/or culverts as deemed necessary by the Chairman of Roads. **(Referenced from the Town of Tuftonboro and Town of Wolfeboro Driveway Permits)**
2. If a culvert is to be used, both the size and type must be approved by the Chairman of Roads before installation. **(Referenced from the Town of Tuftonboro and Town of Wolfeboro- Driveway Permits)**
3. Culvert to be cleaned and maintained by the property owner.
4. The finished driveway surface must slope away from the existing roadway surface elevation at a rate of not less than one inch per foot for a minimum distance of four feet or to existing centerline of ditch, whichever is the greater distance, before rising in elevation, making a swale for surface runoff. **(Referenced from the Town of Tuftonboro and Town of Wolfeboro- Driveway Permits)**
5. New construction requires a portable toilet on site before work begins. **(Referenced from the Town of Tuftonboro and Town of Wolfeboro Building Permit Applications)**
6. Silt fence or waddles to be in place at perimeter of disturbed areas of excavation or filling.  Cover crop seeding to be done in areas of disturbed ground and on fill piles to be left for future use. **(Referenced from NH Department of Environmental Services - www.des.nh.gov- Erosion Control for Construction)**
7. Temporary electric service to be installed by electric company or solar power for construction.
8. Portable generators are to be used for a reasonable length of time during construction. It is suggested that portable generators not exceed a 60 decibel (dB) range.
9. Any damage done to roads will be repaired at the owner's expense.