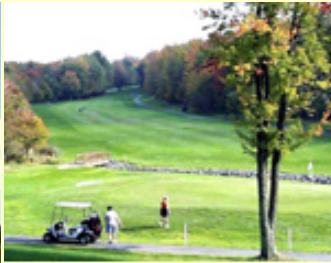


2005 Budget

2005 Budget



The Hideout

2002 Community Association of the Year

2004 Firewise Silver Medal Award Winner

Consolidated Rules and Regulations
For the Association of Property Owners Of The Hideout, Inc.
Adopted March 11, 1979
Includes revisions through September 29, 1996

ATT:

DISRUPTIVE GUEST POLICY

Effective June 1, 2003

Guests that are convicted of crimes committed within the confines of the community, as a guest of a member, will not be permitted to access the community. Violators will be prosecuted for Defiant Trespass. The convictions of crimes relates to the following Pennsylvania Statutes:

- * Any violation of Chapter 35 Or Chapter 37 of the Pennsylvania Crime Code**
 - * Drug Offenses (Controlled Substances) - Act 64**
- * Sexual Offenses as identified in Chapter 31 of the Pennsylvania Crime Code**
 - * Assaults as identified in Chapter 27 of the Pennsylvania Crime Code.**
- * A conviction for any felony committed within the confines of the community will result in a refusal for admission.**

The Hideout will cooperate fully with the Pennsylvania State Police and the Office of the District Attorney on this matter.

Consolidated Rules and Regulations Adopted, Revised and Approved By the Board of Directors

Forward

The Association Board of Directors has approved this comprehensive set of rules and regulations for the Association. These rules encompass all previously published rules approved by the Board. In addition, the various amenity area rules and operational practices have been formalized to assist the membership in understanding procedures to be followed when seeking certain services.

Community enjoyment by the entire membership demands more than the average observance of common rules and etiquette. We urge everyone enjoying the community's resources to cooperate and adhere to these guidelines to insure the highest quality Hideout experience for our membership.

One final note! These rules are in addition to and in no way supersede the provisions of the Declaration of Protective Covenants or the By-Laws of the Association. Any violation of these Rules and Regulations may result in an appearance before the Disciplinary Committee, established under the authority granted through Article IV, Section 10 of the By-Laws.

Sincerely,
Board of Directors

Date Approved: September 29, 1996

Preface

Authority of the Association of Property Owners Of The Hideout, Inc.

The Declaration of Protective Covenants of the Hideout, Article 10, Section C reads as follows:
Purposes:

The purposes of the Association are to promote the common interests of its members, to operate, maintain, repair and replace the common areas and to promulgate and enforce Rules and Regulations governing the use and enjoyment of the common areas.

Recorded: May 11, 1970

Definitions

- **Amenity:** All common areas owned by the Association.
- **Member:** Those persons having membership rights in the Association in accordance with the provisions of the By-Laws.
- **Owner:** Any natural person, firm, corporation, trust or entity who holds fee title to a lot or an undivided interest in fee title to a lot; any person who has contracted to purchase fee title to a lot or an undivided interest in fee title to a lot under written agreement, in which case the seller under said agreement shall cease to be the "owner" while said agreement is in effect; or any lessee of a lot under a recorded lease from the owner of fee title to said lot for a term of not less than fifty (50) years, in which case the lessor under said lease shall cease to be the "owner" while said lease is in effect.

- **Tenant:** A person or persons entering into a lease of a private home of a member. One couple and dependents, or not more than three unrelated adults, are considered "renters" for amenity use purposes. All others are considered "guests of renter".
- **Guest:** All spouses, dependent children and legal dependents of Class B & C Associate Members; invitees of members, Class A Associate Members and Tenants.
- **Contractor:** A person, company or corporation performing service within The Hideout. It will include the contractors employees and/or his agents.
- **Vendor:** A person, company or corporation delivering material, supplies or goods within The Hideout on a day-to-day basis.
- **Motor Vehicle:** A properly State registered and licensed vehicle powered with a motor or engine.
- **Watercraft:** This will include, but not be limited to boats, catamarans, canoes, inflatables, personal watercraft and trailer-conveyed boats of a larger size.
- **Campers:** Recreational vehicle/mobile homes, any vehicle, self-propelled or pulled, used for housing or travel.
- **Hideout Employee:** A person currently on the employment records of The Association of Property Owners of The Hideout, Inc., working for compensation either full or part time.

Membership Identification for Use of Amenities

Purpose: Provide control of amenities for members and guests.

Rules and Regulations

1. Members, upon payment in full of their dues, assessments, fines and charges, will receive vehicle/amenity identification cards.
2. Guests and tenants shall secure appropriate identification and pay fees in advance as required prior to use of any amenity.
3. Current membership identification must be obtained at the Registration Office by June 30 of each year and be properly displayed in accordance with the registration guidelines.

General Rules

Security and Rules Enforcement

Guest/Renter Policy

Lakes-Marina-Snowmobile

Tennis Rules

Ski-Campground Rules

Golf Rules

Pools and Beaches Rules

Environmental Rules

General Rules

1. Hideout members are responsible for any damage caused by themselves, their minor children or their guests or tenants, and further shall be held responsible for any removal or damage to The Hideout property caused by themselves, their children, their guests or tenants.
2. The Hideout community is restricted solely to Hideout members, tenants, guests, contractors, vendors and employees. Members must notify the Security Department when a guest will be using the property and the member is not present.
3. All members, renters and guests must possess and display proper amenity identification at all times when using the facilities.
4. Advertising of any nature shall not be posted or circulated on the premises without obtaining the approval of the Community Manager and/or Environmental Control Committee.
5. The unreasonable operation of audio devices in such a manner as to disturb other individuals is prohibited.
6. The operation of motor vehicles, including motorcycles and watercraft, with loud or defective mufflers, or in a manner to produce or result in sound levels disturbing to others, is prohibited.
7. The disposal of trash, including recyclables, anywhere in The Hideout other than association maintained dumpsters or compactors provided for this purpose is prohibited and will be considered littering. Littering is prohibited in The Hideout and is subject to a fine of \$200.00. All members are to participate in our recycling effort.
8. Only household refuse may be discarded in containers provided at the dumpster/recycling center. No building material may be discarded in Association refuse containers.
9. The speed limit on Hideout roadways is 25 M.P.H., weather permitting, unless otherwise posted.
10. Non-members shall secure appropriate identification cards for display on front dashboard when operating within The Hideout community.
11. Operating a motor vehicle or watercraft in the community while impaired or under the influence of alcoholic beverage or controlled substances is prohibited.
12. Verbal and/or physical harassment of staff and/or other clientele is prohibited. Members, tenants and

guests are expected to conduct themselves in a courteous and polite manner at all times.

13. Association amenities, facilities and common areas are closed at 11 p.m. or in accordance with posted hours. The association management may close certain common areas from use for any reason whatever including but not limited to safety, maintenance, ecology, aesthetics or community harmony.

14. Hunting within the community is strictly prohibited. Possession of firearms must comply with the statutes of the Commonwealth of Pennsylvania.

15. All motorized vehicles must be operated by a licensed driver and have a valid State registration.

16. Go-carts and all-terrain vehicles are not permitted on the roads or common areas of The Hideout. All operators and passengers of motorcycles, mopeds, etc., must wear all safety gear proscribed by the statutes of the Commonwealth of Pennsylvania.

17. Bicycles are to be equipped with a headlight and red rear reflector for night riding on the roads or common areas. Helmets are required for all operators and passengers.

18. Pets will not be allowed to enter any facility controlled or owned by the association. (Exception: guide dogs)

19. Pets must be licensed, inoculated, leashed and kept under owner's control at all times.

20. It is the responsibility of the owner of the pet to clean up and remove animal excrement of their pet.

21. No campers, watercraft or vehicles shall be left upon the designated common areas of the association without being properly registered.

22. Abandoned vehicles – If a vehicle remains on the property of the association for a period in excess of 48 hours, it shall be classified as abandoned, and the vehicle may be removed at the owner's expense.

23. After a period of 90 days, a vehicle, camper, watercraft or other personal property not claimed shall be deemed abandoned by the association and will be disposed of at management discretion.

24. Vehicles are prohibited from parking on any roadway in the community. Vehicles shall not park less than five (5) feet from the edge of any paved roadway in the community. Security Administrator may grant variance by exception.

25. Parking in a handicapped zone is prohibited unless the vehicle displays an authorized handicapped-parking identification. Violators are subject to an automatic \$200.00 fine.

26. There will be an assessment of a \$25.00 service charge for each false alarm beginning with the third consecutive occurrence that may occur in the security alarm system of any private residence in The Hideout within the same calendar year.

27. As per Pennsylvania State Law, the use of fireworks is prohibited in The Hideout.

28. No open fires of any kind will be allowed within The Hideout except fires monitored by the association staff for sponsored recreation events.

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Hideout Security and Rules Enforcement

The Security Department is responsible for the enforcement of the Consolidated Rules and Regulations, By-Laws and Protective Covenants under the direction of the Security Administrator.

1. The Security Department will respond to calls for service from members of the community and will escort and assist Fire, Police and Ambulance emergency personnel as required.

2. Commercial vehicles: The following commercial vehicles, or a combination thereof, shall not be permitted on any of the lots, amenities or common areas of The Hideout residential development:

A. Bus, trailer, mobile or motor home of any kind or nature (exception: watercraft or snowmobile trailer); emergency parking on lots for on or off loading only of these vehicles may be granted by exception by the Security Administrator.

B. Any vehicle exceeding 7,500 lbs. In gross weight.

C. Any vehicle exceeding twenty (20) feet in length.

D. Any vehicle exceeding the height of ten (10) feet.

All commercial delivery vehicles shall be permitted on the roads of The Hideout development for the purpose of actually loading and unloading property or passengers, but the parking on the roads, lots, amenities or common areas of the development is prohibited.

3. Contractors will be issued bumper stickers as required by the Board of Directors. Contractors will be required to sign a registration form stipulating they will abide by all Hideout rules and regulations.

4. Guest passes will be issued to a guest for a period of not more than seven (7) days. This pass must be displayed at all times on the front dashboard.

5. Renters renting for a period of more than 30 days will be issued a renter bumper sticker to be displayed on the passenger front bumper. All those renting for less than 30 days will be issued temporary passes to be displayed on the passenger side of the dashboard.

6. The Commonwealth of Pennsylvania Motor Vehicle Code applies to operation of vehicles on all roadways within the association.

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Guest Policy

Purpose: The association recognizes that due to the nature of The Hideout as a private recreational community, there will be many occasions when Hideout members and renters will invite guests to join them at The Hideout.

Policy: It is the policy of the P. O. A. to extend the use of The Hideout amenities to guests of members in accordance with our Rules and Regulations.

Definitions:

Guest pass - Auto identification card issued to allow access to a private home. This allows no amenity use.

Guest amenity fee - The fee charged for use of amenity within the association.

Admittance of guests:

1. When the member is at The Hideout, guests will be admitted only on prior written or oral notice to the Security Officer at the gate.

2. When the member is absent from The Hideout, prior written notice of a member is required for admittance of guests, which shall include the following information:

A. Name of P.O.A. member and signature

B. Hideout address

C. Home address

D. Lot #

E. Name of guest(s)

F. Hideout phone number

G. Address of guest(s)

H. Home phone number

3. Pin Number is acceptable in lieu of written information described in #2 above.

Identification of Guests for amenity use All guests shall be in possession of and display an amenity pass for the period of time they are guests in The Hideout in order to utilize amenities. Children of the age of 6 and under will not be required to have amenity identification. Identification badges will be issued at the Registration Office. Rental Policy Property owners are not permitted to rent their property to anyone, who within the last two (2) years has violated the rules and regulations and said violation constitutes a crime as defined in the Pennsylvania Crimes Code. The property owner/landlord maintains the ultimate responsibility for tenants' compliance with Protective Covenants, By-Laws and Rules and Regulations. Administrative fees may be set by the Board of Directors each year. There will be a late charge for those not registered two days from the beginning of the rental period. a. Any home that is rented must be rented in its entirety and may not be occupied in part by the owner during the rental period. 4. b. Property owners relinquish their amenity privileges during a rental period. Property owners with more than one lot shall be able to use facilities if they do not rent all their lots. Tenants shall acknowledge receipt of rules and regulations from the Registration Office and are responsible for compliance. Tenants who are not in good standing will be prevented by the association from using the amenities or from renewing the rental form. The association reserves the right to refuse entry to any tenant who has not complied with the rental policy. Renters shall be subject to disciplinary action for violation of Rules and Regulations of The Hideout.

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Lakes-Marina-Snowmobile

Consolidated Rules and Regulations

Amenity Rules

Notice: The use of all amenities is at your own risk.

Snowmobile Regulations

- 1.All snowmobiles must be registered with the Registration Department each year prior to use and an annual decal affixed to the front of the snowmobile.
- 2.Failure to properly register a snowmobile with the Registration Office prior to operation on any designated common area within The Hideout is subject to a \$50.00 fine. All snowmobiles must comply with all Commonwealth of Pennsylvania regulations.
- 3.A Certificate of Insurance for the snowmobile having minimum coverage of \$100,000 liability and \$25,000 property damage must be provided to the Registration Department prior to receiving registration.

Lake/Marina Rules

- 1.All watercraft owners are required to register their watercraft and pay the appropriate fee(s) with the Hideout Recreation Department. Additionally, All Owners of watercraft (20 horsepower or more) must have a minimum of \$250,000 liability insurance coverage and \$50,000 personal coverage. Owners of watercraft nineteen (19) horsepower or less (not including electrically powered) must have at least \$100,000 in liability insurance. Electrically propelled watercraft do not require a certificate of insurance.
- 2.A certificate of insurance for the appropriate amount of liability coverage from the insurance company listing the P.O.A. as a co-insured party must be presented at the time of registration.
- 3.Personal watercraft and motors must be available for inspection accompanied by a current state registration.
4. The maximum size for any registered watercraft cannot exceed ninety (90) horsepower unless registered before June of 1983; personal watercraft, i.e., jet skis, wave runners, are subject to a maximum 85 horsepower

5. The maximum length of watercraft permitted on Hideout lakes is seventeen (17) feet unless registered before June of 1983.
6. All lake activities must comply with the Pennsylvania Fish and Boat Commission.
7. All watercraft must travel in a counter-clockwise direction.
8. Double water skiing (including towing of two skiers/two tubes) on Fridays, Saturday, Sundays and holidays is prohibited.
9. The minimum age of the operator of a watercraft is regulated by the PA Fish and Boat Commission. No person 11 years of age or younger may operate a watercraft propelled by a motor greater than 10 horsepower. No person 12 to 15 years of age may operate a watercraft propelled by a motor greater than 10 horsepower without obtaining a boating safety certificate, a copy of which must be on file at the Recreation Department.
10. All persons in a watercraft must be seated while in operation.
11. Launching and landing of water skiers from docks or shoreline is prohibited.
12. All watercraft must observe the one hundred (100) foot minimum swell speed regulations when operating near all regulating buoys.
13. Water Skiers directly ahead of or behind another boat are prohibited.
14. Each water skier (including tubers) must wear U.S. Coast Guard approved personal flotation devices.
15. When water skiing or tubing, there must be one observer facing (spotting) the skier at all times.
16. Water skiing and/or use of watercraft is prohibited before 8 a.m. and after sunset or when visibility becomes poor.
17. All boating activity must cease on any lake during electrical storms or conditions that may result in personal injury.
18. All watercraft must be equipped with U.S. Coast Guard approved wearable personal flotation devices for each person on board.

19. Placing of buoys in Roamingwood Lake is prohibited except when authorized by association management.

20. Inflatable rubber rafts, without attached motors, are to remain within one hundred (100) feet of the shoreline if they are approved to carry only two or less occupants. Rubber rafts approved for three (3) or more occupants may go beyond this limit and must be registered as a non-power boat with the Recreation Department.

21. Everyone sixteen (16) years of age or older fishing in The Hideout must have a current Pennsylvania fishing license. Fishing in The Hideout is subject to the fishing laws of Pennsylvania.

22. Docking facilities are reserved for all watercraft; these facilities are intended for temporary use only and are restricted to 30 minutes per watercraft.

23. All users of sailboats must maintain a proper lookout at all times.

24. Rowboats with or without motors are not to occupy Marina dock slips.

25. Motorized vehicles are not permitted on frozen lakes at any time.

26. Guests are not permitted to register any type of power watercraft for use on any Hideout lake.

27. Deerfield and Brooks lakes are reserved for fishing and non-power boating. Electrical trolling motors are permitted.

28. A fine of \$100 will be assessed for the following infractions:

Operating a watercraft on any lake which is in excess of established horsepower and length regulations;
Misrepresentation of documents required for registration of watercraft.

29. No tubing is permitted in marked water skiing course.

30. Marina space renters failing to remove their watercraft by designated date set shall be subject to a fine of \$20.00 per day plus costs to remove and all subsequent costs incurred. This violation may result in suspension of future dock use.

31. Washing watercraft in the launching areas, beaches and lakes is prohibited.

32. Watercraft may not be anchored within 100 feet of any roped swimming area or park areas.

33. Personal watercraft shall not overtake or pass another watercraft within the 100-foot swell rule.

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Tennis Rules and Regulations

Outdoor Tennis

1. Outdoor tennis reservations are available at the Recreation Office on the day of play or one (1) day in advance.
2. Each property owner is entitled to one (1) hour of reserved pay each day per property owned. Recreation management shall use discretion in regulating this restraint.
3. Courts may be reserved for play from 8 a.m. to 11 p.m. daily. Usage without lighted facilities is prohibited.
4. Fifteen (15) minute late arrival will result in forfeiture of court time.
5. Phone reservations for outdoor play will follow normal Recreation office hours. Confirmation slips are available at the Recreation Office.
6. Reservations will only be accepted from members.
7. Members reserving court time are limited to using only their own lot numbers plus the lot number of one of their opponents and/or partners.
8. Spectators must stay outside fenced areas.
9. Proper tennis attire is required. No street or black-soled shoes are permitted. Shirts are required at all times.
10. Tennis courts are not to be used for any purpose other than tennis.
11. Beverages in proper plastic containers (sealed) are allowed on the courts. All other forms of food and beverages are strictly prohibited including alcohol.
12. No pets permitted in the court area.

Indoor Tennis

1. All indoor tennis reservations are taken through the Recreation Office or Pro Shop.
2. Reservations for indoor courts must be made by members in good standing using their respective lot number(s). Guests of members may not reserve court time. Members may reserve courts for their guests. Current member rates plus an additional guest fee will be charged. All fees (court time, guest fees) must be paid prior to using the facility.
3. Reservations may be made one (1) day in advance by utilizing and A.P.C. (Advanced Payment Card) and/or by paying cash. Failure to use reserved time may result in the full hourly rate being charged.
4. Phone reservations are permitted for only those individuals possessing and active A.P.C. (Advanced Payment Card). Reservations will not be accepted against an A.P.C. with a zero or negative balance.
5. All individuals using the courts are required to have and display their badge identification.
6. Proper tennis attire is required. No street or black-soled shoes are permitted. Shirts are required at all times.
7. Beverages in proper plastic containers (sealed) are allowed on the courts. All other forms of food and beverages are strictly prohibited within the confines of the I.S.C., including alcohol.
8. No smoking is allowed on the courts at any time.
9. Any court, lesson or clinic reserved and not cancelled within one hour of scheduled court time and not resold will be charged in full to the person or persons who made the reservation.

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Ski-Campgrounds

Consolidated Rules and Regulations

Ski Area Rules

1. Lift attendants, ski patrol and area staff are to have strict authority over the area.
2. Skiers approaching each other on opposite traverses shall pass to the right.
3. Skiers may not stop in a location where they will obstruct a trail or are not visible from above.

4. Skiers may not impede the normal passage of other skiers during loading or unloading of a lift.
5. Skiing is permitted only on designated trails during operating hours.
6. Swinging on chair lifts is prohibited.
7. Cutting into lift lines or pushing ahead is prohibited and may result in the loss of skiing privileges.
8. Non-compliance of any of the above rules may result in the loss of lift privileges and/or disciplinary action.

Hideout Campground Rules

Purpose: The Hideout Campgrounds is a facility offered to members in good standing and their guests. No year-round occupancy is permitted. Sanitary facilities are available from May 1 through October 31; electric is available May 1 through November 30 and thereafter on advance notice to the Campgrounds Manager for a maximum period of four (4) consecutive days. Any deviation must be approved in advance by the Campgrounds Manager.

Rules and Regulations

- 1a. The Hideout Campground and its camping facilities are available only to property owners in good standing and their guests.
- 1b. Only one site per lot will be assigned for semi-improved area. Co-owners may secure one (1) additional site in tent or vacation pad area on short-term available basis. Short term shall be defined as a two (2) week stay maximum.
3. Only camping vehicles and tents defined as follows are permitted in the Hideout Campgrounds:
 - a. Towed type travel trailer 40 ft. maximum
 - b. Fifth wheel trailers: 40 ft. maximum
 - c. Mini-motor homes mounted on a van chassis
 - d. Motor homes built on a truck chassis – 34 ft. maximum
 - e. Fold-out, pop-up, hard top or slide-out campers
 - f. Camper vans
 - g. Pick-up truck with cap or camper body
 - h. Passenger car-top camper
 - i. Tents
4. Mobile homes, office or construction trailers are not permitted at the Hideout Campgrounds.
5. Before occupying a campsite, the camper will be required to sign a camping agreement approved by the Board of Directors.
6. Camping pads and sites are available on a reservation basis only.
7. Reservations must be in the name of the property owner actually using the site.
8. Pads are reserved for camping vehicles only. One passenger vehicle is permitted to accompany R.V. on

pad. No parking is permitted on blacktop roadway.

9. Campers using tents are to use areas reserved for tents. Tents do not have use of electrical outlets.

10. Cars or other vehicles are not to be washed at the Hideout Campgrounds.

11. An authorized registration decal must be affixed to the left front of the R.V. for immediate identification.

12. Authorized guests using the camping facilities are governed by the same regulation that applies to property owners. In addition, all guests' tent sites and vehicles must be registered with the Registration Office. Guests are permitted to bring recreational vehicles into the Hideout Campgrounds. All guests' tents must be registered in the property owner's name.

13. Quiet time is observed between 10 p.m. and 8 a.m. Loud, boisterous noise (including audio equipment) anytime is prohibited.

14. Open fires are prohibited. Campfires are to be made in fire pits provided for that purpose. Propane stoves and charcoal grills are not to be left unattended. All fires must be extinguished before retiring.

15. Trash and garbage must be deposited at the dumpsters near the Maintenance Building. All recycling rules shall be obeyed.

16. Vehicle or portable holding tanks are to be emptied and flushed only at Dump Station next to the Convenience Building.

17. The speed limit for all vehicles in the Hideout Campgrounds is 10 M.P.H. Portable fender mounted mirrors are to be removed one trailer is unhitched.

18. The pad access circle road is one way counter-clockwise for all vehicles.

19. Pets are not permitted in the Convenience Building.

20. Loitering or playing in the Convenience Building is prohibited.

21. The Convenience Building is off limits to children under eight (8) unless accompanied by an adult.

22. Extension cords are not to be connected to the Convenience Building.

23. Renter's or non-property owner's camping equipment must be registered in the property owner's name and is for use only the property owner and their guest sharing one campsite.

24. All campsites will be inspected by a campground staff member as part of the checking-out procedure to insure that the site has been properly cleaned.

25. Children under 18 years of age will not be permitted to stay overnight at the Hideout Campgrounds without adult supervision.

26. Trees may not be cut or endangered.

27. Emergency – emergency – emergency – three blasts of a car horn signifies an emergency and a call for help.

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Golf Rules

1. All golfers must present proper identification when using the facility.
2. All golfers must register and pay green fees in the Pro Shop before starting to play.
3. Each golfer must have his/her own golf bag and the necessary equipment.
4. Spectators are not permitted on the golf course.
5. Bicycles are not permitted on the golf course.
6. Golfers attire shall consist of the following:
 - a. Shirts with sleeves or colored T-shirts
 - b. No tank tops, halters, undershirts or see through shirts
 - c. No sandals or street shoes.
7. All rules of etiquette should be observed.
 - a. Slow players let faster players through
 - b. Take no longer than 3 minutes to look for lost golf balls
 - c. Before putting on the par threes, stand aside and allow the following group to hit to the green unless players on the next hole are still on the tee.
 - d. Replace all divots on the fairways and repair ball marks on the greens.
8. Keep power carts 30 feet from greens, tees and wet area.
9. U.S.G.A. rules apply except where local rules supersede.
10. League play must be approved by the Golf Director and/or Community Manager.
11. The Hideout Club Championship matches, when being played, have priority over any regular play or league play and should be permitted to play unimpeded.

12. Golf carts may be rented by those persons sixteen years of age or older.

13. Only two persons and two golf bags are permitted in a golf cart.

14. Children under the age of 13 must have written approval by the Golf Director or Golf Professional before using the golf course.

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Pools and Beaches Rules

Aquatic staff will enforce all rules and regulations pertaining to member conduct at all pool and beach area.

General

1. Pools and designated beach swim areas are available to members, renters and their guests for swimming only when a lifeguard is on duty.
2. Every person must present proper identification (i.e., membership badge) before using any facility.
3. Coast Guard approved flotation devices are permitted in the pools and designated beach area. Arm floaties for non-swimmers may be used providing each non-swimmer is accompanied by an adult swimmer in the water. All other swimming aids/devices are not allowed (except kiddie pool).
4. All non-swimmers and children under eight (8) years of age must be accompanied by an adult swimmer at all times while in pool water and at the beach waterfront(s).
5. All accidents must be reported to the Aquatic Staff and to Hideout Security immediately.
6. The Hideout is not responsible for any valuables left in the pool, beach or bathhouse (dressing) area.
7. Snorkels and masks are permitted but must first be approved by the Aquatic Director.

Pool Rules

1. No food, beverages and/or smoking are permitted within the confines of the pool gates with the exception of water in sealed plastic containers.
2. Diving is not allowed in water less and five (5) feet.
3. Back dives and/or flips are not permitted.
4. Running, shoving, pushing and horseplay are prohibited.

5. Adult swims are for people over sixteen (16) years of age. Times of adult swims will be determined by the lifeguards.
6. No congregating around ladder areas and lifeguard chairs.
7. The Kiddie Pool is intended for non-swimmers and their accompanying adults only.

Beach Rules

1. Lifeguard must be on duty in order to swim at designated beach areas.
2. No glass containers of any kind are permitted in the beach area.
3. No diving from floating dock; only jumps are permitted.
4. All rafts not equipped to be safely occupied by three (3) or more occupants must stay within one hundred (100) feet of shoreline. Rafts are not permitted in the designated swim areas.

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Environmental Rules

1. No improvement shall be made on any lot without prior approval of the Environmental Control Committee. This shall include but not be limited to houses, garages, additions, porches, decks, sheds, docks, landscaping, signs, driveways, parking areas (paved or stone) and culvert piping.
2. Every improvement, once begun, shall be completed within six months.
3. All improvements must conform to the Hideout Building Code and the Declaration of Protective Covenants of the Hideout.
4. All contractors will be limited to any work relative to construction or repairs, Mondays through Fridays, between the hours of 7 a.m. to 5 p.m. and Saturdays 9 a.m. to 5 p.m., except in an emergency and with the permission of the Environmental Control Committee. Nor work without special permission of the Environmental Control Committee on Sundays or Holidays.
5. Each lot, whether occupied or unoccupied, and all improvements shall at all times be maintained in good and clean condition; management shall take necessary corrective action and bill property owner if they fail to comply with this regulation.
6. No sign shall be erected on any residential lot without Environmental Control Committee approval.
7. No tree over three inches in diameter may be cut down without prior written consent of the Environmental Control Committee.
8. No pier, dock or other structure shall be built without prior written permission of the Environmental Control Committee, which permission shall be a revocable license. Failure of contractor to observe this rule may result in revocation of their privilege to work within The Hideout.

9. Each owner shall keep drainage ditches and swales located on his/her lot free and unobstructed and in good repair.

10. All color schemes on any new improvement will require review and approval by the Environmental Control Committee. A natural color scheme will set the standard for color review.

11. There shall be no improvements or landscaping made on residential lots within road right-of-ways without prior written approval of the Environmental Control Committee.

All property owners are reminded that they are bound by the Declaration of Protective Covenants of The Hideout, The By-Laws, The Rules and Regulations and The Building Code.

All Contractors are reminded that they are also bound by The Declaration of Protective Covenants of The Hideout, the By-Law, the Rules and Regulations and the Building Code, and violation of said documents may result in revocation of their working privileges within the Community.

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