

WELCOME NEW OWNER TO HIDDEN VALLEY VILLAGE CONDOMINIUM COMPLEX!

It is important that all new homeowners understand the main guiding principles that have been set by the Hidden Valley Village Condominium Homeowner's Association. As a new owner, it is your obligation to familiarize yourself with Association Bylaws, Declaration of Covenants, Conditions and Restrictions (CC&R's), HVVOA Rules, Regulations & Policies which each buyer should receive as part of the disclosures packet provided through escrow. The key to enjoying ownership here is about respecting your neighbors, having a well-maintained property and staying in your unit often to enjoy all that Mammoth Lakes has to offer.

Additionally, Rules, Regulations & Policies have been put in place for the security and maintenance of your condominium unit, the common areas as well as those of your neighbors. Upon the close of escrow, you should have been provided a copy of the above-mentioned documents. Again, we encourage you to read through these documents as it will help you understand how Hidden Valley Condos Homeowners Association works.

Please Contact the Hidden Valley Village (HVV) Office as soon as escrow closes. On-site management will be able to answer questions, provide you with important information and help guide you through the process of learning the HOA's Rules, Regulations, Policies & Procedures. Common areas of concern are:

- It is required to notify the HVV onsite Management Office via email manager@hiddenvalleymammoth.com with arrival & departure information, whether the occupant(s) will be the owner(s), relatives, guest(s) or renters. This is extremely important for the security of your condo and safety of the complex. If you have guest or renter staying in your unit, you need to provide the name of the primary person and phone number in case of an emergency
- Parking – 2/Vehicles – each unit is allowed 2/parking spaces. The HVV Office will provide you with your new homeowner parking stickers.
- Quiet Enjoyment – HVV adopted the same rules as The Town of Mammoth Lakes – Quiet Time 10pm – 7am.
- Pets – Currently only homeowners are permitted pets on property. Pet owners are responsible for pick-up and proper disposal of their pet's leavings! All dogs in the common area need to be on a leash at all times
- Common Area Rules – Pool, Spa & Sauna hours of operations are from 2pm to 10pm.
- Unit Modifications – Any Unit Remodeling (other than painting or wall coverings) will need you to submit a Work Request Form to Management for review by the Architectural Committee. Our Architectural Committee wants to quickly approve your plans so that they meet our Policies and your neighbor's expectations. We have [Guidelines for Flooring Replacement](#), [Unit Door Hardware/Lock/Screen Door Replacement](#) and [Hours of construction](#). No Owner can do modifications to the Common Area without Board Approval.

The best rule of thumb is to discuss with Management before commencing any unit modifications. All Rules, Regulations, Policies & Procedures – CC&R's – Bylaws along with all important information can be found on the Hidden Valley Village Website: hiddenvalleymammoth.com. Also, once on the website you will be able to access HOA Meeting Information, property map, names of the HVVOA Board of Directors, and important forms made easy to complete online. Loads of useful information is packed into a website updated and kept current by the HOA Board of Directors.

Onsite Management is here to maintain the HVV complex and to ensure that guidelines set forth by the HOA and Board of Directors are observed by all owners.

Again, welcome to this wonderful Community, we respectfully ask ALL RESIDENTS to please respect the Rules and Regulations that have been put in place for our common and shared enjoyment, protection, and safety when here or absent at Hidden Valley.

Thank you,
Hidden Valley Village Condominium Management

HIDDEN VALLEY VILLAGE CONDOMINIUMS –
153 LAKE MARY ROAD, PO BOX 9151 MAMMOTH LKS, CA 93546
OFFICE HOURS: 9AM-5PM DAILY
760 934-7303 OFFICE PHONE
760 914-1776 HVV CELL PHONE
EMAIL ADDRESS: manager@hiddenvalleymammoth.com