



WELCOME NEW OWNER TO THE 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 HVVOA Rules, Regulations & Policies which each buyer should receive as part of the information packet provided through escrow. The key to enjoying ownership here is about respecting your fellow homeowners.

Additionally, Rules, Regulations & Policies have been put in place for the security of your condominium as well as those of your neighbors.

Upon the close of escrow, you should have been provided a copy of the CC&Rs (Covenants, Conditions & Restrictions and Bylaws). We encourage you to read through these documents as it will help you understand how Hidden Valley Condos Homeowners Association works. All HOA documents are also available on the HVV website (<http://hiddenvalleymammoth.com>).

Provided here are some (but not all) of the HVV HOA guidelines you are required to follow for the mutual benefit of all owners and guests.

-Contact the 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 man...@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.
- 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!
- Common Area Rules – Pool, Spa & Sauna hours of operations and safety rules.
- Unit Modifications – to include Unit Remodeling, Work Request Policy, Owner Responsibilities, Management Duties, Board Duties. **Rules for Flooring Replacement Guidelines**, Town of Mammoth Lakes Code Compliance, Unit Door Hardware/Lock/Screen Door Replacement. **Hours of construction**.



The best rule of thumb is to discuss with management before commencing 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 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.

In closing 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

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OFFICE HOURS: 9AM-5PM DAILY

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