

HIDDEN LAKE ASSOCIATION – ROAD USAGE POLICY

PURPOSE:

This policy was developed to ensure and protect the health, safety, and wellbeing of all HLA members and visitors on HLA land and protect the roads owned and maintained by Hidden Lake Association. Enforcement of this policy may include fines, daily civil penalties allowed by law, injunctive relief, or any other enforcement action allowed by law.

DEFINITIONS

For purposes of this policy, the following definitions apply:

1. **HLA Roads** include all roads owned by and within Hidden Lake Association (Old Colony Way, Kings Highway (from the non-paved section beginning at pavement near the mailboxes and ending at Rice Brook Drive), Kennedy Brook Drive, Scenic Drive, Lake View Drive, Red Coat Lane, Tigola Trail, Beaver Lake Drive, Beaver Brook Drive, Fox Hill Road, Nichols Drive, North Circle, Wood Lot Lane, North Hidden Lake Road, South Hidden Lake Road, Rice Brook Drive, Holly Way, and Colonial Way) and associated road equipment (signage, culverts, etc.).
2. **Speed Limit** is the maximum speed allowed by any vehicle.
3. **Improper Usage** is defined as any usage of HLA Roads that is either not allowed, not what the road was designed for, something that requires permission that wasn't granted, or would be considered generally unreasonable including but not limited to – not following the traffic laws, trespassing, using excessively heavy vehicles on HLA roads, doing donuts or other actions that damage the road.
4. **Negligent Usage** is defined as using the road in a negligent way or not using the proper care when using the road. This includes but is not limited to following HLA postings about weight limits, damaging the road, or using the road at a time or in a way that is likely to lead to damage.
5. **Excess Usage** is defined as using the road more frequently or more heavily than traditional residential usage (traveling to and from your home using non-commercial vehicles). This includes but is not limited to commercial vehicle usage, moving heavy equipment, heavy deliveries of items or equipment for construction, etc.
6. **Written Consent** is a dated letter on HLA letterhead, signed by a majority of the HLA Board or by the President on behalf of the HLA Board, sent via USPS or as an attachment to an email, confirming the affirmative vote of the sitting HLA Board, and outlining any conditions and deadlines pertaining to approval. A copy of the Approval must be signed and dated by the person requesting it, agreeing to all the terms and conditions it outlines, and mailed or emailed back to the HLA Board before that permission is utilized.

POLICY TERMS AND CONDITIONS

1. The **Speed Limit** on **HLA Roads** is 25mph.
2. All **HLA Roads** are subject to all of the road and traffic restrictions and laws as defined by the state of NH and town of Stoddard. Traffic violations should be reported to the Town of Stoddard Police Department or the local NH Sherriff's Office.
3. Overnight Parking is not allowed on **HLA Roads** without prior permission from the HLA Board of Directors.
4. To protect **HLA Roads** during their most fragile times, the HLA Board of Directors may enact temporary road usage limitations – for example posting weight limits and usage limitations on the road during mud season.
5. **Improper Usage** is not allowed and may be subject to fines up to and including the cost of repairing damaged portions of **HLA Roads**.
6. **Negligent Usage** is not allowed and may be subject to fines up to and including the cost of repairing damaged portions of **HLA Roads**.
7. At the discretion of the HLA Board, prior **Written Consent** may be given to those requesting in writing to utilize **HLA Roads** for **Excess Usage**. **Excess Usage** may be subject to time limitations and other requirements including but not limited to fees, permits, COI, and/or an insurance bond.
 - a. Owners asking for **Written Consent** must do so in writing, via USPS to HLA (PO Box 224, Stoddard, NH 03464) or via email to President@HiddenLakeAssociation.com. The request must be specific and indicate exactly what the owner needs permission for including the weight of the vehicle, beginning and end dates of usage, reason for usage, and frequency of usage.

- b. Periodic and timely written updates to the HLA board regarding **Excess Usage** are required if it is approved for more than thirty days. If an extension is required, the HLA Board must be given written requests, prior to the deadline, for extensions of time, giving full reasons for the delays, and providing new end dates. Written consent from the HLA Board for an extension of time is required. Extensions will be granted at the HLA Board's discretion.
 - c. **Written Consent** will only be provided for a maximum of one year before it needs to be renewed.
 - d. Owners requesting **Written Consent** will be required to sign and date a disclaimer agreeing to the terms and conditions outlined above and stating: "I have read and agree to the terms and conditions set forth in this policy and in our agreement. I understand that I will be subject to damages, attorneys' fees and other costs incurred by Hidden Lake Association if HLA must enforce this policy OR if I cause damage to HLA Roads."
8. **Excess Usage** will not be approved and any standing permission for Excess Usage will be immediately suspended while the Town of Stoddard and **HLA Roads** have posted weight limits during "Mud Season".

The **HLA Road Usage Policy** was reviewed and updated by the HLA Bylaws and Policy Committee during meetings from Fall 2022 through Winter 2023 and adopted by the HLA Board at the June 2023 Board of Directors Meeting on June 13th, 2023.