

HIDDEN LAKE ASSOCIATION – TEMPORARY SEASONAL HOME POLICY

Policy on Restrictive Covenant (2) USES: “No trailer, modular or mobile homes shall be allowed thereon without the written consent of STODDARD.”

PURPOSE:

This policy was developed to (a) ensure and protect the health and safety of all HLA members and visitors on HLA land, (b) facilitate road construction and road maintenance for plowing and grading and ensure the safety of those people maintaining and using HLA roads, (c) to protect property values of HLA owners, and (d) ensure consistency and fairness in the management of permissions related to trailers, modular, and mobile homes. The HLA Board or its designee may take enforcement action against any violation of this policy. 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 (Hidden Lake Association)** is also known as STODDARD in the Restrictive Covenants.
2. **Trailer** is an unpowered vehicle pulled behind a truck or car; it cannot move under its own power.
3. **Modular** is a prefabricated home (also known as factory-built, panelized, or pre-fab); is designed for year-round living; is transported to a lot where it will be erected; must have a NH state approved septic; must conform to the building codes for the location where it is erected.
4. **Mobile** is a drive-able RV or other vacation vehicle (also known as a motor home or camper), able to move under its own power from place to place; is primarily intended for leisure activities such as vacations and camping; is usually found in RV parks and campgrounds; and is not to be used as a residence either seasonally or year-round.
5. **Mobile home** is a movable or portable dwelling built on a chassis, connected to utilities, designed without a permanent foundation, and intended for year-round or seasonal living. It is a detached residential dwelling unit designed for transportation after fabrication on streets or highways on its own wheels or a flatbed or other trailer and arriving at the site where it is to be occupied as a dwelling complete and ready for occupancy except for minor and incidental unpacking and assembly operations, location on jacks or other temporary or permanent foundations, connections to utilities, and the like. Mobile homes are not permitted and will not be given consent.
6. **Temporary Seasonal Homes** are temporary or mobile structures – examples include RVs, trailers, mobile homes, etc. – used as a temporary home. Also referred to as **Trailers, Mobiles, or Mobile Homes**.
7. **Developed Lot** is one that has a house, either seasonal or year-round, erected on it.
8. **Undeveloped Lot** is one that has no residential building (either seasonal or year-round) erected on it.
9. **Sewage System** is a system or process used for carrying away water and sewage. It is known as a septic system. A portable sewage system, bathroom, or portable toilet can also herein be referred to as a **Temporary Sewage System**.
10. **Intent to Build** on a deeded lot means owner is planning on building a permanent seasonal or year-round residence on lot and will begin (1) **Clearing the Lot**; (2) **Septic Design, Approval, and Installation**; and (3) **Building the Residence**.
11. **Clearing the Lot** means excavation or removal of trees and stumps to prepare the lot for building.
12. **Septic Design, Approval, and Installation** is the process of obtaining plans and state approval for the installation of a septic system and the subsequent of the septic system.
13. **Building the Residence** is the process of the physical building of the residence including obtaining a building permit, pouring a foundation, framing/building, and finishing the residence.
14. **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 the **Temporary Seasonal Home** is moved onto the property.

POLICY TERMS AND CONDITIONS

1. **Trailers and Mobiles** as well as boats and boat trailers, may be parked, without **Written Consent**, on **Developed Lots** only.
2. At the discretion of the HLA Board, prior **Written Consent** will be given to those requesting in writing to place a **Modular** on a HLA-deeded lot when the **Modular** is being placed on a permanent foundation, has a state approved septic system and well, has a valid building permit, and meets all applicable building codes of the Town of Stoddard and State of NH.
3. At the discretion of the HLA Board, prior **Written Consent** may be given to those requesting in writing to place a **Temporary Seasonal Home** on an **Undeveloped Lot** under the following conditions:
 - a. Owners or prospective 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 indicate **Intent to Build** and must include full information about the lot location and specific “on or about” dates for (1) commencement of **Clearing the Lot**; (2) Submission of the septic design to the State of NH; (3) obtaining the building permit; (4) **Building the Residence**; and (5) Completion of the project.
 - b. Every effort must be made to position the **Temporary Seasonal Home** on the lot so that it is not visible from the road or from nearby neighbors.
 - c. A **Temporary Sewage System** (also known as a portable toilet, portable bathroom, port-a-potty, etc.) may be on the lot only while **Building the Residence**. Every effort should be made to place the portable toilet/bathroom in an inconspicuous place as far from the road and neighbors as possible.
 - d. Periodic and timely written updates to the HLA board regarding progress are required. If delays in meeting the stated “on or about” dates are anticipated, 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 “on or about” dates. Written consent from the HLA Board for an extension of time is required. Extensions will be granted at the HLA Board’s discretion.
 - e. **Written Consent** will only be provided for one year calendar year and the **Temporary Seasonal Home** may be placed on the lot only from May 1st through November 1st that year. The **Temporary Seasonal Home** must be removed from the property by EOD on November 1st. On lots without a state-approved septic system installed, the **Temporary Seasonal Home** must be taken off the lot to remove septic waste at regular intervals (e.g., weekly).
 - f. **Written Consent** may be requested and granted at the discretion of the HLA Board given the following timelines:
 - i. **Clearing The Lot** may only receive permission for a Temporary Seasonal Home for a maximum of one year.
 - ii. **Septic Design and Approval** may receive permission for a Temporary Seasonal Home for a maximum of one year.
 - iii. **Building the Residence** may only receive permission for a Temporary Seasonal Home for a maximum of two years and requires a Building Permit.Extension outside or beyond the above timeline may be granted by the HLA Board only for truly extenuating circumstances that prevent the completion of the project within the defined timeline.
4. Owners or prospective 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. I understand that I will be subject to attorneys’ fees and other costs incurred by Hidden Lake Association if HLA must enforce this policy.”

The **HLA Temporary Seasonal Home 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 February 2023 Board of Directors Meeting on February 21st, 2023.