FAQ's for prospective Homeowners & Realtors

|  |  |
| --- | --- |
| |  | | --- | | ***What is a townhome?***  Typically, a townhome is a home that is attached to adjacent homes in which the owners also own the land beneath their units.  At Hidden Valley, this includes an individual fenced-in patio area and collective ownership of the common grounds and the clubhouse.    ***How is a townhome different from a condominium?***  Condominium owners own only the airspace within their units, which is everything from their walls inward.  They also collectively own common areas within the building and the land surrounding the building.    ***How do I know if townhome living is right for me?***    You are a single individual or a couple looking for a small home rather than a large property.    You are a young, first-time homeowner just starting out or an older person looking to downsize from a traditional family home.    You are comfortable living in close proximity to your neighbors.    You are interested in being a part of a small community of people living in the same development.    You and your household are willing to be respectful of and comply with the rules and regulations established by the Association’s Board of Directors, which is comprised of residents.  This includes paying your monthly maintenance fees on time.    You would like to have amenities such as a pool, grassy areas, clubhouse and fitness center, but aren’t interested in maintaining such amenities yourself.    ***What are the Governing Documents?***  There are three separate documents each Hidden Valley homeowner should have, read and understand:  The *Declaration of Covenants*, the *By-Laws* and the *Homeowners Handbook*.  These documents guide the decisions made by the board on behalf of the residents.    ***Are there any age restrictions for Hidden Valley homeowners?***  No. Hidden Valley is an inclusive community that welcomes families of all ages.    ***Can I rent my townhome?***  No unit or any portion therein may be rented or leased.  See the *Homeowners Handbook*, pg. 11, for more information.    ***What are the rules about parking?***  Every Hidden Valley unit has a one or two-car garage.  Some units with one-car garages have an additional numbered space for their use.  Each unit has a minimum of two dedicated parking spaces.  There are open parking areas around the neighborhood which can be used for additional resident and visitor parking.  There are some spaces that are labeled for visitors only.  Parking is not allowed on grassy areas or on roads, except for a very limited time.  See the *Homeowners Handbook*, pg. 10-11, for more information.    ***Are pets allowed?***  Yes. Hidden Valley is a pet-friendly community with no size or breed restrictions. The rules regarding the number of pets is governed by the Town of Gates code, which limits the number of pets to four per household, no more than two dogs and two cats. When walking a pet, you are required to clean up after it. Baggie stations are available around the neighborhood. See the Homeowners Handbook, pg. 11, for more information.    ***Who is responsible for my patio fence?***  General maintenance of the exterior of the fences is the Association's responsibility, with certain exceptions.  Maintenance of the interior surfaces and party fences is the responsibility of the homeowner(s). See the Homeowners Handbook, pgs. 8-9, for more information.    ***What changes can I make to my townhome?*** Any external alterations, additions or modifications to a unit must be submitted in writing to the Architectural Committee for review prior to the work being started. A Variance Request Form is available on the website and in the clubhouse. See the Declaration of Covenants, pgs. 18-19 for more information and the Homeowners Handbook, pgs. 17-18 for a copy of that form.    ***What services/amenities are covered by the monthly maintenance fees?*** The monthly fees cover common area property taxes, common area and unit exterior insurance, common area lighting, water service, snow removal, lawn care, refuse collection, exterior maintenance (with some exceptions), pool and clubhouse maintenance, clubhouse membership for homeowners. See the Homeowners Handbook, pg. 14, for more information. | |