

Hidden Valley Ranches – Key Restrictive Covenants Summary

This is a plain-language summary of the recorded restrictive covenants, not a substitute for the recorded document.

- Applies to the six (6) lots within Hidden Valley Ranches.
- Commercial use is prohibited except for a home-based professional office operated by a resident. Non-resident employees are not permitted.
- Commercial livestock operations are prohibited. Domestic pets and small residential chicken coops are allowed if maintained in a sanitary condition and located away from neighboring properties.
- Mobile homes, manufactured homes, and house trailers are prohibited.
- Shipping container structures are not permitted.
- Maximum of three (3) habitable structures are allowed per lot.
- Short-term rentals are permitted
- Residential improvements should use natural colors/earth tones and compatible architectural styles.
- Acceptable exterior materials include natural/faux stone, cedar, Hardie-type siding, stucco, and sheet-metal siding.
- Barndominiums are expressly allowed.
- Tiny homes are allowed.
- Property owners must keep their property clean and well maintained.
- Owners may assess themselves equally for maintenance/improvements to Hidden Valley Ranch Road.
- No noxious, offensive, illegal, noisy, or otherwise nuisance-causing activities are allowed.
- The lots may not be subdivided.
- No portion of a lot may be leased or sold for a cell tower.