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## HIDDENBROOKE PROPERTY OWNERS ASSOCIATION, INC.

### IMPORTANT INFORMATION FOR

Buyers, Sellers, Real Estate Agents, and Owners <https://www.HiddenbrookeOnline.org>

**The Hiddenbrooke Property Owners Association, Inc. (HPOA)**, Vallejo, California was formed as a result of a vote of all the property owners on November 10, 2005, and subsequently incorporated under the laws of the State of California on December 16, 2005. This vote approved the First Amended and Restated Master Declaration of Covenants, Conventions & Restrictions, Articles of Incorporations, and Bylaws. The First Amended CC&Rs were recorded July 20, 2006, and were updated in September 2019 along with the Bylaws and Articles. When fully built out, Hiddenbrooke will have 1,221 homes.

HPOA is a non-profit mutual benefit corporation and operates under California Corporation Law. HPOA does own or maintain any common area property and is not subject to the State's Davis Stirling Act. The Association is governed by a five (5)-member-elected Board and has an architectural review committee (see below). All homeowners pay a mandatory annual assessment per Article 10. **The annual 2026-2027 assessment is \$102.62 and is due and payable each July 1<sup>st</sup>. The Escrow Transfer Fee is \$415.**

#### **Financial Management:**

RealManage  
Phone: 1(866) 4RealService 1 (866) 473-2573  
HIDDENBR@circamail.com

#### **Annual Assessments to be mailed to:**

Hiddenbrooke Property Owners Association, Inc.  
c/o RealManage  
P.O. Box 45467  
San Francisco, CA 94145-0467

#### **Other Mail for HPOA**

##### **(CC&R Questions/HARC Mail)**

Hiddenbrooke Property Owners Association,  
Inc.  
850 Hiddenbrooke Parkway  
Vallejo, CA 94591

**HPOA Board:** hpoaboard@protonmail.com

**HARC:** hharc@protonmail.com

**First Amended and Restated Master Declaration of Covenants Conditions and Restrictions of Hiddenbrooke (CC&Rs):** All residents who purchase property in Hiddenbrooke are required as a condition of purchase to sign the **Declaration** which contracts them to abide by the **CC&Rs**. For your convenience, a copy of this document and many others can be downloaded from <http://www.HiddenbrookeOnline.org>. For a recorded copy, contact your Title Company. You and/or your attorney should review the Declaration in detail.

**Other Homeowner Associations in Hiddenbrooke:** Some homes sold in Hiddenbrooke are also part of a second homeowner association, or sub-association (HPOA is the Master Association). These associations have their CC&Rs which must be followed and are enforced separately from the HPOA (Master Association) CC&Rs. There are four such sub-associations --see the last page of this document for a table listing these HOA 's in Hiddenbrooke.

**Hiddenbrooke Architectural Review Committee (HARC):** The Master Declaration provides that the HPOA Board of Directors shall appoint five (5) Property Owners to HARC with staggered two-year terms. HARC must approve any change or alteration to a home. These improvements include, but are not limited to, front and back yard landscaping, concrete additions to driveways, remodels, pools and spas, wood/concrete patios, arbors, accessory

structures (and ADUs), built-in barbeques, setbacks, paint and design approval of Custom Homes. **Drop HARC applications in the HPOA black box across from the Welcome Center.**

**Hiddenbrooke Design Guidelines:** The Design Guidelines and HARC application forms can be downloaded from the Hiddenbrooke website. Buyers should obtain and review the complete Design Guidelines either from the seller or the Hiddenbrooke website during the disclosure phase of a purchase contract. HARC has established application review fees of \$150 (Custom Homes) and \$50 (Landscape/Building Modifications). Final architectural approval for custom homes and additions \$200 per meeting as determined by HARC.

**HARC Approvals:** Each Property Owner is required to submit a formal application 10 days prior to a meeting, including drawings, to HARC for approval of proposed improvements and Custom Home plans. Upon approval of the design, HARC will issue a letter of approval. Projects conducted without HARC approval are subject to enforcement procedures in the CC&Rs, including monetary fines. HARC's approval letter is required to obtain building permits from the City of Vallejo. Additionally, no zoning variances for setbacks will be granted by the City that violates the subdivision map recorded for each neighborhood within Hiddenbrooke. Each neighborhood may have different setback requirements for front, rear, and side yards; these setback requirements may differ from the Design Guidelines. It is the Property Owner's responsibility to know their particular setback requirements and discuss these with HARC. Applicants must be in good standing with the HPOA in order to be granted approval.

**Buyers Warning Alert:** Buyers should request and receive from the current owners' copies of all HARC approval letters for proof of HARC compliance.

**For Sale Signs:** Real Estate For Sale Signs are not permitted on Hiddenbrooke Maintenance District property which includes both sides and the middle of the Hiddenbrooke Parkway from the entrance to the Clubhouse, the Bennington Park, Reflections Park, and Lansdowne and Waterfall/Rush Creek Place green belts. Signs are never permitted in front of the Waterfall. Illegal signs may be removed or laid on the ground. If time permits, the real estate office or the homeowner will be called. This rule is also enforced by the City of Vallejo. Not more than one "For Sale" or "For Rent" sign per Lot of reasonable dimensions is allowed pursuant to the CC&Rs.

**Taxes and Assessments:** Homes in Hiddenbrooke are subject to the following special assessments which are billed on your real estate tax bill:

- Vallejo CFD No. 2 (Mello Roos) - based upon the square footage of your home (\$423.53 per 1,000 sq. ft. for single-family homes for 2005-2006 with an escalator adjustment of 3% per year). Not paid by the Orchards because of a lump sum payment by the master developer.
- Hiddenbrooke Maintenance District - the annual assessment is set each year based upon the latest Engineer's Report which can be viewed on <http://www.HiddenbrookeOnline.org>, under Property Owners/HMD. **The current FYE 6/30/26 assessment is \$611.04 per unit/lot.**
- Hiddenbrooke Improvement District Bond #1998-A - Assessment amount varies depending on the Builder buy down or if an owner paid the bond off. This is not paid by the Orchards because the park and school land was donated in lieu of payments towards this bond. Each year in February, the City of Vallejo receives a report prepared by outside consultants that explain the fund's activity. The full Improvement Levy The report can be downloaded from our website.

**Hiddenbrooke Maintenance District (HMD)** is one of 27 landscape maintenance districts in the City of Vallejo. Each year the City prepares an Engineer's Report which establishes the annual tax assessment for Hiddenbrooke's District and is approved by the City Council after a public hearing and as part of the annual Budget. The full Engineer's Report can be downloaded from our website and contains the CPI formula for annual increases.

Landscape maintenance of the HMD areas around Hiddenbrooke is performed by a contractor retained by the City. This work includes the annual clearing of fire breaks, maintenance of the Hiddenbrooke Parkway and the parks at Bennington and the Bennington Tot Lot, and the green belts on Lansdowne and Waterfall/Rush Creek Place and

other areas. The HMD contractor picks up any trash on Hiddenbrooke Parkway and empties the HMD trash cans. The contractor is also responsible for testing and repairing the irrigation system, trimming the street trees on the Parkway, and replacing dead plants.

**HMD Advisory Committee (HMDAC)** advises the City on various maintenance issues, reviews and comments on the Engineers Report and the City contract with the landscape maintenance firm, conducts inspection drives, and generally tries to ensure the landscaping is maintained to a standard that the community desires. The Committee consists of community volunteers and reports to the HPOA Board. For questions about the HMD Advisory Committee, please email Byrne Conley at [abcjr@gibbons-conley.com](mailto:abcjr@gibbons-conley.com).

**Welcome Center (WC)**, 850 Hiddenbrooke Parkway. The WC is staffed with unarmed security guards 24 hours a day. HPOA currently contracts with Allied Universal Security Services to provide licensed security guards who also conduct periodic vehicle patrols throughout the community. The Welcome Center has video cameras that record the vehicles entering and leaving the community and reads license plates. The guard's main duty is to observe and report and their presence and visibility are a crime deterrent; however, no assurance is given that this provides any additional security to the people living here. All Welcome Center guards are trained in CPR, but in a medical emergency, 911 should always be called first. The cost for the security guard service and maintaining the Welcome Center is paid from the Hiddenbrooke Maintenance District funds and costs approximately \$190 per year per residential lot.

**Fire Station/Emergency Medical Care:** Hiddenbrooke has been served by the Ascot Fire Station #27 at Ascot Dr. and Columbus Parkway, but this is subject to change based upon funding decisions made by the Vallejo City Council. Medic Ambulance stations its transfer vehicle at Hiddenbrooke in an area along Hiddenbrooke Parkway west of the Welcome Center. During the day this unit is moving around transferring patients.

**Hiddenbrooke Elementary School:** Property has been set aside for an elementary school in the back of the development behind the Orchards and Hiddenbrooke Park at the end of Alder Creek Road. For more details on the status of the school contact the Vallejo City Unified School District.

**Hiddenbrooke Golf Club**, 1095 Hiddenbrooke Parkway, Vallejo, CA 94591. The Golf Course is privately owned and open to the public. Golf and Lifestyle Memberships are available for purchase. The Golf Course is happy to provide prospective homeowners with more information on the various golf and social (pool/exercise room/tennis courts) memberships (<http://www.hiddenbrookegolf.com>).

**Golf Course Easements:** Many homes in Hiddenbrooke have Golf Course landscape easements. The Golf Course is responsible for landscape maintenance of most areas between the Golf Course and adjoining homes.

**Hiddenbrooke Plaza** is privately owned and currently has the following tenants serving Hiddenbrooke:

- J & O's Market & Deli
- [Michael Warring \(Fine Dining Restaurant\)](#)
- [Butter Chicken Blockbuster](#)
- [JD Nail and Spa](#)
- [The Mat Yoga and Wellness](#)
- [Pike Fitness Personal Training Studio](#)

**Hiddenbrooke TIMES (HB-TIMES)** is an online community newsletter that is published periodically by the Hiddenbrooke Property Owners Association and posted on the Hiddenbrooke website. There are usually two newsletters a year. Information about the availability of the latest newsletter is sent to the community via email and posts on Nextdoor Hiddenbrooke. Some hard copies may be available at businesses in the Retail Center.

**Other Homeowner Associations (HOAs)--Within Hiddenbrooke** - There are four (4) separate HOAs inside Hiddenbrooke which each have their own elected Boards and management companies to assist with their operations. Homes in these HOAs must still comply with the Master CC&Rs for Hiddenbrooke.

| HOA                                      | Units | Manager                                                                                                                                                                                   | Phone                     |
|------------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| The Village<br>At<br>Hiddenbrooke        | 101   | <b>Summit HOA Management, INC</b><br>419 William Street<br>Vacaville, CA 95688<br>Tiffany Capdeville<br><a href="mailto:Tiffany@summithoa.net">Tiffany@summithoa.net</a>                  | (707) 660-8283            |
| The Fairway Villas<br>At<br>Hiddenbrooke | 96    | <b>Bridgeport Company</b><br>2603 Camino Ramon, Suite 375<br>San Ramon, CA 94583<br>Chris Candy                                                                                           | (925) 824-2888            |
| The Reflections<br>At<br>Hiddenbrooke    | 113   | <b>Hudson Management Company</b><br>818 Grayson Road, Suite 100<br>Pleasant Hill, CA 94523<br><a href="mailto:support@askhudson.com">support@askhudson.com</a>                            | (925) 827-2200            |
| The Summit<br>At<br>Hiddenbrooke         | 72    | <b>Boardwalk Investment Group, Inc.</b><br>317 Lennon Lane, Suite 200<br>Walnut Creek, CA 94598<br>Bill McAdams<br><a href="mailto:bill@boardwalkonline.com">bill@boardwalkonline.com</a> | (925) 937-4378<br>Ext 150 |

| Streets in HOA    | HOA Name       |
|-------------------|----------------|
| Andover           | Village        |
| Ashwell Way       | Fairway Villas |
| Bennington Ct.    | Reflections    |
| Bromley Ct.       | Village        |
| Carlingford       | Reflections    |
| Chalk Hill Lane   | Summit         |
| Deerfield Road    | Summit         |
| New Haven Way     | Fairway Villas |
| Nottingham Ct.    | Village        |
| Ravenswood Ct.    | Summit         |
| Red Oak Ct.       | Reflections    |
| Rose Arbor        | Village        |
|                   |                |
| Stepping Stone Ct | Village        |
| Stonehouse Dr.    | Fairway Villas |
| Summergate        | Village        |
| Wisteria Circle   | Village        |

The following neighborhoods are not in a mandatory homeowner association but are part of the mandatory Hiddenbrooke Property Owners Association, Inc.:

|             |  |                               |  |             |
|-------------|--|-------------------------------|--|-------------|
| The Masters |  | The Heights                   |  | St. Andrews |
| Vintage     |  | Estancia                      |  | Castello    |
| Westchester |  | The Estates (Custom Lots)     |  | Knolls      |
| Orchards    |  | The Grove - Approved 4/06 *** |  | Custom Lots |

\*\*\* The Grove is a future development along the parkway between the entrance and the Welcome Center with a possible 84 homes. The Grove is part of HPOA but would likely have its own HOA as well. There is no current information on the timing of this future development.

**Legal Disclaimer:** This summary of information is made available to the public to assist in sharing the information which HPOA has accumulated. It is not a legal document, and we encourage all who read it to do their research and/or obtain their own advice from their Attorney and Realtor.