

**Section to be Changed: Section 51 & 51A CURRENT BY-LAW MOBILE HOME**

Section 51. Mobile homes and camping vehicles shall not be set up and used as living quarters within the confines of the Hidden Lake Association.

Section 51-A. At no time shall camping of any sort be permitted within the confines of the Hidden Lake Association.

**Section to be Replaced: PROPOSED CHANGES – Substantial Change MOBILE HOME/CAMPING**

Section 51. Mobile homes and camping vehicles shall not be set up and used as living quarters within the confines of the Hidden Lake Association. ~~Section 51-A. At no time shall camping of any sort be permitted within the confines of the Hidden Lake Association.~~

Section 51-A. Camping by owners and their guests/invitees on their own lots is allowed for a total in the aggregate including all guests/invitees of up to 21 days per year starting the 15<sup>th</sup> of May and ending 15<sup>th</sup> of September. The property owner must fill out and sign the camping agreement available via the Hidden Lake Association website and have it signed by the President or other officer of the Hidden Lake Association as permitted by the bylaws, prior to the commencement of setting up a campsite.

Section 51-B. Failure to comply with the signed agreement or failure to obtain an agreement will result in a fine of \$25 per day and loss of camping privileges for the remainder of the season.

Camping Application form below to be added to the Hidden Lake website.

**Reason for the Replacement:**

There has been much confusion surrounding the ability to camp/not camp within the Hidden Lake Association. This is an attempt to craft a compromise that would allow camping on a very limited basis. This is an attempt to allow owners of property to have freedom to use their property but also addressed concerns of others within the association. Additionally, based upon a straw poll that was taken a few years ago at the annual meeting, The members of the Association showed a significant level of support to allow camping.

**Arguments against the potential replacement:**

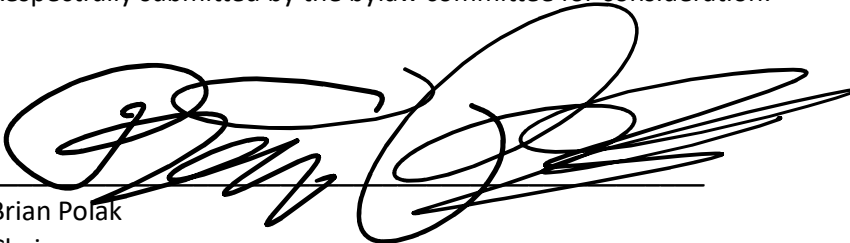
1. Camping has not been allowed since the inception of the Hidden Lake Association.
2. There have been sanitation issues regarding camping events that occurred in the past and we don't want that to occur again.

3. There have been multiple instances of unauthorized camping and the use of campers/RVs as permanent living quarters, and we don't want that to occur again.

**Arguments for the potential replacement:** Camping has not been allowed since the inception of the Hidden Lake Association, however, inappropriate actions by previous boards have allowed camping to take place. This amendment allows for camping on a very limited basis and sets forth the guidelines to allow camping to occur and will hopefully put an end to further discussion and disagreements around this subject.

1. Owners of property within the association pay taxes not only to the association but to the town of Haddam as well. One of the families that has been at the center of the discussion of this process, pays a significant amount of taxes for what amounts to them using their properties 2-3 times a year. They should be able to use their property as they see fit as long as it does not interfere with other members of the association or create a nuisance of any type. This amendment creates the clear set of rules and the procedure to allow for camping on a limited basis.
2. There has been unauthorized camping of many types over the years. This amendment severely limits the time in which camping can occur within the Association, but further limits it within the specified period to an aggregate of 21 days in total over about a 3.5 month period. While camping is allowed, it is limited to a period equal to about 25% of the year.
3. The amendment creates the process for submitting and receiving approval for camping. It also creates the "permit" which has to be posted so that it alleviates any concerns from members regarding it a permit was submitted for or approved.
4. Supervision. There has been a general lack of supervision at camping events. In some cases, the owner of the property was not present when camping was occurring, appropriate sanitation processes were not being adhered to, and minors under the age of 18 were not supervised by an adult. These items have been addressed in this amendment and are denoted within the application/permit so that there is not any confusion for the owner/campers of what is or is not allowed.

Respectfully submitted by the bylaw committee for consideration:

  
\_\_\_\_\_  
Brian Polak  
Chairman

\_\_\_\_\_  
4/16/2024  
Date

# AGREEMENT FOR CAMPING WITHIN THE HIDDEN LAKE ASSOCIATION

Property Owners Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ e-Mail: \_\_\_\_\_

Address within Hidden Lake where camping is to take place:

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Camping Start Date: \_\_\_\_\_ Camping End Date: \_\_\_\_\_

Camper License Plate Numbers (if applicable): \_\_\_\_\_

Signed: \_\_\_\_\_ Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_

Approved? \_\_\_\_\_ Date: \_\_\_\_\_

Signed: \_\_\_\_\_ Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_

President of the Hidden Lake Association

## CAMPING RULES

1. Only property owners within the confines of the Hidden Lake Association may apply for a camping permit. Any person who is not the owner of the property will not be issued a camping permit.
2. Owners of the property must be present when camping is occurring on their property.
3. Campers (guests/invitees of property owners) must obey all bylaws of the Hidden Lake Association.
4. There must be a parent or legal guardian present if there are any campers (guests/invitees of property owners) who are under the age of 18.
5. If approved, camping is allowed for 21 days in aggregate within a calendar year. You may apply for multiple time periods but the total of all the applications will not exceed 21 days within a calendar year.
6. All persons qualified for camping privileges must have their permit posted on the front door of the residence address specified within the permit.
7. All properties where camping is occurring must be kept in an orderly condition.
8. All campers (guests/invitees of property owners) shall have access to bathroom facilities within the property at the camping permit address or a commercially rented port-o-let must be provided.
9. Boats, canoes, kayaks, paddle boats, paddle boards and other flotation devices must be owned by the owner of the property, be registered with the Hidden Lake Association, and display a Hidden Lake Registration sticker at all times (HLA bylaw Section 41). Invasive plant species are a problem in CT and we are taking precautions to ensure that our lake stays clean, vibrant, and free of invasive plant species.
10. Campers must observe "Quiet Time" as specified in State of Connecticut [MUNICIPAL NOISE ORDINANCES \(ct.gov\)](#)
11. Failure to comply with the rules above may result in the loss of future camping privileges.