

## Section 5. Definitions of Terms

The following definitions of common terms apply to the entire set of rules contained within the HVL POA Handbook. In addition to these common terms, other specific terms are defined within the Handbook sections to which they apply.

- ◆ **Community property within HVL** – Property owned and maintained by the HVL Property Owners Association (POA) for the use of HVL property owners and their guests. This includes, but is not limited to, streets, roadways, right-of-ways, parking areas, greenbelt areas, hiking trails, swimming pool, sports complexes, lakes, parks and beaches.
- ◆ **County** – Dearborn County, Indiana.
- ◆ **County Commissioners or CC** – The Board of County Commissioners of Dearborn County, Indiana.
- ◆ **Majority Vote** – A majority of those who voted in an HVL POA election or referendum.
- ◆ **Easement** – A grant by a property owner of the specific use of said land to the public generally to a person or persons.
- ◆ **Greenbelt area** – Any common space owned by the HVL POA designated by plat with “R numbers”.
- ◆ **HVL POA Board of Directors** – A five-person committee elected by the HVL Property Owner’s Association (POA) membership for the purpose of conducting POA business.
- ◆ **HVL POA Deputy** - The Dearborn County Sheriff has certified the Rangers as Special Deputies and will be referred to throughout the Handbook as HVL Deputies.
- ◆ **HVL POA identification** – A picture identification card issued by the HVL POA office to an HVL POA member, a family member or other individual approved by the HVL POA.
- ◆ **HVL POA member** – The first party listed on an HVL property deed.
- ◆ **HVL POA member in good standing** – Any HVL POA member whose dues or assessments are current.
- ◆ **Lawful Order** - Such orders pertaining to rules and regulations as passed by the HVL POA Board of Directors to insure the safety and rights of all HVL property owners and their guests.
- ◆ **Person** - Any property owner, renter or guest of a property owner or renter, or anyone else while on Hidden Valley Lake property.
- ◆ **Private property** – Property owned by individuals, which is not to be used by the public in general without specific permission by the owner.
- ◆ **Property owner** – Any person, firm, or corporation, or any other legal entity listed on an HVL property deed.
- ◆ **Protective covenants** – Contracts entered into between private parties or subdivision restrictions which constitute a restriction on the use of all private property within a subdivision for the benefit of property owners, and provide mutual protection against undesirable aspects of development which would tend to impair stability of values.
- ◆ **Right-of-way** - An HVL POA street or roadway to which HVL property owners, their immediate families, their guests and renters have the right to use.
- ◆ **Valley Rural Utility Company (VRUC)** – The utility company, located in Hidden Valley Lake and owned and operated by the HVL property owners, which provides water, sewage and natural gas services.

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