

HAMMOCK COVE ASSOCIATION

RULES AND PROCEDURES FOR COMPLIANCE (Updated 5/11/2021)

The following material is not the complete wording and it is recommended that you read the entire Book of Covenants and Restrictions. This information is only meant as a reference.

Speed limit is 15 miles per hour.

No overnight parking in street or clubhouse lot.

No overnight parking is permitted on street or in clubhouse lot without the prior approval of the Board of Directors.

The Architectural Review Board ("ARB"):

1. All ARB requests must be sent to Property Management, so they can be time stamped.
2. The date of submission will be considered the date of the ARB meeting immediately following your request. The ARB must take action within the thirty (30) day period of the submission date. In the event that the ARB fails to take any action in this time period, approval will not be required and this Section 7 will be deemed to have been fully complied with. (Section 7.5, Powers of the ARB.) The ARB meets the third Tuesday of each month.
3. In the event it should be necessary to submit the plans to an outside professional, the homeowner will be notified and become responsible for any expenses incurred.
4. If work is done without ARB approval, the homeowner will be assessed a \$100 fine and still have to submit an ARB for approval. If the ARB is not approved, the homeowner will have to restore the property to the original condition before the work was completed.

Vehicles:

1. No boats, trailers, motor homes, etc. may be parked overnight. Please refer to the community documents for further clarification.
2. There are no repairs including oil changes to any vehicles on the property. Minor repairs are acceptable.
3. No parking on the grass.
4. All vehicles must be in working order with up to date tags and registration.

Garbage Cans & Bags:

1. Only garbage cans can be used.
2. Garbage is not to be placed at curbs in plastic garbage bags.
3. Do not place garbage at the curb before sundown on the day prior to the pick-up.
4. Garbage and recycle cans must be kept in Garage to prevent attracting rodents & rats.

5. The Recycle Bins (green) are to only be used for recycle materials. No garbage, paint, oil, or yard waste.
6. Bins are to be removed and stored by end of day when the garbage has been picked up.

Landscaping:

1. Flowers and/or plants that are listed as acceptable in the Suggested Plant Palette in the Covenants and Restrictions can be added or changed without ARB approval.
2. White, grey, red or brown rocks, lava rocks or mulch can be added or changed to any existing garden without ARB approval.
3. If a bed is shared between two (2) lots, permission must be gained from both residents or red mulch must remain.
4. Flowers and/or plants may be added around trees, but not to exceed two to three feet away from the tree without ARB approval, and must be maintained.
5. Edging around walkways and other garden bed areas is allowed provided the material used will not interfere with the grass-cutting process. ARB approval required. Driveway edging is prohibited.
6. Flowers and/or plants may be added around the lamppost without ARB approval.
7. All areas of your lot, including cement areas, home, ornaments, rocks, mailbox and lamppost must be kept rust, mold and mildew free. Should a homeowner be unable to control rust, it will be the homeowner's responsibility to filter the irrigation water.
8. Garden/path lights are allowed along the front entrance way and around the perimeter of the house provided bulbs are white or yellow, are under two (2) feet high, the fixtures are concealed whenever possible and do not shine into neighbors' windows. If all above conditions are met, ARB approval is not necessary. Any garden/path lights over two (2) feet high require ARB approval.
9. All holiday lights can be put up after Thanksgiving and taken down no later than two (2) weeks (January 14th) after New Year's Day.
10. Benches and/or other pieces of furniture are only permitted in the front entrance without ARB approval. Any additional benches and/or other furniture will require ARB approval.
11. All lawn ornaments, including flowerpots must be of appropriate decor and beautify the home site. Lawn ornaments over three (3) feet tall require ARB approval. Lawn ornaments should be placed in existing flowerbeds as not to impede with the work of the landscapers. No ornaments or plants are allowed to be hung from oak trees that line the street. All ornaments must be removed when a storm warning is announced.
12. No fruit trees will be allowed on the property.
13. New flower/plant beds may follow the perimeter of the dwelling without ARB approval provided the width is less than two (2) feet and plants and/or shrubbery are listed as acceptable in the Covenants and Restrictions. Any other additional flower/plant beds must have ARB approval; this includes new trees, any extension of the outline of the original landscaping or new additional plantings outside approved gardens.
14. Please note there is a new list of landscape plantings and trees which can be found on the Association website @ hammockcovehoa.com.

Basketball Hoops:

1. Basketball hoops are permitted to be left outside your house when not being used. However, they must be kept up by the house and not at the curb or in the middle of the driveway.
2. They are allowed to be used from 9:00 a.m. until sunset.
3. It must be maintained, i.e., no rust and neutral colors.
4. In the event of the issuance of a tropical storm or hurricane warning, it must be stored inside the property.

Playground or sports equipment including swings, stored outside of the residence requires ARB approval. Any other sports and/or play equipment must be stored inside when not in use.

No play or sports equipment should be attached to the house or trees.

Fences:

1. Owner accepts liability of any damage caused by the gardener to the fence.
2. The fence must have a gate/opening wide enough to allow the gardening equipment into the area to mow (approximately 6 feet) or the owner will be responsible for mowing the lawn on the same schedule and standard as the surrounding landscaping.
3. The fence cannot come up past the front yard line as described in Exhibit D of the Covenants and Restrictions.
4. The fence must be vinyl coated chain link or white plastic PVC.
5. The fence cannot be placed on the easement.
6. The fence cannot be higher than four (4) feet.
7. Fencing requires a six (6) inch easement inside the owner's property line
8. Fencing requires ARB approval.

Flags and Flag Holders:

1. In-ground flagpoles are subject to ARB approval. Homeowner must obtain any required permits.
2. Refer to Florida Statute - FS 718.113(4).

Structural Changes:

1. All structural changes must be approved by the ARB (see Section 7, Page 17).
2. Solar panels require ARB approval (see Section 8.13, Page 40).
3. The color of your front entrance door may be the color of your house or white.
4. Garage door and trim must be kept white.
5. All exterior painting must be approved by the ARB.
6. The light fixtures on the side of the garage must be white. Light bulbs can be white or a color.
7. The light bulbs on the lampposts have to be white. No colors allowed.

Pets:

1. Pets are required to be on a leash at all times.
2. Residents are required to pick up after their pet and dispose of the waste in a proper manner.

Boats and Docks:

1. The maximum length for a lake boat shall be 14 feet.
2. Boat can be wood, plastic, metal, fiberglass or inflatable.
3. Boats can have electric motors only.
4. Boats cannot have more than a 50 lb. thrust motor (as per the Lake Use Agreement).
5. Boats are to be removed from the lake when not in use (as per the Lake Use Agreement).
6. Boats can be placed on lawn at waters' edge, but must be moved for lawn care or owner becomes responsible for the lawn maintenance in that area.
7. Boats must remain free of water and in good repair.
8. Boats must be removed from the water and/or yard and stored indoors when severe weather is forecasted or removed from the community.
9. There cannot be any structures built in the water or on the easement and no modification to the shore line (as per the Lake Use Agreement).
10. The lake easement is only for lake maintenance and is not common area.
11. Boats are permitted in the driveway for cleaning (not repairing), loading and/or unloading in your driveway. The same work as allowed on cars as defined in the HOA documents.
12. The boat is only allowed in the driveway during daylight hours and is not permitted to be left outside overnight.

Storms:

1. In the event of severe storms or hurricanes all exterior furniture, pots, ornaments, grills and any other items that may become a windblown missile must be put indoors.
2. If homeowner is away for an extended period during hurricane season, they must arrange for the home to be prepared in the case of a storm.
3. Hurricane shutter installation or boarding of premises may be done only on the issuance of a tropical storm or hurricane watch. Boarding and/or shutters must be removed within 72 hours after the storm danger has passed.

Leasing/change in home ownership:

1. A minimum of 30 days' notice must be given to Property Management Company ("Management") if ownership is changing or if you are leasing your property.
2. A non-refundable \$100 transfer fee made payable to Hammock Cove Homeowners' Association is due prior to closing or signing of rental documents and upon renewal of lease.
3. A non-refundable processing fee of \$125.00 made payable to Property Management.
4. A Criminal Background and Credit Check are required. A non-refundable fee of \$50.00 per adult payable to Property Management - Canadian background check is \$95.00 per adult, payable to Property Management.
5. See Section 8.10 D/E of Covenants and Restrictions for leasing terms.
6. Tenants may not sublease.
7. No boarders.
8. No weekly, daily, monthly or seasonal rentals are permitted.
9. Leases can be no shorter than 6 month and no longer than 12 months.
10. A property cannot be leased more than twice in a year as per our documents.

Satellite and Antennas:

1. No satellite dish shall exceed 18 inches in diameter. See Section 8.12, page 39 of Covenants and Restrictions.
2. ARB approval is required for the placement of a dish.

Pool Rules:

1. The hours are sunrise to sunset (as per our permit with the Board of Health).
2. Maximum pool capacity is 20 persons (as per our permit with the Board of Health). Residents have priority over guests in use of pool.
3. No diving.
4. Access the pool through the side gate.
5. Do not use the restrooms or enter the clubhouse with wet clothing.
6. Adult owner/tenant must be with guests and/or minors in pool area at all times.
7. No children are to be left unattended.
8. All persons must shower before entering pool and after applying suntan lotion, creams or oils.
9. No food or drinks within four (4) feet of pool. No glassware anywhere on pool deck.
10. No animals in pool or around pool deck.
11. Children in diapers or not yet fully trained must have special swimming pool diapers (disposable, leak proof pants).
12. No running, jumping or boisterous conduct in pool or on pool deck.
13. Should a notice of pool closing be posted on entrance door to pool, the POOL IS CLOSED until reopened by the Board of Directors.
14. Residents should report all violations to Hammock Cove Home Owners Association ("HOA") or Property Management. Should violations occur, violator will be asked to leave pending further action by the Board of Directors.
15. Children under the age of 16 must be accompanied by an adult.

Pool Heating:

1. The pool may be heated to a minimum temperature of approximately 78 degrees from December 1 until April 1.
2. Only pool committee personnel and/or Board of Directors are authorized to make any adjustments to the temperature of the pool.

Clubhouse Rules:

1. No smoking allowed. This conforms to Florida State Law.
2. No pets permitted in the clubhouse.
3. Activities sponsored by Hammock Cove HOA shall have precedence over the private use by resident(s).
4. Lock all doors to clubhouse when finished using it.
5. Turn out all lights (including outside lights) and shut-off all fans when finished using it.
6. The bulletin board in the clubhouse and the email blasts will serve as the principle means of communication for the community.
7. No wet bathing suits on clubhouse furniture.
8. Normal hours of operation are 9:00 a.m. to midnight. The gym hours are 5:00 a.m. until midnight.
9. An adult resident must accompany guests and/or minors in the clubhouse at all times.
10. No one under 18 years of age is permitted in the weight room. The weight room is for adult residents only.

Billiard Area:

1. Anyone under the age of 18 must be accompanied by an adult/owner/tenant.
2. No sitting or lying on table.
3. No food and/or drinks on table.
4. Limit play to 30 minutes if there are players waiting.
5. Brush down table, replace cover and return all related items to their storage space after each use.
6. Turn off lights when leaving room.
7. Close the door.

Clubhouse Television:

No video games, computers, etc., shall be hooked up to the Association television unless approved by the HOA.

ALL AREAS OF THE CLUBHOUSE/POOL AREA ARE BEING MONITORED BY 24 HOUR SURVEILLANCE VIDEO RECORDING CAMERAS. NO AUDIO RECORDING DEVICES ARE BEING USED.

WI-FI IS AVAILABLE FOR THE CLUBHOUSE. Password is clubhouse (all lower case).

Any misuse of the clubhouse will result in losing amenity privileges.

Any Resident default in their maintenance will lose all privileges until the account becomes current