

HAMMOCKS HOMEOWNERS ASSOCIATION RULES AND REGULATIONS

Rules and Regulations are part of the Declaration of Covenants, Restrictions and Easements and are in place to maintain property values and assist in the peaceful coexistence of the residents of our community. They can also serve to more fully explain a restriction that may be less than clear.

Pursuant to Article III, Section 3 of the Declaration, the Board of Directors may make and enforce reasonable rules and regulations governing the use of the property, which rules and regulations shall be consistent with the rights and duties established by the Declaration.

As outlined in FL Statute 720.305 (as amended or renumbered from time to time), the Association may impose and levy fines and/or suspensions against its members, member's tenant/guest/invitee for violation of or failure to comply with the Rules and Regulations and/or the Declaration of Covenants, Restrictions and Easements.

A fine may be imposed for each day of continuing violation at the highest rate allowed by law (currently limited to \$100 per day per violation) with a single notice and opportunity for hearing, provided that no fine shall in the aggregate exceed the maximum amount permissible by law (currently \$1,000). The party against whom the fine or suspension is sought to be levied shall be provided at least 14 days' written notice of an opportunity for a hearing before a Fining Committee appointed by the Board of Directors. The Fining Committee shall consist of at least three (3) other members and may not include Board members, relatives of Board Members or persons residing in a Board Member's household. If the party sought to be fined is not the homeowner, the Association shall notify the owner of the violation and the intent to fine.

The party against whom the fine is sought (and the homeowner if the offending party is a tenant, guest or invitee) shall have an opportunity to respond, to present evidence and to provide written and oral argument on all issues involved and shall have an opportunity at the hearing to review, challenge and respond to any material considered by the Association. If the Fining Committee does not agree with the fine, the fine may not be levied. Homeowners are jointly and severally liable for the payment of fines levied against Tenants, Guests, Invitees or other Occupants.

All members seeking **any changes** to their property must submit a copy of the attached form.

Disclaimer

In addition to these Rules and Regulations, there are other possibilities where a change to the homeowner's property may cause a deviation from our general appearance standards in The Hammocks. The homeowner should therefore not assume that such a change, not mentioned in the following would automatically be approved. Simply put, request approval using the attached form for everything you do on the exterior of your home.

Section I – Exterior Building Additions and Modifications

- Awnings:** Awnings may be attached to Hammocks' residences only on rear windows and doors (Article VI, Sections 1 & 2).
- Concrete Patios:** County building permit required to install, enlarge or enclose (Article VI, Sections 1 & 2).
- Decks:** Wooden decks are not allowed.
- Emergency Generators:** May require County permit – contact Deed Restriction Committee.
- Exterior Wall Mountings:** Requires Deed Restriction Committee approval.
- Gates:** Requires Deed Restriction Committee approval.
- Lanai Enclosures:** County building permit required to enclose with glass or vinyl windows or doors. Installation of vinyl or acrylic panels must comply with Florida Building Code 2002.3.3.
- Painting/Roofing:** Front entrance door and garage door colors are to match approved base or trim colors of the dwelling. No checkerboard painting of doors is permitted. (Article VI, Sections 1 & 2). All repainting of the structure, including trim and front and garage doors, whether using the existing colors or changing to other colors, requires prior approval.
Note: no metal roofs allowed.
- Screens:** Adding or replacing entry door or garage door screens requires approval.
- Shutters, Decorative:** Must match base or trim colors of dwelling and requires approval.
- Shutters, Hurricane:** Requires approval prior to installation; application must include an outline or manufacturer's brochure of the shutter system. Choice of shutters will be limited based on color and method of mounting, so as not to detract from the aesthetics of the community. White or the base color of the dwelling is acceptable. Metal shutters attached to the dwelling require a Citrus County building permit. Hurricane shutters may be attached or closed when a **Hurricane Watch is issued for the local area** and must be opened or detached within **48 hours** after the storm has passed. If homeowner is away at the time of a Hurricane Watch, arrangements must be made for someone to attach/close and open/detach when storm has passed.

Solar Panels: Allowed, but with stipulations. Citrus County permit may be required (Florida Statute Title XI, Chapter 163.04).

Spas & Hot Tubs: Requires approval. Privacy concerns, such as privacy screening enclosures or surrounding shrubbery, shall be considered. Private swimming pools not permitted.

Section II – Landscaping, Lawns, Trees & Shrubs

Homeowners are cautioned that damage to the irrigation system during any landscape changes will be the responsibility of the homeowner

Curbing: Edging or curbing around trees or flower beds shall be limited to concrete curbing or a black plastic edging material. Various kinds of landscape block are not allowed in front or sides of dwellings. Landscape curbing requires approval.

Flower Beds: No additional flower beds or extensions to existing flower beds are to be established without prior approval.

Driveways/Walks: Driveways may not be painted. Staining of driveways requires approval and is restricted to approved stain colors. Pavers or tiles on walkways are permitted only with an approved color. (Article VII, Section 5).

Fences: A privacy fence may be erected around the A/C and trash can area at a 4- foot maximum height. Underground dog fences are not allowed.

Mulch: Application of mulch around trees and in beds shall be to a thickness of 3 inches minimum and limited to the following:
Cypress (natural or red) Eucalyptus Melaleuca
Rubber – color must be Southern Cypress, Mocha Brown or Cedar Red
Rock – Red Lava rock or natural colored river rock permitted with prior approval. White marble chips and stone are not allowed in front or along sides of dwelling.

Statuary & Wall Mounting: Statues and/or wall mountings require prior approval.

Trees & Shrubs: Planting trees, bushes or shrubs require prior approval (Article VII, Section 3 (c)).

Trimming/Weeding: Trimming and weeding by the Association will be done only to shrubbery and ornamental plants and beds along the four sides of the dwelling and front beds of each unit. Tree removal and/or tree trimming require prior approval.

Vehicles/Parking: Parking is prohibited on lawns or common areas at all times (Article II, Section 6).

Xeriscape: Refer to Florida Friendly Landscaping (FFL) addendum when considering FFL or xeriscaping (see addendum).

Section III – Miscellaneous Installations

Antennas: Radio, television aerials/antennas, satellite dishes or other exterior electronic equipment or devices should be as inconspicuous from the street as possible. Ground-based satellite dishes should be screened from view from the street.

Flagpoles: Flagpoles are permitted, but must conform to Title 36 United States Code Chapter 10 (Florida Statute Chapter 720.3075, Section (3)).

Sports Equipment: Sports equipment, tree houses and backyard playground equipment not permitted.

Other

Animals: Animals are restricted to no more than two per home. Dogs must be considered an “insurable” breed. Animals may not be permitted to interfere with any maintenance being performed by Association contractors. (Article VII, Section 9).

Common Area: Trees or plants in common area cannot be removed or planted in common area. No fixtures may be added. Owners may not allow pets to be destructive in any common area. (Article IV, Sections 5 (b) and (c)).

Guests: A “guest” is defined as anyone living at the home two (2) continuous months in any six (6) month period when the owner is not present in the home. Past two months the “guest” is considered a tenant and must comply with the Declarations of Covenants, Restrictions and Easements governing rentals (Article VII, Section 17). An exception can be granted for medical emergencies established through written proof.

Vendor Contact: A homeowner who has a request for or concern with a contracted vendor must bring that request or concern to the Association. Any attempt to obtain special needs from a contracted vendor will be a violation of the Rules and may subject an owner to a fine.

Contracted vendors include, but are not limited to, those vendors who offer pest and chemical treatments to the lawn and shrubs; maintain and repair the irrigation systems; offer ground maintenance services; offer pool services, including cleaning of the cabana area; and household trash, lawn debris and recycling services.

Addendum

Guideline for Estate Sales

Definition of an Estate Sale: An estate sale or estate liquidation is an activity to dispose of a substantial portion of the materials owned by a person who is recently deceased or who must dispose of his or her personal property to facilitate a move.

Approval: A request for approval of an estate sale must be submitted to the Deed Restriction Committee at least three weeks in advance of the sale. Until the homeowner and professional estate sale manager have received written approval from the DRC, the sale cannot occur.

Approval Prerequisites: The homeowner and professional estate sale manager must sign off on the following terms or the sale cannot be conducted:

- Owner or owner's representative must provide proof that the sale will be managed by a professional estate sale management firm.
- Estate sales are limited to one day only and only between the hours of 9 a.m. and 4 p.m.
- The Estate Sale Management firm must provide adequate parking control personnel of at least three (3) persons to direct and ensure The Hammocks' regulations are followed.
- Parking will be allowed on one side of the road only and no neighboring drives are to be blocked.
- No parking will be allowed on any grass areas.
- Traffic congestion must be managed so that there will be no restriction of emergency vehicles or personnel.
- Owner or owner's representative must provide The Hammocks with a deposit of \$100, which will be refunded if all conditions during the sale are met.
- Owner must notify and acquire an Estate Sale permit from Cypress Village Property Owners Association, Inc. but must conform to the guidelines of The Hammocks outlined above.

The Hammocks reserves the right to halt an estate sale if it occurs without approval from the DRC, or if the Association determines that unreasonable or dangerous traffic conditions exist that could prevent emergency vehicles and personnel from reaching any property in The Hammocks. Fines will be levied if any of the above terms are violated.

Addendum

Florida Friendly Landscaping

The following guidelines are to be used when the applicant desires to do Florida Friendly Landscaping (FFL) or xeriscaping so as to protect the integrity of The Hammocks community and must be submitted with the initial application for approval.

- Application must be accompanied by a design plan provided by an approved contractor.
- County right-of-way must be determined and observed in the plan design. All applicable Citrus County ordinances must be observed.
- Repair, replacement and redesign of the irrigation system shall be done at applicant's expense.
- The homeowner shall be responsible for maintaining the area, as it is beyond the original schematic that was approved when the home was built. The Association shall not be responsible for maintaining the FFL area.
- A written maintenance plan must be presented that includes:
 - Irrigation
 - Fertilization
 - Composting
 - Trimming and weeding
 - Pest control

All these items are beyond the normal maintenance provided by the Association. The additional costs shall be responsibility of the homeowner. Irrigation of the FFL area shall be provided by the Association as usual.

- Approved plantings must be selected using FFL guidelines.
- A mulching plan must be developed, consistent with the Association's mulching plan.
- Any additional costs incurred in the installation and maintenance shall be the responsibility of the homeowner.
- All applications shall have the proviso that a "disclosure" statement must be included in any sale of the home to a subsequent owner about the Association approved guideline, rules and regulations, and responsibilities.
- A copy of the guidelines shall be attached to the approval letter to the applicant, with a return form signed by the applicant agreeing to these guidelines.

Addendum

Community and Pool Rules

Homeowners who rent or lease their property must post these rules in a conspicuous place in the home and guests, lessees and renters should be advised of these rules.

Community Rules: Household trash pickup services will occur on Mondays. It must be placed in the in-ground containers at side of the residence. Do not place trash at the street. Yard debris will be picked up separately, also on Monday. It should be placed in containers and not in plastic bags. Large cuttings should be cut in lengths under 4 feet and tied. Do not place yard debris at the street until Sunday after 5 p.m. Recycling is picked up on Wednesdays in blue bags on top of the in-ground containers. Do not place recycling at the street.

Centralized controls and timers operate the irrigation system. If a problem arises with your irrigation system, contact the Association.

No addition, repairs or alterations of any kind to the exterior of a home is permitted, nor can landscaping be altered without prior approval of the Deed Restriction Committee. Approval can be requested on a copy of the attached form and placed in the mailbox at the cabana or mailed to The Hammocks at P. O. Box 1760, Homosassa Springs, FL 34447. Do not clear any greenbelt/common area property – it is to be left in its natural state.

Pets: A Citrus County ordinance requires all pets to be on a leash and not running free. Individuals walking pets must pick up their pet's waste.

Parking: Only conforming vehicles may be parked or kept in the driveway of a dwelling unit. Conforming vehicles are passenger cars, pickups, minivans, SUV's and passenger vans with no more than three (3) rows of seating. All conforming vehicles must be capable of being garaged. Non-conforming vehicles are those that have commercial signs, equipment used for commercial purposes, cargo vans, stretch vans with four (4) or more rows of seating, motorcycles, and pickup trucks and vans with more than one ton (2000 pounds) of carrying capacity. No boats, boat trailers or trailers of any kind are allowed to be parked on the driveway of a dwelling unit except for the purposes of loading, unloading or cleaning. Parking conforming vehicles on the driveway of the dwelling unit overnight shall be limited to one (1) vehicle, except that two (2) conforming vehicles may be kept on the driveway overnight for up to fourteen (14) days in any ninety (90) day period.

The fourteen (14) day period may be extended in hardship situations upon written approval of the Association. No parking is allowed on lawns or common areas at any time.

Cabana and Pool Rules: The Hammocks cabana and pool are solely for the use of owners, their tenants and guests. An owner gives up his/her rights to use the pool and other common amenities to a tenant. The pool is licensed by and governed by County and State regulations for a public pool. Owners may reserve the cabana for private functions; however, the pool and restrooms must remain open and available during any private functions for use by all owners. Abuse of the cabana and pool rules may result in its use being prohibited.

- Adult-only hours are 8 a.m. to 12 p.m. every day.
- Pool hours are 8 a.m. until dusk.
- Pool bathing load is 20 persons.
- Shower before entering pool.
- No lifeguard is on duty.
- No food or drink allowed in pool or on wet deck.
- Glassware of any type is not allowed.
- No toys, floats, snorkels, masks or fins allowed in the pool except noodle floats, exercise belts and USCG approved personal flotation vests for children.
- No diving, running or horseplay.
- Pets are not allowed in the pool area.
- Swim at your own risk.
- Do not swallow pool water.
- No smoking at any time within the gated area.
- An adult must accompany children under 13.
- Persons in diapers are not allowed in the water.
- No personal items are to be left at the pool.
- Keep pool gate closed at all times.
- You must use a towel on the pool furniture to preserve the finish.

Restroom facilities at the cabana are locked and should be re-locked after use. Please clean up after using the facilities. A restroom key is issued to all residents. Lost keys can be replaced for a fee of \$2.00 each.