



# THE HAMMOCKS CAPE HAZE RULES, REGULATIONS AND FINES FOR VIOLATIONS

Revised October 2020

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ITEM	RULE	REFERENCE	FINE FOR VIOLATION (\$'S)
<b>Parking, Vehicles &amp; Garages</b>	Automobiles must be parked in the designated garage, driveway or parking lot as appropriate.	Master Article XIII Section 2a	<b>\$100 Fined Changed 6/15/17</b>
	Personal street vans or trucks not exceeding ¾ ton capacity may be parked within the standard size parking stalls.	Master Article XIII Section 2a	<b>\$100 Fined Changed 6/15/17</b>
	No dilapidated, rundown wrecked or non-functional vehicles are permitted.	Preserve Section 12.8 Villa Section 12.8	<b>\$100</b>
	No repair or maintenance of a vehicle (excluding emergencies) is to be carried out other than within an individual unit garage.	Master Article XIII Section 2b	<b>\$100 Fined Changed 6/15/17</b>
	Commercial vehicles, limousines, RV's and boats and trailers of any kind are not allowed unless parked within the garage of a Villa unit.	Master Article XIII Section 2c Preserve Section 12.8 Villa Section 12.8	<b>\$100 Fined Changed 6/15/17</b>
<b>Specific to Villas: Parking &amp; Garage</b>	Any vehicle not capable of being parked in the unit owner's garage shall be prohibited. AND Villas unit owners and renters must park their vehicles inside the garage for overnight parking (after 9 p.m.). Guests with parking permit may park in the unit driveway. <b>Only one (1) vehicle may be parked in a unit's driveway overnight and it must not block the sidewalk.</b>	Villa Section 12.8	<b>\$100</b>
	No garage shall be converted into a general living area, and garage doors shall remain closed at all times except for vehicular or pedestrian access.	Master Article XIII Section 8 Villa Section 12.20	<b>\$100 Fined Changed 6/15/17</b>
	All vehicles parked within the Hammocks must have a parking pass decal displayed in the lower windshield/driver's side or a temporary guest pass displayed on driver's side dashboard or hanging from the rear view mirror.	Hammocks' Rules	Vehicle towed at owners expense



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<b>Nuisance</b>	No activity is allowed in the Common Areas which may be destructive, offensive or cause a nuisance to any other owner.	Master Article III Section 5 Master Article XIII Section 10	100
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<b>Nuisance [cont.]</b>	No owner may actively engage in any solicitations for commercial purposes within the Hammocks.	Master Article XIII Section 3	100
	No garage sales are permitted without prior permission from the Board	Master Article XIII Section 3	<b>\$100 Fined Changed 6/15/17</b>
	No cooking is permitted or the consumption of any foods or beverages in the Common Areas except where designated.	Master Article XIII Section 5	<b>\$100 Fined Changed 6/15/17</b>
	No firearms shall be discharged within the Hammocks.	Master Article XIII Section 13	100
	No nuisance is allowed within the Hammocks or within a unit which interferes with the peaceful possession and proper use of the property by its residents.	Master Article XIII Section 13 Preserve Section 12.3 Villa Section 12.3	100
	No rubbish, refuse or garbage shall be allowed to accumulate nor any fire hazard allowed to exist.	Preserve Section 12.3 Villa Section 12.3	100
<b>Nuisance [cont.]</b>	Work of any kind within the Hammocks Community, including all units, that generates noise that is a nuisance to other Hammocks residents will be restricted to between the hours of 8:00 a.m. - 6:00 p.m. Monday through Friday; and 9:00 a.m. - 4:00 p.m. Saturday and Sunday except in emergencies where work cannot be done during set hours.	Master Article XIII	100
<b>Recreational Amenities</b>	The recreational facilities include clubhouse, barbecue area, pool, spa, fitness center and pool deck area and the tennis courts. Use of these outside hours set by the Master Board is prohibited.	Hammocks Rules & Regulations	<b>\$100 Fined Changed 6/15/17</b>



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<b>Recreational Amenities (cont.)</b>	No recreational, playground or sports equipment shall be installed or placed within the Hammocks, including basketball backboards, skateboard ramps, scooters or play structures.	Master Article XIII Section 16	<b>\$100 Fined Changed 6/15/17</b>
	Swimming is prohibited within any lake or water adjacent to the Hammocks. Boating and personal watercraft are prohibited.	Master Article XIII Section 17	<b>\$100 Fined Changed 6/15/17</b>
	Minors under the age of 18 are not permitted to use the club facilities without adult supervision.	Master Article XIV Section 7a	<b>\$100 Fined Changed 6/15/17</b>
	Minors under the age of 16 are not permitted to use the pool/spa without adult supervision.	Master Article XIV Section 7a	<b>\$100 Fined Changed 6/15/17</b>
	The use of any glass around the pool deck or barbecue area is prohibited.	Hammocks Rules & Regulations	<b>\$100 Fined Changed 6/15/17</b>
	Smoking is prohibited within all the club facilities.	Hammocks Rules & Regulations	100
	Playing radio/CD players/IPods or similar devices without the use of personal earphones within the club facilities is prohibited.	Hammocks Rules & Regulations	<b>\$100 Fined Changed 6/15/17</b>
	All users of the pool, pool deck and spa must abide by the rules displayed on boards within the areas.	Hammocks Rules & Regulations	<b>\$100 Fined Changed 6/15/17</b>
	No owner or tenant shall host a clubhouse party for 7 or more not-in-residence guest without completing a Clubhouse Reservation form.	Hammocks Rules & Regulations 6/15/17	<b>\$100</b>



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<b>Pets</b>	No pet may exceed 45 lbs. at full maturity.	Preserve Section 12.17 Villa Section 12.17	<b>100</b> <b>Fine changed 1/2015</b>
	No more than two dogs are allowed in any one unit. <i>Declarations of Condominium amended 1/17/2014</i>	Preserve Section 12.17 Villa Section 12.17	<b>100</b> <b>Fine changed 1/2015</b>
	All pets must be kept on a leash when outside the unit.	Preserve Section 12.17 Villa Section 12.17	<b>100</b> <b>Fine changed 1/2015</b>
	Residents and their guests must pick up all solid waste of their pets.	Preserve Section 12.17 Villa Section 12.17	<b>100</b> <b>Fine changed 1/2015</b>
<b>Leasing</b> <b>(Declarations of Condominium Section on Leasing Units Amended 1-17-2014)</b>	Any lease or rent by the unit owner must be for a period of one month or more.	Preserve Section 12.5 Villa Section 12.5	100/day
	A unit may not be leased more than 6 times in any year.	Preserve Section 12.5 Villa Section 12.5	100
	A unit must be rented in its entirety and occupied only by the tenant, his/her family and guests.	Preserve Section 12.5 Villa Section 12.5	100



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<b>Leasing (cont.)</b>  <b>(Declarations of Condominium Section on Leasing Units Amended 1-17-2014)</b>	Any lease must be in writing. The lease binds the tenant to all the rules and regulations of the Hammocks. An application and a payment for \$100 for a background check must be sent to the Property Manager prior to occupancy.	Preserve Section 12.5 Villa Section 12.5	<b>100/day</b> <b>Changed 1/2014</b>
	An executed lease for an approved tenant must be sent to the property manager prior to the start of the lease. Any renewal of a lease shall also be sent to the property manager prior to the start of the renewal period.	Preserve Section 12.5 Villa Section 12.5	<b>100/day</b> <b>Changed 1/2014</b>
	Owners intending to let family members or friends use their unit, without a lease, must notify the property manager of the name, address, phone number and number of such person(s).	Preserve Section 12.5 Villa Section 12.5	<b>100/day</b> <b>Changed 1/2014</b>
<i>* It is the owners' responsibility to ensure their tenants or users of their unit adhere to all rules and regulations of the Hammocks.</i>			
<b>Use of Preserve and Villa Units</b>	Each unit may be occupied by no more than 6 persons in a 3-bedroom unit at any one time, and by no more than 8 persons in a 4-bedroom unit. This does not include short, occasional visits from guests.	Preserve Section 12.1 Villa Section 12.1	100
	No sign shall be displayed from a unit.	Preserve Section 12.7 Villa Section 12.7	50
	All window treatments must be in keeping with restrictions on exterior appearance <sup>1</sup> noted in the Declarations.	Master Article XIII Section 19 Preserve section 12.12 Villa Section 12.12	<b>\$100</b> <b>Fined Changed</b> <b>6/15/17</b>

<sup>1</sup> Holiday lighting and decorations shall be permitted to be placed upon the exterior portions of the Residential Dwelling and upon the Lot in the manner permitted hereunder commencing on Thanksgiving and shall be removed not later than January 15th of the following year. (Master Declarations, Article XIII, Section 6)



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<b>Use of Preserve and Villa Units (cont.)</b>	No articles shall be hung from doors, windows or balconies; balconies are not to be used for storage.	Preserve section 12.13 Villa Section 12.13	<b>50</b> <b>Changed 1/2015</b>
	The use or storage of charcoal broilers or small open flame burners, or gas grills on balconies or lanais is prohibited. The use of listed electric portable, tabletop grills, not to exceed 200 square inches of cooking surface, or other apparatus shall be permitted.	Preserve Section 12.14 and NFPA 1, Fire Code 10.10.6 Adopted 02/19/2018	100
	The use or storage of charcoal broilers or small open flame burners, or gas grills on balconies or lanais is prohibited. The use of listed electric portable, tabletop grills, not to exceed 200 square inches of cooking surface, or other apparatus shall be permitted.	Villa Section 12.14 and NFPA 1, Fire Code 10.10.6 Adopted 03/02/2018	100
	All trash must be contained in plastic trash bags and secured and placed in trash chutes/containers.	Preserve Section 12.16 Villa Section 12.16	50
	Screened porches, lanais and balconies must only contain patio furniture and other outside living items.	Preserve Section 12.18 Villa Section 12.18	50
	Homeowners must turn off the main water supply valve, and the water heater switched off, when the unit is unoccupied for a period of 72 hours or longer. Failure to do so will result in a fine, and in the event of any resultant leakage the owner will be liable for all Association costs to repair any damage caused.	Preserve Rule Adopted March 21, 2016  Villa Rule Adopted May 16, 2016	100



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<b>Preserve Associations Irrevocable Right of Access to Units.</b>	<p><b>All Hammocks Preserve Unit Owners shall provide the property manager with all keys, passcodes, combinations or other means of access to their Unit, including; (1) front door, (2) utility closets (if locked), (3) parking level storage areas. Failure to do so may result in a fine.</b></p> <p><b>Additionally, in the event of an emergency, if a Unit must be forcibly accessed, any costs of damage to a Unit shall be borne by the Owner and the Preserve Association shall be held harmless.</b></p>	Preserve Declaration of Condominium 9.7 Preserve Bylaws 4.2 Florida Statutes 718.111 (5)	<p><b>100</b></p> Added 10/21/18
<b>Landscaping</b>	No owner shall alter or damage the landscaping of the Hammocks. An owner who does so shall replace altered or damaged plant(s) with the same plant of the same growth maturity, at owner expense.	Master Assoc. Rule 2/16/17	\$100
<b>Signs</b>	No signs (for Sale, Open House, etc.) may be displayed on any Hammocks Building, on any Hammocks property or any vehicle.	Master Assoc. Rule 2/16/17	\$100
<b>Gate/Security</b>	No owner shall give their Gate Entry Fob to another without registering the change with the Property Manager.	Master Assoc. Rule 2/16/17	\$100
<b>Fine Payment</b>	Fines not paid within 90 days of notification will result in suspension of access to all amenities.	Master Assoc. Rule 2/16/17	\$100