

# The Hammocks Cape Haze

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## SUMMARY OF SELECTED HAMMOCKS CAPE HAZE RULES

This is a summary of selected rules for usage of the Hammocks common areas and for governing leasing of units but is not a list of all rules. A list of the fines for violations is attached. Every owner has received the Hammocks Master Association Declarations, Bylaws, and Articles of Incorporation, and those of their respective Preserve or Villas Associations which include an extensive set of rules that everyone who purchases here, and those to whom they lease, must follow. In addition, the three (3) Hammocks Boards set rules from time-to-time. *It is the responsibility of every owner to ensure that all renters, guests, and family members abide by all Hammocks rules.* When rules are violated, the *owner* may be fined; all residents of that unit and their guests may have their use of common amenities suspended; and vehicles may be towed for a parking violation. A fine may be imposed for each day that the violation continues, with a legal cap of \$1,000 per violation.

Residents who observe a rule(s) being broken should bring the matter to the attention of the property management, who is responsibility for taking appropriate action. To report a problem, residents must provide complete information, including a clear description of problem, name(s), date, time, place, and other available data. Photographs may also be useful.

Please see the *Fines and Rules and Restrictions Table* for more information on

Leasing Condo and Villa Units

Parking

Pets

Recreational Facilities

Use Restrictions on Condo and Villa Units

The Hammocks Website also contains a wealth of information, including governing documents, rules, and laws [THE HAMMOCKS – CAPE HAZE \(hammockscapehazefl.com\)](http://hammockscapehazefl.com)

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## Common Areas

Common areas include all recreational facilities (e.g., the clubhouse and surrounding patios, barbecue area, pool, hot tub, fitness center, tennis courts) and all areas other than the condo or villas buildings. Violations of these rules may result in a fine, as noted below, or suspension of use of the use of these amenities.

### General Provisions for Use of Recreational Facilities

- These areas are to be used for their *intended purposes only*.
- No articles belonging to residents or guests are to be kept there.
- These areas are to be kept free of obstruction. Specifically, no bikes, skateboards, roller blades or scooters are permitted within these areas, nor used in these areas.
- Parents, guardians, or childcare providers are responsible for the actions and safety of their children and any damage to the facilities caused by their children.
- It is the responsibility of the residents and guests to clean up after themselves. Garbage and trash must be placed in the receptacles provided. The Association property and common areas are to be kept clean, safe, and in sanitary condition.
- No person may infringe upon another's peaceful enjoyment of our recreational and exercise facilities. People are asked to take their cell phone conversations outside of the facilities. No playing of music, able to be heard by others, is permitted.
- Wet and dripping swimsuits are not permitted in the fitness center or clubhouse.
- The fitness center is for the use of residents and house guests aged 18 and older.

### Bike Racks

Rack's location: Fitness center parking lot and at tennis courts entrance

Note: These are designated areas for bikes, skateboards, and scooters when using fitness center, pool area facilities and tennis courts.

### Recreational Facilities Hours

9 AM -- 9 PM Clubhouse, Barbecue Area, and Surrounding Patios

A community event may continue past closing (e.g., Community Super Bowl Party) but must remain indoors after 9 PM.

6 AM -- 9 PM Fitness Center

8 AM -- 9 PM Tennis Courts

9 AM -- Dusk Pool /Hot Tub (closes at dusk *by order of Charlotte County and the State of Florida*)

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## Pool and Spa Use

- Rules posted in spa and pool area must be followed at all times.
- **The numbers of guests *not in residence* is limited to 6 per residential unit. (Passed 1/23/2015)**
- Pets are not allowed in pool area at any time.
- Diving from side of the pool is not permitted.
- Running on pool deck is not permitted.
- Children who are normally diapered are required to use swim diapers when using the pool.
- The use of glass around the pool deck or barbecue area is prohibited. \*

\* Glass includes but is not limited to drinking glasses, wine bottles, beer bottles, condiment jars, liquor or beverage bottles, glass or ceramic plates and bowls. Items may be brought to clubhouse kitchen and the contents dispensed into plastic or paper cups and plates.

## Private Parties/Events

Residents may make arrangements with property manager to use the clubhouse for private party or event. The following rules govern such events:

- An application must be submitted to the property manager.
- Any event or party is limited to 10 to 30 people. Parties larger than 30 people are not permitted.
- Events/parties must end by 9 PM.
- A \$500 refundable damage and rule adherence fee must be submitted with the application.

The fee *will be deposited* and returned after the party *minus any costs* due to damage or excessive cleaning required as a result of the party.

***The entire \$500 deposit will be forfeited if any Hammocks rule(s) is (are) broken.***

- A nonrefundable \$60 cleanup fee plus a nonrefundable \$40 charge for a Hammocks appointed monitor must also be submitted with application. (Note: The monitor must be present for the event.)
- Any reservations booked within 5 days of the party will require cash for the deposit and fees.
- Party/event reservation does not include use of the pool.
- Event organizers must remove the garbage and trash and dispose of it in the dumpsters or trash chutes of their residence.
- Parties may request a temporary gate code for the use of guests. *Parties may NOT post a note with a gate code at the gate.*

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- Parties may request that the clubhouse front door be left unlocked during the period of the party.
- The event/party reservation is for the use of the clubhouse but does not provide for exclusive use of the clubhouse, kitchen, or barbecue facilities. Guests are expected to be respectful of other residents' use of these areas.

Note: The customary gathering of residents on alternate Friday evenings during the season has been exempted from the requirement for a reservation and deposit. Similarly, other organized activities open to all residents are exempted from the requirement for reservation and deposit provided that individuals are designated to be responsible for clean-up.

## Leasing Units

Our Declarations of Condominium contain provisions to help maintain the residential character of the community. They provide that when units are rented:

1. A rental may be for no more than 4 people (including children) in a 2-bedroom unit, 6 in a 3-bedroom unit, or 8 in a 4-bedroom unit.
2. The lease must contain provisions that each tenant will abide by the Declaration and rules and regulations of the Association.
3. A lease must designate the Association as the unit owner's agent for the purpose of terminating any lease agreement in the event of violations of the Declarations or rules and regulations.
4. A copy of every lease must be sent to the Manager, Hammocks Clubhouse, 8660 Amberjack Circle, Englewood FL 34224, prior to the tenant arriving at the Hammocks.

## Pets

Pet walk areas are located along the north and south perimeters of the property. Residents and guests are required to pick up all solid waste of their pets and may dispose of the waste in the trash can of the pet walk station.

- No pet may exceed 45 lbs. at full maturity.
- No more than two dogs are allowed in any one unit.
- All pets, including cats, must be kept on a leash when outside the unit.
- Residents and their guests must pick up all solid waste of their pets.

## Parking

- Automobiles must be parked in the designated garage, designated parking area, driveway, or parking lot as appropriate (must not block sidewalks, etc.).
- 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. Only one (1) vehicle may be parked in a unit's driveway overnight and it must not block the sidewalk. Guest cars must display a temporary parking pass.

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Please see the *Fines for Rules Violations Table* for additional information.