



**HAMMOCK GROVE CONDOMINIUM ASSOCIATION, INC.
RULES AND REGULATIONS**

Revised by Board of Directors 03.19.24

New Owners and Residents, Hammock Grove Condominium Association is a Multi-Family Community. Please do your due diligence and review the Rules and Regulations, Bi Laws, and Declarations prior to signing written contracts.

The current Board of Directors of Hammock Grove Condominium Association, amend and publish these Rules and Regulations this 19th day of March, 2024, by a unanimous vote at the meeting of the same date, as reflected in the meeting minutes, and the Board hereby amend, in its entirety, any and all other previously adopted Rules and Regulations of Hammock Grove Condominium Association, Inc. making these revised and updated rules effective this 19th day of March, 2024.

The undersigned, being all members of the Board of Directors of HAMMOCK GROVE CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation, pursuant to Florida Not for Profit Corporation Act and the Bylaws of the Corporation, severally waive all formal requirements, including the necessity of holding a formal or informal meeting, and any requirements that notice be given, and hereby consent to the following:

WHEREAS, pursuant to Section 8 of the Bylaws, the Board of Directors may adopt rules and regulations or amend or rescind existing rules and regulations for the operation and use of Condominium.

All references to “Owners” shall also include “Residents” or “Tenants”. “Guests” are non-residents.

The Board reserves the right to change or revoke existing rules and regulations, and to make such additional rules and regulations from time to time as, in its opinion, shall be necessary or desirable for the safety and protection of the condominium buildings, units, and their occupants, to promote cleanliness and good order of the Condominium Property, and to assure the comfort and convenience of the Unit Owners; provided , the same shall be subject to the restrictions on such changes, amendments, or modifications set forth in the Declaration, the Articles and the Bylaws.

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These Rules and Regulations shall be in effect until amended by the Board of the Condominium Association and shall apply to be binding upon all Unit Owners. Every Association Resident is expected to read and understand these Rules and Regulations. It is the responsibility of the Resident to communicate these Rules and Regulations to their family, tenants, and guests and to ensure that they are, always, in compliance with them.

1. Enforcement. All violations of these rules and regulations shall be reported immediately to the management association agent, a member of the Board. Disagreements concerning the proper interpretation and effect of these rules and regulations shall be presented to and determined by the Board, whose interpretation of these rules shall be dispositive. If any person, firm, or entity subject to these rules and regulations fails to abide by them, as they are interpreted by the Board, they shall be liable to be fined by the Association for each such failure to comply or other violation of these rules and regulations.

2. Location for Posting Notices. All notices of Unit Owner meetings and meetings of the Board shall be posted at the Community Mail Station on the Community bulletin board.

3. Procedure for Owners to Register with Management Company. All Owners are required to fill out the Owner/Resident/Tenant Information Form within 5 days of move in date. A copy of this form is attached to the Rules and Regulations.

4. Registration on Management Company's Portal. All Owners are encouraged to login and register on the Management Company's Portal: https://portal.maymgt.com/home_v2/Login

If You Do Not Have a Login: Please click the "Sign Up" link on the right. That will take you to the Registration page. Then, fill out the fields that include Email, Name, Phone, Account, Password, Confirm Password, and Registration Key.

If you do not have a Registration Key: Click the "I Do Not Have a Valid Key" hyperlink to be taken to the Sign-Up page. There you will fill out the fields, submit your Sign-Up request, and a member of our team will review your request and reply within 2 business days.

Use this site to:

1. Complete your information in your profile. A current email address is required for community updates and information. This is for Association information only. You may "request" to share on the Residents Page.
2. Check your account balance.
3. Set up automatic ACH payments.
4. Review Association Documents, Rules and Regulations.
5. Request Maintenance Work Order for Common Limited Elements. (Roof Leaks, Sidewalk Repair, Exterior Light Replacement, or any other Resident Concerns).
6. Open Association Forms.
7. File Complaints, Report Violations with documentation, dates, and photos for Management follow-up.

5. Complaints. All complaints regarding the Management of the Condominium Property or regarding the actions of other Residents shall be made in writing to the Community Association Management Company. A Complaint in writing to the Association will be most effective by going on the Association Portal and filling out the online form. Please be sure to document the complaint with Date, Time, and any Photos to assist the management company with documentation to ensure follow-up. If you see something that needs attention, call the Office, or go online to the Resident Portal and complete a Work Order that will be seen by the Office.

6. Common areas, Common Elements and Limited Common Elements. The walkways, entrances, driveways, corridors, and ramps shall not be obstructed or used for any purpose other than ingress and egress to and from the Community Property or for its intended purpose; nor shall any carts, bicycles, carriages, chairs, tables, or any other objects be stored therein, except in areas (if any) designated for such purposes. We understand Children want to play with their bikes and play equipment. Please make sure that these items are not left in roadways, driveways, or lawn areas overnight or indiscriminately strewn over the common areas. Common Elements and Limited Common Elements shall not be obstructed, littered, defaced, or misused in any manner, and shall be kept free and clear of all debris and unsightly materials. Any destruction or damage caused to Common Elements or Limited Common Elements by an owner, resident, or their guest, will result in the remediation cost to be assessed to the Unit Owner of that responsible party.

A. Children. Children will be the direct responsibility of their parents or legal guardians, including full supervision of them while within the Condominium Property and including full compliance by them with these Rules and Regulations of the Association. Whenever outside of the Unit, Children under the age of ten (10) years of age must be supervised by a responsible adult.

B. Electric or battery powered bicycles. Electric or battery powered bicycles, scooters, skateboards, and the like are only permitted on asphalt blacktop, never on the sidewalks, and must be stored in the garage when not in use. Owners of such items will be solely liable for their conduct, and for any personal injuries or property damage sustained because of their operation.

C. Solicitation. Solicitation for any purpose will not be allowed without the prior written consent of the Board, whose consent may be withheld at the Board's sole discretion.

D. Garage Door. Garage doors must be maintained in an operable manner. Garage doors must be kept closed when not in use for more than one hour and during the night. Any damaged door must be repaired or replaced within 10 days and be painted with the approved Association paint type and color.

E. Garage Entry. To keep uniformity in the neighborhood, potted plants are prohibited beside the garage entry. A hose must not be connected unless it is being used by the Owner or Resident and must be stored inside the garage after each use.

F. Garage Driveway. It is the Owners responsibility to keep the concrete driveway clean and free of debris. Driveway to be kept free of any stains (oil, rust, paint, etc.).

G. Front door entry.

1. Plants and appropriate decor items are allowed on each side of the front door under the ceiling overhang. No more than 4 potted plants or appropriate decor items are allowed and must allow clear access and egress to the front door unless approved by the Board of Directors.
2. The installation of nails or screws into exterior cement stucco walls is not allowed without prior written approval by the Board of Directors. This can create water intrusion if done incorrectly.
3. Personal items such as bicycles, children's toys, mops, brooms, or garbage may not be left anywhere outside the front door at any time.
4. Only medical alert decals to be affixed to exterior doors.
5. The Board of Directors at their discretion may request any items that are inappropriate to be removed by written notice to the unit Owner.

H. Flags. (Adopted by Florida Legislation 2023)

The Unit Owner has the right to display one portable, removable, Official United States flag in a respectful way, on Armed Forces Day, Memorial Day, Flag Day, Independence Day, Patriot Day, and Veterans Day. Size not to be larger than 4½ x 6 ft. Flags that represent the United States Army, Navy, Air Force, Marine Corps, Space Force, or Coast Guard, may also be displayed. Flags to be displayed by front door entry, not on outside common areas.

I. Holiday Decorations. Allowed from December 1st through January 10th the month following. At the request of the Residents, the Board of Directors has approved Residents to decorate for the Christmas Season at the following locations and in the following manner:

1. Garage and Breezeway Coach lights. A simple lighted (battery operated only) or unlighted wreath with a red bow to be hung from or on the Garage and Breezeway Coach lights.
2. Front Door Area. Lights around the front door as long as not attached by nails or screws. One wreath hung on the door. No more than 4 other decorations by the front door. All items shall be in good taste and must not extend beyond the front door overhang.

3. Inside the Patio or Lanai decorations are allowed as long as not attached by nails or screws.
4. Windows may also have decorations but must be displayed from the inside of the unit.
5. Any decorations that are deemed inappropriate or offensive must be immediately removed upon receipt of notice from the Association Management Company.
6. Any damage caused by the Holiday decorations or the application of these Holiday decorations to the Common Elements or Limited Common Elements will result in the remediation cost to be assessed to the unit Owner.

J. Landscaping. Owners/Residents may not plant or alter the landscaping in the common areas without prior written permission of the Board of Directors. Any unauthorized alteration to the landscaping is subject to removal and all expenses incurred in removal and restoration will be charged to the unit owner.

The Landscape employees are hired by the Association and managed by the Management Company. Residents may not make requests or criticize anyone under the supervision of the Management Company.

If you have a complaint, call or fill out a request form online on the Management Company Website. Document the complaint with the date and time of the complaint and add photos if possible.

K. Rear Entryways. This applies to the units that have downstairs access to the outside at the back of the building. The Concrete pavers in front of the screened doors are in a Common Area and must be maintained and kept free of weeds and mildew by the unit Owner. The following items are allowed:

1. Two (2) large pots not larger than 24" in diameter and two (2) smaller decorative pots. The pots must be placed on the pavers or next to the pavers on each side of the Patio/Lanai screen door. Mulch or stone must match existing ground cover. You may not extend into the grass area.
2. Two (2) shepherd hooks, (not in the grass area) behind or beside the pots as long as they hold displays of solar lanterns, bird feeders, or baskets of plants and are in the mulch/stone areas.
3. Artificial plants are not allowed, live and well-kept plants only. Potted plants cannot be taller than the patio door opening and cannot be attached to or allowed to climb the walls of the building.

4. Personal items such as patio furniture, bicycles, or grills, are not to be stored on the outside common area. Any changes other than pavers must receive ARB and Board approval.

L. Window Air Conditioner Units. Window Air Conditioning units that extend on the outside of the window are not allowed. A portable, freestanding unit will be allowed for a maximum of 10 days only while the unit's Air Conditioning System is being repaired or replaced.

M. Window Reflecting Materials. Window film or foil of any kind on any windows or glass is not permitted.

N. Signs. For Sale or For Rent signs are not allowed to be placed anywhere in common areas. No signs of any type are permitted in unit windows.

7. Garbage. Do not allow any rubbish, refuse, garbage, or trash to accumulate in the Unit, the Garage or any Common areas around your unit. Each Unit, Garage, and Common area around your unit must be kept in a clean and sanitary condition. Do not drag boxes, trash, or other debris along the walkways as this can cause damage and stains to the concrete. Should you have trash that leaks, you must clean up after yourself.

8. Trash Compactor. To keep our community clean and to be courteous to one another, please follow these steps:

1. All household trash must be placed in a trash bag before disposing inside the compactor.
2. All trash must be disposed of through the side door. Do not throw trash over the compactor door.
3. Keep the door to the compactor closed after disposing of your trash.
4. Empty boxes must be broken down before disposing.
5. Make sure to run the cycle when the compactor seems to be full.
6. If the compactor is out of service or is not there because it is being emptied, kindly take your garbage back to your unit and do not leave it there. It will only be temporary.
7. Trash is not to be left in front of the 2 large gates of the compactor enclosure. This includes household trash, furniture, appliances, mattresses, box springs, water heaters, air conditioners, construction materials, toys, bicycles, or other junk.
8. Flammables, Toxic or Hazardous Materials, and Tires are STRICTLY PROHIBITED from being placed inside the compactor.
9. Furniture, appliances, mattresses, box springs, water heaters, air conditioners, or construction debris are not permitted inside the compactor. Owners and/or residents must make arrangements to have these items hauled away at the expense of the Unit Owner and/or Resident, not the Association.

There are posted signs at the Trash Compactor and cameras monitoring this area.
Violators will be fined \$100 per Violation by the Association.

Respect your community and neighbors, no one wants to see your throw aways.

9. Exterior Modifications. All modifications to the exterior of the condominium require the unit Owner to fill out an ARB form and must receive approval in writing from the Management Company before any of the work is to be performed. Such approval may be denied on purely esthetic grounds. Each modification completed without receiving written approval will be subject to a Notice of Violation and may be subject to a maximum of \$100 fine per violation.

- A. ARB form. An ARB form will be attached to these Rules and is on the Management Company's Portal. When filling out the form, attach a brochure or photo of what will be modified and state the specifications of how the modification will be performed.
- B. Air Conditioning unit replacement (HVAC). In the event of a refrigerant leak in the old copper pipes and new copper pipes are needed to be installed from the air handler inside of the condominium unit to the outside condensing unit, the new copper pipes must be buried in the ground and be protected by a PVC pipe. On the exterior of the wall, the new copper pipes must be covered with an approved line set cover and that line set cover must be painted the same as the exterior of the building, with the approved Association paint type and color. Under no circumstances are the new pipes allowed to penetrate any firewalls up in the attic.
- C. Paint. If an Owner is required to paint their front door, garage door or line set cover, the paint color, and the finish type of each specific building is on record with Sherwin Williams Commercial Paint Store located at 3575 Beachwood Ct., Jacksonville, FL 32224. Supply them with your building number and color type. (Dark or Light) This is the only paint approved by the Association to be used at Hammock Grove.
- D. Satellite Dish. A \$300.00 refundable building damage deposit is to be held in escrow until the satellite is removed and the building stucco is restored to its previous condition. Satellite dishes can be installed on the side and rear building elevations only, not on the front elevation. They must be installed on a pole in the ground, not on the wall or roof of the building. The cable connection from the satellite must be buried and entered through the cable master system connection box at the utility side of the building and no other connection is allowed. Satellite dishes that are no longer in use will be removed at the expense of the owner.
- E. Exterior Security Cameras. The size cannot exceed 5 by 3.5 by 3.5 inches. The color must be black. Prior to installation, a picture of the camera and a full description of where and how it will be mounted must be described in the ARB form. The drilling of holes into the exterior walls can compromise the structural integrity of the building if done incorrectly. Fasteners or screws to any common element must be made of stainless-steel material to prevent rusting and be set into an epoxy material.

- F. Screening in the Upstairs Patio. The upstairs patio may be screened in with the approval of the Association. The aluminum frame and screening material must match the existing products.
- G. Storm Doors. A storm door may be installed at the front door of the condominium unit with the approval of the Association. The following product is the only one accepted at Hammock Grove:
LARSON Signature Selection 36-in x 81-in Obsidian (Black) Full-view Interchangeable Screen Aluminum Storm Door with Aged Bronze Handle. Item #829460 Model #1490405257
- H. Sunshades. Sunshades may be installed in the lanai and/or patio with the approval of the Association. Sunshades must be brown in color and pulled up when not in use. Sunbrella curtains may be beige or brown with tiebacks when not in use.
- I. Storm Shutters. Storm shutters may be installed on the windows and sliding glass door of the unit with the approval of the Association. Only accordion, and roll-up style hurricane shutters may be installed. Accordion shutters must be beige in color. Roll-up style shutters must be white.

10. Interior Modifications. As stipulated in Florida Statutes, owners are responsible for all actions and services furnished by themselves and/or contractors performing work in their units, regardless of if the contractors were hired by their tenants, guests, or other contractors. The only exception to this responsibility is contractors hired by the Association or the Management Company. All contract work must be performed between the hours of 8:00 AM and 6:00 PM on all regular business days and on Saturdays. Work is not permitted on Sundays or Major Holidays without written approval by the Management Company. The only exceptions are emergency maintenance activities required to resolve water leaks, safety conditions, or HVAC work. All applicable Duval County permits must be displayed at the work site. Contractors are not to park their vehicles and/or work trailers in parking spaces other than the driveway space assigned to the unit where the work is being performed. Contractors are not allowed to use the Association Compactor to dispose of any construction debris, fixtures, materials or appliances as a result of any work performed on the property.

- A. Replacing Flooring on the second story other than carpeting. The replacement of carpeting with tile, marble, vinyl, hardwood flooring, or other hard surfaced flooring material in a unit which is located above another unit is not allowed without first submitting and getting approval of an ARB form. Owners applying for ARB requests will supply information regarding the exact flooring underlayment and or other products to be used along with the STC and IIC rating for each product. As a rule, the Association shall seek to ensure STC and IIC ratings at a minimum level of 50. If such flooring is installed without the prior written consent of the Board of Directors or without the soundproof

barrier required by the Association, then the Association shall have the right to cause such Owner to immediately remove the alternate floor covering and install it properly with the approved soundproof barrier or with approved carpet and padding.

- B. Replacing Carpeting on stairs and on the second story. When replacing the old carpet with new carpet on the stairs and upstairs floors, the padding thickness must be no less than 7/16" and have a density/weight no less than 6 lbs. Commercial or industrial carpet is not permitted. Bare concrete floors are not permitted.
- C. Window Coverings. All window coverings shall be horizontal white blinds, automatic white honeycomb, or white shutters. Curtains may be placed over shutters, however the view from the exterior shall be the white blinds. Any exceptions approved by the Board of Directors comply. Pre-Approved window treatments other than above if removed, must be replaced with white blinds, honeycomb, or white shutters.

11. Access to Condominium Unit by Association. Per the By-Laws of the Association and State Statutes, Each Unit Owner shall permit the Association to have access to their Unit from time to time during reasonable hours when necessary for the maintenance, repair or, replacement of any Common Elements or for making emergency repairs therein necessary to prevent damage to the Common Elements or another Unit. This would include any water, electrical, or Air Conditioner lines to any common elements or other condominium units.

12. Emergency Access to Unoccupied Condominium Units. Florida's Condominium Act provides associations with an irrevocable right of access to enter unoccupied resident units when necessary to undertake maintenance of common elements, and as necessary to prevent damage to common elements or to a unit. If a Unit is unoccupied, the Owner or Resident should provide contact information for local persons caring for unoccupied units in case of emergency.

13. Fire Prevention. Violators will be fined \$100 per violation.

- A. Fire Extinguisher. Each Unit shall have a working Fire Extinguisher available for use.
- B. Flammables. The use or storing of flammables inside of the unit is strictly prohibited. Flammables can be gases, fluids, or solids.
- C. Fireworks. Any Fireworks that lift off the ground and explode are prohibited to be used anywhere in the Hammock Grove Condominium Community.
- D. Grills. Any open flame grills, such as gas, propane, charcoal, wood pellets and others, when in use, must be at least 10 feet away from any structures. The use of these grills in the patio or lanai is strictly prohibited. Do not leave grills unattended at any time as this could cause a hazardous and dangerous situation.

Once they cool down, you may store the grill inside your garage, but never on your patio or lanai.

Florida Fire Code prohibits grills ever being stored on a lanai, patio, or balcony of a multifamily building.

As of January 2023, Florida's Fire Code allows the use of electric grills in multi-family structures as long as these grills have a cooking surface of less than 200 square inches.

- E. Fire Pits. The use of open flame Fire Pits is STRICTLY PROHIBITED.
- F. Smoke Detectors. All units at Hammock Grove are equipped with hardwired smoke detectors. These smoke detectors have a 9-volt battery as a backup in case of power failure. The smoke detectors shall be kept in good working order and must never be removed. The smoke detectors shall be tested monthly, and the batteries shall be replaced as needed.
- G. Dryer Vents. It is the responsibility of the unit owner to clean the dryer vents once a year. Any units showing signs of not being serviced will be sent a compliance letter to have the dryer vents cleaned.

14. Single-Family Use. As per the Duval County zoning department, the definition of a Single Family that is allowed to occupy a residential dwelling, is no more than 5 persons, unless related by blood, adoption, or marriage.

15. Home Based Business. Home-based occupations that meet and comply with all applicable zoning requirements may be operated within the units at Hammock Grove, if the business meets the following requirements:

- 1. Customers or clientele are not to be met at Hammock Grove.
- 2. There are no employees working within the units unless they reside in the unit.
- 3. No signs of the business to be posted anywhere (windows, doors, cars, etc.).
- 4. Must meet all municipal code requirements.
- 5. Parking spots on the blacktop are not to be used.
- 6. All people who operate a home-based occupation do so at their own risk.

16. Plumbing and Leak Prevention. Water closets and other water apparatus in the Condominium or upon the Common Elements shall not be used for any purpose other than those for which they were constructed. Any damage from modification or misuse of any water closet or other apparatus shall be paid for by the Owner responsible for the same.

Residents not occupying the unit for more than 15 (fifteen) consecutive days are required to turn off the water to the unit from the main shut-off valve located in the garage to prevent water damage in case of a leak.

DO NOT FLUSH ANY WIPES DOWN THE TOILET.

This is to include: make-up wipes, baby wipes, cleaning wipes and any advertised “flushable wipes.” Upstairs units drain in shared downstairs sewage pipes which can back up in the first-floor unit.

17. HVAC Maintenance. Owners shall service their Air Conditioning Units twice per year to prevent water damage to adjacent units and become liable for damages to those units.

18. Lanai and/or Patio. The Lanai and/or Patio shall be maintained in a clean and sightly manner. It should not be cluttered with too many items where it could become a hazard to other residents or the building. The Lanai and/or Patio is for the purpose of enjoying the outdoors, not to be used for storage.

- A. Plants. Potted plants are allowed, but any damage to the building caused by hanging or watering them is the responsibility of the unit owner.
- B. Outdoor Patio Furniture. Only outdoor patio furniture is allowed and must be kept in good order. Furniture is not to be attached to the floor or walls. Indoor furniture is not allowed.
- C. Exercise Equipment. Treadmills, stationary bikes, and elliptical may be used during reasonable hours not to disturb the other residents. Free weights are not allowed.
- D. Electric Grills. Electric Grills that have a cooking surface of less than 200 square inches are allowed.
- E. Not allowed. The following items are not allowed to be used or stored in the Patio and/or Lanai: open flame grills or fire pits, heaters, charcoal grills, pellet grills/smokers, flammable or hazardous materials, construction or building materials, tools, toolboxes, cleaning equipment such as brooms, mops, vacuums, or buckets. Clotheslines, clothes or other materials may not be allowed to hang over the railing.

19. Hurricane Preparations. Hurricane or other protective devices visible from outside a unit shall be of a type approved by the Association. Panel, accordion, and roll-up style hurricane shutters, if approved, may not be left closed during hurricane season. Any such approved hurricane shutters may be installed or closed up to seventy-two (72) hours prior to the expected arrival of a hurricane and must be removed or opened within (72) hours after the cessation of a hurricane watch or warning or as the Association may determine. Accordion shutters must be beige in color and can be installed on the Windows and sliding glass door. Lanai/Patio shutters must be installed with the top track behind the header and the stacks of fins to be behind the wing walls. Accordion shutters can only be deployed in the event of a hurricane. An ARB application must be submitted for all Hurricane shutter installations.

Temporary protection such as plywood or other materials are not to be installed without the prior approval of the Association.

Each Owner who plans to be absent from their unit during the hurricane season must prepare their unit prior to their departure by:

1. Removing all furniture, potted plants, roll down blinds or curtains and other movable objects from the porch or patio if any.
2. Designating a responsible firm or individual satisfactory to the Association to care for their unit. Such firms or individuals must contact the Association for clearance to install or remove hurricane shutters.

Please refer to this website for hurricane preparedness in Duval County
<https://www.coj.net/departments/fire-and-rescue/emergency-preparedness>

20. Leasing of the condominium unit. If a unit owner decides to lease their unit, the following requirements must be met:

1. The lease must be in writing.
2. A copy of the lease and Tenant information form must be delivered to the Association upon execution. Upon renewal of a Lease, a copy must be delivered to the Association.
3. The leasing term may not be for less than 12 months. A maximum of 2 leases in one year. Subletting of a rental unit is not permitted.
4. The lease must comply with the Single-Family Use Definition. (see paragraph 14)
5. Each Tenant must acknowledge receipt of Community Rules and Regulations.
6. All Tenants must have a Hammock Grove Parking Decal on their vehicles.
7. Owners renting out their units will forfeit their parking decals.

21. Pet Policy. For Owners having a pet, the following requirements must be met:

1. All pet owners must complete the Hammock Grove Pet Registration Form.
2. No more than two (2) household pets are allowed unless approved by the Condominium Association.
3. There is a 75 lbs. weight limit on all pets unless approved by the Association.
4. Pets Permitted: Only domestic animals are allowed on Hammock Grove property or in the condominium unit. The term "domestic animal" is defined as dogs, cats, hamsters, gerbils, fish, small bird varieties of a type that are "normally" kept in households.

Under no circumstances will any dog whose breed is noted for viciousness or ill tempered, the "Pit-Bull" (as herein defined), Rottweiler, Doberman Pinschers, Wolf Hybrids, Chow Chows, Mastiffs, Akitas, Presa Canarios, or any crossbreeds of such breeds, be permitted on any portion of Hammock Grove.

A "Pit-Bull" is defined as any dog that is an American Pit Bull Terrier, American Staffordshire Terrier, Staffordshire Bull Terrier, or any dog displaying a majority of the

physical traits of any one (1) or more of the above breeds, or any dog exhibiting those distinguishing characteristics which substantially conform to the standards established by the American Kennel Club or United Kennel Club for any of the above breeds.

The Association reserves the right to perform or request a DNA Test from a Veterinary Office for the purpose of identifying the breed or cross breed of the pet at the Owner's expense.

22. Pet Rules. All pet owners must obey the following:

1. If any pet creates a continual nuisance to other residents by barking, howling, or by some other manner, the Board of Directors can require the permanent removal of the pet from the residence.
2. The pet shall be always kept inside the unit with the exception of walking a dog or a cat outside, in which case the dog or cat shall be on a leash at all times and shall be under adult direct control and supervision. The pet cannot be kept in the garage, the lanai or the patio unless the Resident is with them.
3. Pet(s) must be always kept on a leash (10 ft. or less and non-electronic) while it is outside of the unit. PETS ARE NOT ALLOWED TO RUN LOOSE AT ANY TIME.
4. No pet shall be tied up to a stake (or otherwise leash) outside the condominium unit or in the common areas of the community.

Violators will receive a notice of violation. The owner will receive a \$100 fine per offense.

23. Nuisance and Disturbance. Owner or Resident shall not make or permit any disturbing noises by themselves, their family, or their guests, nor permit any conduct by such persons or pets that will interfere with the rights, comforts or convenience of other Unit Owners or Residents. An Owner or Resident shall not harass, threaten, or verbally abuse another Resident, Property Management Employee, Vendor, or Association Director, by yelling, using profanity, threats of physical violence, or any action that can cause emotional distress. Except in an emergency, an Owner or Resident shall not cause or permit the constant blowing of any horn to cause a nuisance.

24. Parking Policy. As defined by the Original Association Documents, each Unit is provided with 2 parking spaces, 1 inside the garage and 1 in the driveway in front of the garage. Parking spots on the Asphalt Blacktop are not assigned parking spots but a Parking Decal is required to park anywhere at Hammock Grove Condominiums.

A Hammock Grove Parking Decal does not guarantee parking availability on the community Asphalt Blacktop parking spaces. There are only 100 parking spaces on the Asphalt Blacktop in the community, not including the 2 reserved MAIL pick up marked spaces at the mail kiosk and the designated Handicapped Parking spaces. Due to the limited parking spots available at Hammock Grove each unit will be allowed 1 Parking Decal per licensed driver.

- A. Community Parking Decal. All residents of Hammock Grove Condominium Association must be registered and have a valid Parking Decal affixed to each vehicle to be allowed to park their vehicles at Hammock Grove Condominiums. To obtain a valid Parking Decal, each resident must fulfill these requirements:
1. Complete the Hammock Grove Information form
 2. Provide a valid State Driver's License.
 3. Provide a valid State Vehicle Registration.
 4. Renters must provide a valid lease with names corresponding to the above requirements.

For units that have only one licensed resident living in the unit but require 2 parking decals, one of the two vehicles must always be parked in the garage and the second vehicle must be parked on the driveway, not on the Asphalt Blacktop. The garage may no longer be used for storage. If at any time, any one of the two vehicles is ever parked on the Asphalt Blacktop a notice of violation will be issued.

For units that require more than 2 Parking Decals due to there being 3 licensed residents in that household, a request must be made in writing to the Association showing the necessity for 3 Parking Decals. The Board of Directors may or may not, at their discretion, approve any additional Parking Decals. If the additional Parking Decal is approved, one of the three vehicles must always be parked in the Garage and not on the Asphalt Blacktop. The garage may no longer be used for storage. If at any time, more than one vehicle is ever parked on the Asphalt Blacktop, a notice of violation will be issued.

From time to time and at the discretion of the Board of Directors, these Parking Decals will expire. A letter will be sent out to all residents notifying them that the Parking Decals will expire on a certain date and that all residents will be required to have them replaced with valid new Parking Decals.

B. Commercial Vehicles or Vehicle Signage. Small panel vans and or trucks registered with the Association and having a valid Parking Decal will be allowed if the company signage is covered with magnetic covers matching the color of the vehicle. Commercial vehicles with toolboxes, ladder racks, and work equipment mounted on them are not allowed. Hitches, Ladders, Tailgates, or any other items may not extend into the sidewalk creating a hazardous situation for residents walking on the sidewalk.

C. Motorcycles. Motorcycles are permitted but can only be parked inside the Garage.

D. Vehicle covers. Vehicle covers are not allowed to be used at Hammock Grove.

E. Tandem Parking. Tandem parking is allowed in the long driveways if no part of the vehicle extends into the Asphalt Blacktop. That includes a trailer hitch.

F. Abandoned or Disabled Vehicles. Vehicles that have been parked in one spot and haven't been moved for 14 consecutive days are to be considered abandoned. Special arrangements must be made with the Board of Directors or the Management Company for special circumstances, i.e., deployment, hospitalization, international travel. Vehicles that have a flat tire or resemble to be inoperative may not be parked at Hammock Grove.

G. Prohibited Vehicles. Motor homes, trailers of any type, recreational vehicles, all-terrain vehicles, boats, campers, go karts, wrecked vehicles, vans, or trucks used for commercial purposes shall not be permitted to be parked or stored in or on Hammock Grove property unless kept fully enclosed in the Garage. Violators are subject to immediate towing.

H. Guest Parking. Due to the limited parking spaces in the community, there are no "designated" guest parking spaces and parking for guests will require a management issued guest parking pass for overnight parking. Requests for a Guest Parking Pass should be made in advance to the Management Company during business hours on a business day. Guest Passes are limited to no more than 7 days in succession. Guest Pass must be displayed on the driver's side dashboard in plain view. Late Arrival or Short-time guests may only park in the Unit driveway parking space if the Owner and/or Resident makes a handwritten notice on 8x11 paper with information of Visiting Unit Number, Unit Resident Name, Time, Date, and approximate Departure time. It will be their responsibility to contact the Management Company the next business day for a management issued parking pass.

I. Handicap Parking. A vehicle may only be parked in the designated handicap parking spot if it displays the state issued handicap parking decal hanging in the rearview mirror or has a designated handicap tag. Violators are subject to immediate towing.

J. Improper Parking. All Hammock Grove Condominium Association approved vehicles must park in a designated parking spot. These designated spots are the garage, the driveway in front of the garage and the unassigned regular parking spots on the Asphalt Blacktop. Any vehicle that is parked anywhere but the designated spots, is parked improperly. It is very important to understand that Unit Owners, Residents, and Tenants could be held liable if someone's life or property is endangered due to improper parking that inhibits access by emergency vehicles or fire engines attempting to respond to an emergency.

The following areas where parking is STRICTLY PROHIBITED are:

1. The Street.
2. The Grass.
3. The Sidewalk.
4. On the concrete driveway, in front of the breezeway of the townhomes entrance.
5. The marked 2 Mail Pickup Only spots in front of the mail kiosk.
6. The designated "No Parking" areas such as dead end or by the trash compactor.

Parking in any of the above-mentioned areas is subject to immediate towing without prior warning and is subject to a \$100 fine.

Enforcements, other than improperly parked vehicles.

Vehicles with a displayed Hammock Grove parking decal in violation of the parking policy will be issued a violation parking notice posted on the vehicle and a violation letter will also be sent. Each parking violation may incur a maximum fine of \$100 per violation.

Vehicles without a displayed Hammock Grove parking decal will be issued a violation parking notice posted on the vehicle, and because the association has no way of identifying who the vehicle belongs to in order to send out a violation letter, that vehicle is in violation of the parking rules and may be towed immediately.

Towing by the Association.

Any vehicle parked in violation of these rules set forth by the Association may be towed by the Association at the sole expense of the owner of such vehicle if it remains in violation of the terms and conditions of the Declaration, the Rules or other Association Rules and Regulations.

The Association shall not be liable to the owner of such vehicle for trespass, conversion, damages or otherwise, nor guilty of any criminal act by reason of such towing and neither its removal nor failure of the Owner of such vehicle to receive any notice of said violation shall be grounds for relief of any kind. All towing shall be performed in accordance with Section 715.07, Florida Statutes.

Military Personnel being deployed for an extended period should contact the Board of Directors or the Management Company to advise them that they will be out of contact and should leave a contact name and number for emergencies in their absence.

25. Enforcement and Process for Non-compliance of Rules and Regulations.

Fining. Prior to the imposition of any fine, an offending party shall be given written notice of the violation and a reasonable opportunity for a hearing before a committee of not less than (3) or more than five (5) Unit Owners appointed by the Board.

The written notice shall specify the provisions of the Declaration of Condominium, Articles of Incorporation, Bylaws or these Rules which are alleged to be violated and shall include a short and plain description of the alleged violations, stating the date, time and place at which the committee shall conduct a hearing with respect to the alleged violations.

The hearing shall be conducted not less than fourteen (14) days from the offending party's receipt of the written notice.

At the hearing, the party against whom the fine is proposed to be levied shall have an opportunity to respond, present evidence, and to provide written and oral argument on all issues involved and shall further have an opportunity to review, challenge, and respond to any material considered by the committee in making its determination that violations have occurred. Following such hearing, the committee's decision with respect to the imposition of a fine shall be dispositive.

A fine may be levied by the board based on each day of a continuing violation, with a single notice and opportunity for hearing before the committee. However, the fine may not exceed \$100 per violation, or \$1,000 in the aggregate.

Failure to pay the fine may result in legal action against the Owner.

If the Association is required to take legal action against an Owner and the judgment is in favor of the Association, the Association will be entitled to recover its costs and attorney's fees incurred in enforcing the Rules and Regulations.

REMEMBER, COMPLIANCE IS EASY; FAILURE TO COMPLY CAN BE EXPENSIVE!

VIOLATION ENFORCEMENT AND FINES

A nonexclusive optional procedure for Board enforcement of the Neighborhood Documents, including the rules and regulations, shall be as follows:

First Offense (1st Notice)

When the Association becomes aware of noncompliance of a rule or regulation by a Owner, family member, guest, invitee or lessee, it shall send a letter to the Owner advising him or her of the rule which he or she has been accused of violating and warning that strict compliance with the rules and regulations will be required. Each day on which a violation occurs shall be deemed to be a separate offense.

Second Offense (2nd Notice)

If the Association receives a second report that a violation has been repeated or has been continued beyond the time specified within the first notice, the Board, after verifying the violation, may authorize a fine to be levied upon the Owner. The fine for a second offense may not exceed the maximum amount permitted by the Florida Statute. Notice of a second violation shall be sent to the Owner by certified mail.

Third Offense (3rd Notice)

If the Association receives a third report that a violation has been repeated or has continued beyond the time specified within the second notice, the Owner may be charged a fine in an amount not to exceed the maximum amount permitted by the Florida Statute, following verification of the violation by the Board.

Fourth Offense (4th Notice)

For repeated offenses or in any case where the Board deems it appropriate, the Board may seek injunctive relief through court action. In addition, a fine may be levied on the basis of each day of a continuing violation, with a single notice and opportunity for hearing, provided that no such fine shall in the aggregate exceed the amount set forth in Section 718.303(3) of the Florida Statute.

Exemptions

Any Owner may appear before the Association to seek an exemption from or variance in the applicability of any given rule or regulation as it relates to said person on grounds of undue hardship or other special circumstances.

26. Delinquencies. An Owner who fails to timely pay any Assessment shall be charged a late charge by the Association for such late Assessment in an amount not to exceed the maximum amount permitted by the Florida Statute, Owners shall be responsible to pay all court costs and legal fees incurred in connection with the collection of late Assessments whether or not an action at law to collect said Assessment and foreclose the Association's lien has been commenced. The Association may charge an administrative fee in addition to any interest charged in accordance with the Declaration in an amount not to exceed the greater of \$25.00 or five percent (5%) of each installment of the assessment for each delinquent assessment that the payment is late. Any payment received by the Association shall be applied first to any costs and reasonable attorney's fees accrued in collection, then to any interest accrued by the Association, then to any administrative late fee, and then to the delinquent assessment.

27. Board of Directors Meetings.

- A. The Right of Owners to Speak at Meetings. An Owner shall have the right to speak at a meeting provided the Association has received a written request at least 24 hours in advance of the scheduled meeting. The following restrictions shall apply:
 - 1. The Owner may speak at the start of the meeting. The vote of the Board or the Members, as applicable, will not be taken until the Owner has spoken.
 - 2. The Owner may speak only on matters specifically designated on the agenda.
 - 3. The Owner may speak only once at a meeting.
- B. The Right of Owners to Tape Record or Videotape Meetings. An Owner shall have the right to tape record or videotape a meeting provided the Association has received a written request at least 24 hours in advance of the scheduled meeting. The following restrictions shall apply:
 - 1. The audio and/or video equipment and devices must not produce distracting sound or light emissions, nor may such equipment and devices require the use of electrical outlets.

2. The audio and/or video equipment must be assembled and placed in position in advance of the scheduled time for the commencement of the meeting. Equipment may not be placed on the table where the Board is seated; a front row seat will be reserved for the Owner and a tripod may be set up, but only at a height which does not obstruct the line of sight from other seats in the meeting room.
3. The Owner videotaping or recording the meeting shall not be permitted to move about the meeting room in order to facilitate the recording.

By Resolution of the Board of Directors of
Hammock Grove Condominium Association, Inc. 03.19.24

List of Forms:

Owner/Tenant/Resident Information Form
ARB Form
Hammock Grove Member Consent for Electronic Communication
Intent to Lease in Hammock Grove Condominium Association, Inc.

HAMMOCK GROVE CONDOMINIUM ASSOCIATION, INC.

RECEIPT OF REVISED RULES AND REGULATIONS 03.19.24

Unit #: _____

Date: _____

Resident Name _____ Owner _____ Tenant _____

Resident Name _____ Owner _____ Tenant _____

Resident Name _____ Owner _____ Tenant _____

I, (we) hereby acknowledge receipt of the rules and regulations of Hammock Grove
Condominium Association, Inc. (the "Association" and any amendments thereto)

I hereby acknowledge that failure to comply may result in the Association exercising its right to
impose a letter of violation.

Resident/Owner
Signature: _____ Date _____

Resident/Owner
Signature: _____ Date _____

Management or Board
Signature: _____ Date _____