**Hammock Estates Rules and Regulations**
**Date Adopted 9-18-2025**

Welcome! Hammock Estates ROC, Inc. is very proud of this attractive community with its pleasant, friendly and informal atmosphere consisting of shareholders and non-shareholders. We have individual prospectuses for shareholders and non-shareholders. All residents must abide by the rules and regulations. We have established high standards for operation of Hammock Estates. All new residents are expected to be cooperative in the same way and observe all the rules and regulations. Consideration and courtesy to others, plus your cooperation in maintaining an attractive home will help sustain our high standards. As you read these rules, we as that you keep in mind that they are for your protection. Many of our rules are based on what is required of us by law. Our community rules and regulations help to provide our residents a pleasant, carefree lifestyle.

## 1. ADMISSION

The Hammock Estates ROC, Inc. Board of Directors reserves the right to refuse admittance to the community. It is the specific policy and intent of the Board of Directors that this park be designed, operated and maintained for the use and benefit, and to meet the social and physical needs, of persons 55 years of age or older. As such, every resident must be an older person. "Older person", for the purposes of these rules, means 55 years of age or older. The Hammock Estates ROC, Inc. Board of Directors reserves the right to accept a resident who is less than 55 years of age, but older than the age 45, even if that resident will be occupying a home were no person 55 years or older will be present, as long as at least 80% of the occupied homes in the park, including that of the new resident, are occupied homes in the park, including that of the new resident, are occupied by at least one person 55 years or older. A driver's license or other picture ID showing date of birth must be provided.

A credit and background check will be required of all prospective residents. This screening must be preformed by management of Hammock Estates ROC at a cost allowed by the Florida Statutes at the time of application per resident. Non-U. S. residents' screening can take up to two weeks to process. An application for residency must be filled out and approved in writing by two members of the Hammock Estates ROC Board of Directors. Occupancy is limited to one family with no more than two people per home. Any exception to the occupancy rule must have special written permission from the Board of Directors.

## 2. GUESTS AND FAMILY

Visitors are welcome, provided they adhere to our rules and regulation. Rules are responsible for their guests' actions.

Guests' may visit up to fifteen (15) days during a month and no more than a total of thirty (30) days per year unless such a person has written permission of the Board of Directors to stay for an additional period of time.

When homeowners are not present family may visit for up to fifteen (15) days. Notice must be given to the park manager ten (10) days in advance. Visitors will be provided a visitor's bracelet, a copy of

**2. GUESTS AND FAMILY** cont

Hammock Estate rules and a visitor's pass to be displayed in the car window their entire stay. Bracelets should be worn when using the pool, shuffleboard court, clubhouse, etc.

Any damage to the park or the resident's home is the homeowner's entire responsibility. All park rules apply to guests and it is the owner's responsibility to provide this information. It is the owner's responsibility to make sure proper forms are provided to the park manager. Forms can be found on NABR network or from management.

If home has been sublet in the past season family can not come without owners being present.

**3. THE HOME SITE**

The resident is responsible for the overall appearance of the home site. It shall be kept neat, orderly, clean and free of litter. Articles that are acceptable on your carport are vehicles (including boats), bicycles, golf and mobility cart, grills, potted plants and lawn furniture. All other items should be stored in home or shed.

To ensure that each home site contributes to the appearance to the community, all construction done or caused to be done by a resident to the exterior of a home or on the home site must be approved by the Board of Directors. This includes painting, colors and designs to be chosen in modest tones and patterns not to appear gaudy or iridescent. The resident is to provide to the office proof of liability insurance, worker compensation, and a current license, if available, on any contractor doing work on the outside of your home. The resident shall keep the home site free of all mechanics' liens resulting from the construction of any improvements to the home site.

The Board of Directors requires that all exterior changes to home must first be approved in writing before work commences. This includes planting trees or shrubs in the back of the property. The request for architectural approval from can be found at the clubhouse, the office and on the NABR Network.

To ensure the process is acceptable, the form must be completed and submitted to the manager, who forwards to the Board for approval. Forms must be submitted no later than the Thursday at noon, one (1) week prior to the board meeting. The resident will be notified of approval or denial.

Exceptions:

1. Roof Repair
2. Replacement of doors or windows of same color/design
3. Air Conditioner replacement at same location
4. Repair or replace existing curbing – same color/design
5. Replacement of mulching or stone in existing mulching or stone areas-same color.

**Exceptions cont.**

6. Removal of diseased or dead trees.
7. Trimming of plants and trees.
8. Installing security cameras.
9. Replacing existing plants and flowers.
10. Installation or repair of irrigation system.
11. Maintenance-caulking, replacing screws, cleaning outside of house/roof, driveway, awning repair, repainting roof, gutter repairs and painting trim the exact same color.
12. Storm damage to home.
13. Repair of electrical or sewer lines do not need approval. Residents do need to notify the manager of the intent to repair. (Work on these items could have an effect on other residents). Grounds to be restored to the original condition.
14. Installation of necessary medical equipment, ramps, chair lifts, etc. Inform management of installation. Generators will be approved but location of installation must be pre-approved.
15. Painting exterior of home or home site the same color if the color sample is approved by management.

No barricade, such as blocks or sawhorses, shall be used to block any home site driveway. A decorative chain will be permitted upon written approval from management.

No unsightly sun blockers, such as aluminum foil, cardboard, plywood, etc., are to be used in windows or screens or to cover tires on vehicles in driveways. Vehicles may be covered with a fitted cover when left under carport.

For the appearance and complete enjoyment of living in the park, all homes have been skirted and equipped with complete attachments and overhang on both sides of the home.

Pole lights shall be illuminated from dusk to dawn 12 months of the year. Compliance with this rule is the responsibility of the homeowner an is for the betterment and safety of all residents. Acceptable bulb colors are white and yellow, with a wattage of 40 watts or equivalent.

The resident is responsible for the sewer line from the home to where it connects to the community line. Any stoppage in the sewer line from the home to where it connects to the community line is solely the homeowner's responsibility.

Resident is responsible fro the water line from the resident's home to the water meter. Resident is responsible for the electrical line from the home to where it connects to the main breaker in the pedestal. Management is not responsible for any gas or electric lines. The resident should check outside water faucets for leakage.

## 4. THE HOME

Homes shall be attractively maintained by the resident and comply with all applicable laws, ordinances and community rules and regulations, as from time to time amended. The Board of Directors may fine shareholder. Owners and occupants of non-shareholder homes may face eviction for rule violations pursuant to Fla. Statutes Sec. 723.061

To maintain a clean and attractive appearance, the home should be washed when mold or mildew is present, or as needed. All homes are required to be equipped with concrete drive and attached carport, utility room, under skirting, tied-down anchors, etc. Tie-downs are also required for sheds.

All awnings, patio covers, carports, utility sheds, and cabanas are to be white aluminum or a color that matches the color of the home.

The Board of Directors encourages improvements to your home such as patios, raised porches, awnings, cabanas, carports, storage sheds (sheds require prior written Board approval, county permit, and contact with utilities location at 811). These improvements make your home substantially more attractive, and in addition, they improve the appearance of the entire community.

Hammock Estates ROC, Inc. and its Management are NOT liable for accidents, fire, or windstorm damage or other acts of nature.

Residents must lower and anchor all awnings when leaving the park for an extended period of time. This includes taking in of all lawn ornaments, flower pots, etc. If a home or its attachments are damaged by wind, fire, water, or other acts of nature, Hammock Estates ROC, Inc. will permit ample time to repair, reconstruct or replace damaged homes. Every effort should be made by the homeowner to restore property to original condition as quickly as possible when a misfortune occurs.

Home owners should provide management with a current working key to their home for emergency access. It is the resident's responsibility to update all information with the manager if their information changes.

Part time residents are to inform the management of their arrival and departure for the season. This should be done by email or letter. Email is dianagonzalezcfpm@gmail.com.

**Hammock Estates Rules and Regulations**
**Date Adopted 9-18-2025**

## HAMMOCK ESTATES ROC, INC. SUBLEASING POLICIES

**The Board of Directors expressly reserves the right to revise, amend, add to, or otherwise change or delete any or all of these policies from time to time.**

No subleasing arrangement shall be approved by the Board of Directors unless and until the following occurs:

1. To qualify for subleasing the homeowner must have owned the home for 1 full year and occupied the home for one full season (4 to 6 months) prior to leasing. For the purpose of these subleasing rules "one full season" is defined as the period from October of one year to the last day of April of the next year.
2. The home can only be sublet for two rental seasons without the homeowner reoccupying the home for one full season.
3. The prospective sublessor must be in full compliance with community rules and regulations and all other documents and federal, state, and local laws governing that sublessor's obligations and responsibilities in the community.
4. Every prospective sublessee must undergo a background screening. This screening shall be performed at a cost allowed by the Florida Statutes at the time of application per prospective sublessee and no screening shall commence until this payment is received by the cooperative resident. Non-U.S. resident's screening can take up to two weeks to process.
5. The screening report shall be reviewed and approved by at least two members of the Board of Directors prior to the approval of any subleasing arrangement with that prospective sublessee.
6. At least one sublessee in the home must be 55 years of age and any other sublesse in the home must be 45 years of age or older.
7. All sublessees shall fully comply with community rules and regulations and all other documents and federal, state, and local laws governing either the sublessee (as occupant) or sublessee (as owner). All sublessees shall acknowledge in writing that they have read and understood the rules and regulations governing the community.
8. The term of any particular sublease shall be no less than 3 months and no more than 6 months. No homeowner shall enter into more than 2 subleasing agreement for any rental season. The rental season shall be between October 1 and April 30. Subleasing is not permitted between May 1 and September 30.
9. The Association shall have no involvement in nor shall it be responsible for the particulars of any subleasing arrangement. The association shall have no responsibility for the interior or exterior conditions of the home.
10. Sublessor shall continue to be responsible fro payment of all amounts due and/or owed to the cooperative.

## 5. LAWN MAINTENANCE

Residents are responsible for lawn mowing, edging, trimming, watering and fertilizing their lawns and shrubs.

Any resident hiring a lawn mowing contractor needs to provide proof of liability insurance and the contractor's contact information to management. Failure to provide this information shall be deemed a violation of the community rules and regulations.

Yard waste and trimmings from shrubs and trees should be disposed of in the dumpster located in the north vehicle storage lot. Trees and shrubs should be cut down as small as possible to accommodate the most yard waste possible in the dumpster, and all branches should be delimbed. No plastic bags or other trash should be place in dumpster. The dumpster is for yard waste only. Do not put yard waste over the rim of the dumpster. Dumping of any kind anywhere in the community is prohibited.

## 6. REFUSE

Garbage is picked up once weekly. Bulk pickup is every other week. Please do not stack refuse or containers by the side of the road until the evening or night before pickup.

Under no circumstances are coffee grounds, grease, paper towels, rags, fruit, plastic, or other undissolvable materials to be run through the sewer system. To do so may cause a sewer backup. Should this occur, the resulting inconvenience will be most unpleasant for the entire park. It is required that ll such items be disposed of in your garbage. Please advise house guests of these requirements.

## 7. VEHICLES

All vehicles, boats, campers, trailers, car carriers, etc., shall be currently licensed and insured or as otherwise required by Florida law. Any resident not complying with this policy after written notice from management shall be required to remove the vehicle, boat, camper, trailer, car carrier, etc., from the park. Any resident storing vehicles in our storage lot including trailers, boats, or R.V.'s shall register them with the office and sign a "Storage Agreement". They must all be serviceable. Any trailers with tongue locks must provide the office with a key. All of the vehicles in the storage area must be serviceable and movable with a 24-hour notice in case the county needs to access underground utilities.

All stored vehicles, boats, campers, trailers, car carriers, etc., being stored in the storage lot must be licensed, with a current registration. They shall also be registered with the office, allowing the vehicle to be moved when owner is unavailable. The vehicle owner should let the manager know when a vehicle is removed from the lot. Any trailers/boats with covers shall be maintained and covers that are damaged shall be promptly removed and replaced by vehicle owner.

**7. VEHICLES cont'd**

There is room for two cars or a car and registered trailer and boat in each driveway. Parking on the lawn is not permitted. Inform your visitors of this rule regardless how short their stay. They may also park in the parking area at the north end of the park. Again, **Please do not park on the lawns or grassy common areas**. The R.V. lots are the only exception to this rule.

Residents with more than two (2) registered motorized vehicles are required to store them in the large vehicle parking lot at the north end of Roger Street at the intersection of Rodney Street. The parking lot located inside the fenced area at the northeast end of Roger Street is for cars, vans, pickup trucks, and R.V.s. It is also the primary parking area for guest vehicles when there is no space available in the driveway of the residence. Parking at the office is for office and recreational use only. No overnight parking at the office parking lot.

Parking at the pool lot is primarily fro those individuals who need to use a vehicle (car, golf cart, etc.) to get to the pool. A bike rack is provided for guest and resident use. This parking area is also available as a temporary parking area for guests and residents.

Campers can be placed in the resident's driveway for that period of time necessary for cleaning or loading said vehicle for a trip.

Residents shall park their vehicles only on their own driveways (or other residents' driveways, with permission) and not on any lawn in the community. Automobile repairs, other than emergency procedures such as flat tires, are not permitted in the community. No car or trailer shall be left on blocks or similar stationary support devices n the driveways, home sites or other common areas of the park.

**8. LAUNDRY**

A complete laundry room with washers and dryers is provided for the use and convenience of park residents and guests. All outside clothes drying is confined to the fenced-in area provided. To avoid problems, good judgment should be displayed in the use of laundry machines and cleaning up after their use. **Dyeing of clothes is not permitted at any time**.

Do not overload or abuse the laundry machines. Put all refuse in the containers provided. Remove the clothes from the washers, dryers and lines as soon as they are finished so that other people have the opportunity to use them. The laundry machines do not accept Canadian coins.

**9. PETS**

This is a **no pet** park. Please advise your visitors not to bring their pets unless they expect to board them at a kennel or elsewhere while visiting in the park.

## 10. NOISE

Consider you neighbors and refrain from excessive noise, especially after 10:00 p.m. Quiet hours are from 10:00 p.m. to 7:00 a.m. Contractors should not commence work until after 7:00 a.m.

## 11. RECREATIONAL FACILITIES

The Recreational Center activities are for everyone in the park to enjoy. No one is ever excluded but rather invited to join the fun. Activities are under the supervision of the park.

The pool rules are posted at the pool and must be followed.

All buildings and equipment facilities are used at the residents' and guests' own risk. Anyone using a community facility shall leave it in a neat, clean and orderly condition when they are finished. Tables, chairs or any other articles in the recreational area will not be borrowed without prior written consent of management. Call the office at (863) 273-7509 or email the office at dianagonzalezcfpm@gmail.com for information on borrowing any equipment.

**All children 16 years and younger must be accompanied by a responsible guardian when using any of the recreational facilities.**

## 12. SOLICITING

No soliciting, distribution of literature or commercial enterprise of any kind is permitted without the prior written consent of management. Residents are permitted to canvass homeowners in accordance with section 723.054, Florida Statutes. Please contact management if you see someone soliciting.

## 13. EVICTIONS

Management, with Board approval, may evict non-shareholder residents, homes and/or homeowners for those reasons set forth in Florida Statutes Section 723.061, and may evict shareholder residents and/or homeowners where, authorized under the Cooperative Documents including those rules and/or the applicable provisions of Chapter 719 of the Florida Statutes.

## 14. NON-COMPLIANCE WITH THESE RULES

The Board of Directors shall have the power to levy reasonable fines against a shareholder and the occupant(s) of a shareholder's home for failure of the shareholder or occupant to comply with any provision of the bylaws, the rules of the cooperative. The fine shall not exceed $100.00 per violation; however, each day shall be considered a separate violation. No fine shall exceed $1000.00. Fines shall be levied in accordance with the provisions of Florida Statutes Sec. 719.303(3).

## 15. MISCELLANEOUS

All rents or maintenance fees are payable in advance by check or money order or automatic draft. Rents or maintenance fees are due on the first of the month and considered delinquent after the 10th of the month, with a late fee. Late fees will apply to delinquent payments as set forth in the resident's applicable governing documents.

The rights of management set forth in these rules and regulations are cumulative and failure of management to exercise any rights shall not operate to forfeit any other rights of management. No waiver of management of any rule or regulation shall be deemed to constitute or imply a further waiver of that or any other rule or regulation.

The Hammock Estates R.O.C., Inc. Rules and Regulations may be amended from time to time by the Board of Directors. All Affected residents will receive written notice of such amendments. Renters will receive the changes at least 90 days prior to effective date of amendments in accordance with Florida Chapter 723.

Please remember, these Rules and Regulations are for the benefit of all residents and assure continual maintenance of high standards. Acceptance of these rules is a condition of acceptance into the park. We thank you for your cooperation.

**PLEASE SIGN THE RECEIPT YOU RECEIVED WITH THESE RULES AND REGULATIONS AND RETURN IT TO THE OFFICE.**