



**HAMMOCK LAKES HOMEOWNERS ASSOCIATION OF BREVARD, INC.**

**Address: 1100 Brunswick Way, West Melbourne, FL 32904**

**E-Mail: hammocklakeshoa@gmail.com**

**Community Website: apmfla.com**

**Properties Menu: Hammock Lakes**

**User Name: Hammock; Password: 321duck**

**GUIDELINES AND ADOPTED RULES**

**(Approved and Adopted at Special Member Meeting May 16, 2016 – Continued on June 11, 2016)**

Thank you for being a member of The Hammock Lakes HOA. Hammock Lakes is a deed restricted community, meaning there are property restrictions that were recorded with your deed at the time you purchased your home. At the time that you purchased your home you should have received copies of the community documents which include the Declaration of Covenants, Conditions and Restrictions (CCR's). Copies are also posted on the Community Website. These CCR's were established by the developer as guidelines for the community to operate. These documents also establish that the community is to operate as a corporation with a board of directors to manage the community. The CCR's are sometimes vague and arbitrary, it is then necessary for the directors to approve guidelines to clarify the part of the CCR's that are not clear. These Guidelines were created to help you understand the Rules and CCR's of Hammock Lakes and is by no means a document to amend the recorded CCR's or to negate any part of the Declaration. This list may be amended from time to time.

**E-Mail** – Please provide the HOA with your E-Mail address in order to receive notification of meetings, newsletters, and other HOA matters.

**ARC APPROVAL IS NEEDED FOR EXTERIOR MODIFICATIONS TO YOUR HOME OR LOT.**

A fine of \$50.00 shall be assessed if an improvement is started without ARC approval.

**Building materials**, ladders, household items, play equipment, skate ramps etc. shall not be stored outside.

**Driveway Coatings** – Driveway coatings must match the existing concrete used on your driveway and may not extend to the sidewalks and apron. Driveways and sidewalks immediately in front of your residence must be kept clean.

**Fences** – Fences must have a City permit and ARC approval before starting the project.

**Lawn care**

- Lawn Care will be performed either by the property Owner or by a licensed & insured contractor. Owners WILL NOT engage or contract with a tenant as part of a lease agreement, to conduct any lawn care work unless the tenant is a licensed & insured lawn care contractor.
- Lawns must be properly and regularly mowed.
- Good lawn maintenance includes watering on a regular basis as per the City guidelines. Irrigation systems must be properly maintained.

- Fertilization and weed control are essential in this locale.
- Edge trimming around sidewalks and houses is a must.
- Grass clippings are to be cleaned up immediately and not allowed to blow into the streets and curbs. Clippings and other debris will clog the street drainage system and can cause algae problems in our lakes.
- Lot owners with lots adjoining Common Areas are required to maintain the easement area regardless of the exact property line may be.
- The landscape beds are to be mulched and kept free of weeds.

**Irrigation – Per City of West Melbourne (Reuse Water Schedule):** Wednesday and Saturday 4-8 p.m.

**Trees** – In order to be in compliance with the City Code, the ARC has approved the following criteria in regard to the planting of trees: Any tree installed as a new planting or as a replacement planting shall be a tree of the size and type that is approved for the site area where the tree is to be planted pursuant to City Landscape Code and listed in the “Manual of Acceptable Plantings” as is kept by the City of West Melbourne. Nothing in this section shall preclude the requirement for ARC approval for new landscape plant installations or any requirements for permits by the City of West Melbourne or Brevard County for the installation of new trees or removal or replacement of trees. An ARC Application must be submitted. Trees shall not be planted where prohibited by the City of West Melbourne or Brevard County.

**Nuisance** – Please conduct yourself with consideration of your neighbors. Please report disturbances to the West Melbourne Police Dept.

### **Parking**

- No vehicle of any size with commercial signage will be allowed to park outside a home or on the street. No commercial vehicles of any size, with or without signs, will be allowed to park in the community except for loading and unloading or parked entirely within a closed garage.
- Each home has four parking spaces, two in the garage and two in the driveway. If all 4 spaces are occupied and you must park on the street, please remember city ordinances, **park in the direction of the traffic, two cars are not to park on each side of the street emergency vehicles must have room to pass**, do not park on the grass between the sidewalk and curb and do not block sidewalks and force pedestrians into the street.
- Boats, trailers, recreational vehicles and the like are not permitted other than to load, unload, and maintenance. For clarification, a reasonable time period for each act is 24 hours.

**Pets**- Pets must be cared for and picked up after. Pets may not be left unattended outside the home. **Pets must be on a leash and in full control by their owners at all times when outside the home.** Any solid waste must be picked up and properly disposed of by the handler.

**Play Equipment** – Play equipment other than basketball standards is to be placed in the rear yard and must not be seen from any street. An ARC approval is needed for basketball standards.

**Sheds**- Sheds or any outside buildings must be permitted by the City in order to be approved by the ARC. Sheds are to be placed so as to blend in with the home, placed at an inconspicuous location and not to be an eyesore.

**Signs** – No sign of any character shall be displayed other than “for rent” or “for sale.” Security, temporary lawn treatment, and community sponsored signs are approved.

**Trash** - Trash cans must be properly stored out of sight of the street and neighbors. Trash cans must be kept in a sanitary condition. Trash may not be put out before 6:00PM the day before the scheduled pick up day and the cans stored out of sight by 7:00PM of the pick-up day.

**Leased Residences** – All Owners Leasing their Property shall do so in accordance with the Declarations of Hammock Lakes and specifically the Eighth Amendment to the Declarations. **Please Note:** The Eight Amendment is a Rental Restriction based on percentage. Therefore, prior to leasing, the Owner must contact the HOA Board. The required Tenant Registration Form can be found on the Community Website or you may request one via e-mail to the HOA Board. Copies of all leases can be submitted via mail or e-mail to the HOA Board for review.

**Guidelines for Hardship Consideration for Leasing:** Dec. Art. IV, Section 2: Owner's Use of Lot and Leasing provides for a hardship exception. The HOA Board sets forth the following guidelines on what shall constitute a hardship exception to be applied consistently to all Owners. Factors supporting hardship exceptions will be aimed at promoting the intent of the rental restriction. The intent of the rental restriction is to avoid having a subdivision filled with houses owned by corporations or individuals in the business of renting as a regular practice for business, speculative, investment or other similar purposes. The following criteria will be reviewed when considering an Owner's hardship application for exception:

- How long the owner requesting the exception intends to rent/lease;
- Whether the proposed tenant is an immediate family member (parents, stepparents, siblings, children, stepchildren, grandparent, father-in-law, mother-in-law, brother-in-law, sister-in-law, son-in-law, daughter-in-law, or grandchild);
- Whether the property has ever been owner occupied; and
- Special Military Consideration shall be given in the spirit of the Service Members Civil Relief Act to help protect the legal rights of service members in the event of a call-up to active duty, reassignment, injury or other military related encounter.

**FINES FOR VIOLATIONS** – After the certified notice is sent and the violation is not corrected the fine will be \$50.00 per day up to the max of \$1,000. Attorney action will follow if still not resolved in a timely manner.