

# SETTLERS HAMMOCK

## Homeowner Association Rules, Regulations & Enforcement

These rules apply to and govern the actions of all homeowners, tenants, guests, and all other persons occupying a property within the community. The rules and fines become effective on the date stated above and will remain in force until amended or repealed by the Board. All terms used herein shall have the same meaning ascribed to by the Association Covenants and Bylaws. The Board of Directors and/or the management agent have full authority to enforce these rules and regulations and to impose fines according to the attached schedule.

1. **Residential Use:** No lot shall be used for any other purpose than as a single-family residence. Only ancillary businesses shall be permitted upon any properties.
2. **Lot/Home Rentals:** Owner must notify BOD/Management of intent to rent prior to giving possession to the proposed lessee/renter. Owner must provide a copy of the rental agreement/lease to Management prior to lessee/renter taking possession. A copy of the Rules, Regulations & Enforcement must be provided to the lessee/renter by the owner prior to moving in.
3. **Antennas/Satellite Dishes/Solar Panels:** ARC approval required for installation of any type of Telecommunications or Solar Panel equipment.
4. **Nuisances:** No obnoxious or offensive activity that may become a nuisance to the neighborhood is permitted. Examples of such offensive activities shall include but not be limited to: on site vehicle repairs, emission of any loud noise or vibrations, outside storage of personal property (including but not limited to toys, motorcycles, off road vehicles, bicycles, wood piles) on porches, patios, terraces or yards and similar unsightly activity (such as outdoor clothes drying lines).
5. **Temporary Buildings:** No structure of any temporary character, including but not limited to car ports, barns, trailer, camper, mobile homes, or recreational vehicles shall be placed on any lot at any time.
6. **Permanent Building:** Storage sheds are permitted following ARC application submission and approval by the HOA.
7. **Animals:** No animals, livestock or poultry of any kind are permitted except that dogs, cats and other household pets are permitted. Pets for the purpose of commercial use are not permitted. Dogs must be kept exclusively upon his/her lot; provided that such dog may be taken off the lot if it is restrained by a leash. You are required to immediately clean up after your dog. Dogs are not permitted to be left outside unmonitored causing a disturbance to neighbors due to continuous barking/yelping.
8. **Signs:** No signs or other advertising devices are permitted to be displayed. A "For Sale" or a "For Rent" sign is permitted with prior written consent of the ARC.
9. **Garages:** Garages cannot be converted to living space. Garage doors shall be kept completely closed unless in active use. When garage doors are open, the interior should be maintained in a manner that does not detract from the streetscape of the community.

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10. **Yard / Home Maintenance:** Yards must be maintained in a manner that will not detract from the natural beauty of the property. Grass must be mowed, edged, and clippings cleared from the street and sidewalks. Landscaping must be maintained on a regular basis. Power washing of homes and fences must be completed at minimum on an annual basis.
11. **Trees at curb/tree lawn:** Trees planted by the Developer in the easements of front yards cannot be removed. They must be maintained and cared for. They are a city requirement and must be replaced by like kind if they die.
12. **Parking:** All vehicles must be parked in driveways or garages. No parking in your yard/grass, common areas, pathways, or unpaved areas. No trailers, campers, water crafts, ATVs, or golf carts shall be maintained on any property outside of the garage. No commercial, unlicensed, or inoperative vehicles shall be parked in driveway. No vehicle repair shall be performed in the driveway. No residents are allowed to park on the street at any time except as occasional overflow for holidays or special events. No overnight street parking will be permitted in any situation.  
\*Any questions about parking, please refer to section 7/page 561&562 of the CC&R's.
13. **Trash storage:** Trash and recycling containers are not to be placed at the curb before 6:00pm the day before pickup. Containers are to be reclaimed from the curb by the following morning. Trash containers must not be visible from street view. They must be stored in the garage, behind a fence/trash bin enclosure. No trash or debris shall be allowed to remain on any lot outside of an enclosed structure. No burning of rubbish or trash is permitted.
14. **Play Equipment:** All play equipment requires ARC approval and must be located in the rear of the lot where it is not visible from street view. This includes but is not limited to trampolines, play sets, basketball goals, swimming pools, hot tubs, portable spas and ramps. Basketball goals are permitted in driveways, adjacent to driveways with pavers underneath. Basketball goals are not permitted on storm drains, sidewalks, in the street or facing the street where game play would impede traffic.
15. **Firearms/Fireworks:** The use of firearms is prohibited on the Property. This includes but is not limited to B-B guns, pellet guns, bow and arrows, slingshots and small firearms of all types. Discharge of firecrackers, fireworks or other explosive devices is expressly prohibited.
16. **Holiday decorating:** Holiday decorations must be removed no later than 30 days following the holiday.

Residents in violation of the community policies will receive an initial notification letter and have ten (10) days to comply with power washing. Homeowners will have (3) days to comply with landscaping violations. All other violations must be addressed immediately. In the event of continued non-compliance, a fine notice will be sent. The fine will be assessed if immediate correction is not completed within the time limit provided above.

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The first violation will incur a \$50.00 fine. If the violation is not corrected within five (5) days a fine for \$100.00 will be assessed. Continuing \$100.00 fines will be assessed until the violation is corrected.

Only one courtesy notice will be sent for each type of violation. If the same violation occurs at a future time, an immediate fine will be assessed. An Eblast will go out to the community weekly and will discuss compliance and what issues we will be focusing on. **This eblast does serve as your courtesy notice.** It is the homeowners responsibility to ensure that the correct email address is on file with management.

Violation notices and fines will be sent by both Postal Service and email.

Should the homeowner disagree with the findings, please contact the Association Management in writing within ten (10) days of the initial notice. The dispute will be reviewed and ruled upon within thirty (30) days.