



THE HAMLETS OWNERS ASSOCIATION, INC.

The Home Owners Association is committed to help protect and preserve the overall environment of our community. One of the tasks is to respond to resident concerns and to ensure our By-Laws are being upheld and followed within the Community. We encourage owners to exchange/share phone numbers and to talk about problems in a cordial manner before approaching the Board or management company with a problem. Many problems can be resolved between neighbors and we all should strive for harmony between us and having consideration for each other.

The association will have the Community inspected once a month for Governing Documents (Covenant) violations . Inspections will be performed by the current Association's management company/Board representatives as well as volunteer Board members. The main violations that routinely occur within The Hamlets are listed herein. Fines are due within 14 days of being assessed to the homeowner (subject to late fees/interest). Property homeowners who have outstanding dues for HOA payment dues and/or fines will not be issued guest passes, parking stickers and not qualified for other processes stated in our By-Laws.

Listed below are Common Violations within The Hamlets for the following Community offenses:

1. Parking in a designated fire lane or in front of a fire hydrant

Parking in front of a fire hydrant or in a designated fire lane raises serious impediment if the hydrant is needed to fight a fire in the community. If firefighters need access to water, then your vehicle is in their way and potentially putting people in life-threatening danger. It is also possible that your vehicle may be roughly pushed out of the way by fire apparatus with no recourse for the damage. Up to 10 minutes is permitted for unloading and loading purposes, fines will be assessed otherwise.

2. Blocking Sidewalks / Front Gates

- a. *By parking your car in the driveway in such a way as to block the sidewalk, or placing your recycling / garbage bins or other object on the sidewalk, you force pedestrians into a dangerous position of having to go into the street in order to get around your car or garbage bins.*
- b. *By parking your vehicle that obstructs the entrance gates from opening properly and/ or causes vehicles to use the exit lane to enter the community cause a safety concern and may force a vehicle into a dangerous position and cause an accident.*

3. Speeding within the Community

Speeding is unlawful and can cause significant injury or death if a vehicle hits another car or person within the community. This violation will NOT be tolerated by any means and will impose an immediate One (without warnings) to ensure the safety of our community. Authorities (police sheriff) may also be called to investigate.

4. Three Car Vehicle Maximum

The Hamlets community has limited parking spaces. All homes have the right to enjoy similar parking alongside their neighbor. Having more than 3 vehicles per residence takes away parking from other homes within the community.

5. Parking on grass/ incorrect parking

- a. *Homeowners within The Hamlets voted (in 2018) against allowing residents, tenants and/or guests to park on the homeowners' private grass. The voting result was 50 to 1, out of 51 homes in favor of not doing so.*
- b. *Parking the "wrong way" on a two-way street means that vehicles have to be driven on the wrong side of the roadway in order to enter or leave a parking space, which is unlawful and dangerous. Vehicles parked against the flow of traffic increase the risk of head-on or side-swipe collisions, especially when leaving a parking space. Vehicles should not be parked facing oncoming traffic, i.e. the driver's side exits the street, parking on the side of the street that is deemed for emergency vehicles only.*
- c. *Double parking can refer to parking parallel to a car already parked at the curb, thus blocking in an already existing parked car. It also means, vehicles parked over the marked lines, taking more than one space.*
- d. *Please note that there are signs at the entrance off front gates that are clearly visible and pertain to these regulations.*

6. Parking - Improper registration / repair or storing of vehicles

- a. *Having a correct automobile registration is a legal requirement and as such, we need to enforce this rule within the community, including expired plates.*
- b. *Street repair/maintenance of vehicles is not allowed. If a home owners' vehicle is in need of minor repair or maintenance it must be done within their garage or driveway. Absolutely no vehicles are to be stored on blocks or tarped within The Hamlets. The vehicle may be towed and an assessed fine will be issued.*

7. Exterior Home Condition

Maintaining upkeep of your homes helps to raise our property values within the community. All homes are to maintain a good exterior paint and shall be required to repaint, or pressure wash as needed. Driveways and sidewalks are also to be repaired, replaced and/or maintained routinely.

8. Yard Upkeep

All lawns, landscaping and fences and appurtenances shall be well maintained and kept in first class, good, safe, clean, neat and attractive condition consistent with an appealing community appearance. Lawns must not exceed six inches of growth between April and October. Negligence can result in dangerous wildlife within the community.

9. Trash / Recycle Bins

Each home owner is responsible for depositing his/her trash in accordance with our CC&R's and County regulations. Trash containers must be placed outside no earlier than 4 PM on the day before scheduled collection and must be removed immediately the same day of collection and are to be placed at least reasonable footage from parked cars in order that sanitation trucks can easily maneuver around parked vehicles as to avoid damage. Tenants and Vacation Homes management are expected to comply and Home Owners are ultimately responsible for informing all occupants of their home.

10. ARC (Architectural Review Committee) Architectural and Landscape Improvements

As per article 8 the HOA/ARC committee must approve all plans for architectural and landscape improvements, prior to any work being constructed. Home owners are required to submit an application to the HOA/ARC committee with respect to any proposed improvements, including, but not limited to painting exterior of home, landscaping, roof replacement, installation of a fence, and driveway expansions. Refer to entire section 8 for more detail. Upon inspection, if a property is in violation, the home owner will receive written notice and the owner has fourteen (14) days to bring property into compliance without a fine applied during this time. Progressive warnings accompanied by fines of \$100 per day will be imposed thereafter in accordance with section 19 on Violations.

11. Nuisances (Respect for one another)

The homes in this community are situated close together which requires common sense when operating equipment, storing trailers or unsightly vehicles or having parties, to name a few. No obnoxious or offensive activity shall be carried on at a residence within The Hamlets nor shall anything be done in the neighborhood which may be or become a nuisance. A nuisance shall include but not limited to: excessive noise (music, barking dogs/ pet violations, screaming/raised voices, flying drones, motorcycles, etc.) between 10:00 PM Sunday - Thursdays, until 7:30 AM weekly. Fridays and Saturdays shall be observed beginning at 11:00 PM; vehicle violations (parked vehicles larger than three quarter (3/4) tons, recreational vehicles, trailers, etc.) Un-approved ARC sheds buildings, tents, etc.; trash, junk or other unsightly objects.

12. Property Rentals

No new rentals will be allowed in The Hamlets, keeping the existing ones. At this time, current owners of these properties are not affected. The reason for this is to protect the community from an endless influx of transient guests who may not always respect the property or their neighbors and aims to cut down on large (pool) parties within the community. Additionally, residents have expressed concerns about increased rule violations, frequent move-ins and move-outs with increased noise and traffic/ parking issues relating to rental homes, and lack of communication between rental property homeowners and the Board. Owners must make available a copy of these Covenants, Conditions and Restrictions to each Lessee. The Owner is financially responsible for all actions of their occupants, long-term renters and lessees. No Airbnb's; these rental's policies allow single day rentals as well as allowing individual rooms to be rented. Our minimum rental time period is for 1 week (5-night rentals are considered a week).

13. Leases

Each home may be leased or occupied only in its entirety only and NO fraction or portion of home may be rented. No time shares or bed and breakfast facility, day care business etc. may be operated out of a home. The rationale for this is self-explanatory as it would change the nature and character of the Community. Many tenants renting individual rooms in one home would cause excessive parking requirements which The Hamlets simply do not have; as well as not allowed by the county. A copy of the lease is required to be provided to the HOA. The gate access codes will be deleted when renters move out and new renters move in; the property homeowner or property manager is responsible for selecting and providing the Board a new four-digit code.

14. Commercial Vehicles

Commercial vehicles are defined as vehicles used to transport goods for work purposes. This also includes U-hauls trailers, vehicles with ladder racks, advertising, logos, and vehicles carrying hazardous materials. As per article 17.3 commercial vehicles are not to be parked anywhere in The Hamlets overnight, unless said vehicle is pertinent to construction, installation, maintenance or repair on an ongoing project at a home. Please refer to said article for additional details. A/so, this violation is subject for towing.

15. Unauthorized Private Driveway Use

No parking in neighbor's driveways without their permission; mostly happens during periods of rental transitions or home sales. Those vehicles are subject to be towed by our towing company and vehicle owner fined; without owner or property management's approval to the HOA.



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When an assessed fines is provided to the Home Owner, the following fine amounts will generally be issued as well as vehicles subject of being towed by our towing company. Property Homeowners are solely responsible for their Guests or Renters' actions with their assessed fines.

Fine

Violation

\$25 Parking infractions: parked on the grass or incorrect parking; i.e., double parking, parked in an unmarked space, parked facing wrong way, blocking driveway (other than your own) and/or sidewalk; violators may also be subject of being towed, incurring additional tow charges by our towing company and/or assessed fines to the property homeowner.

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| \$50 | Street parking between 11:00 pm to 7:00 am without a Guest Pass or Parking Sticker. |
| \$50 | Unregistered vehicles and / or with expired license plates. No inoperable vehicles within the community. |
| \$50 | No commercial vehicles parking overnight anywhere in The Hamlets without Board's approval. Including empty trailers or carrying any recreational / construction equipment and / or hazardous materials. |
| \$25 | No Golf / Go-Karts, Dirt Bikes and Four-Wheelers. RMV documented Motorized Machines, i.e., Motorcycles, Slingshot Type and Mopeds are allowed within The Hamlets. E-Bikes and Electric Scooters are allowed on Public Roads and shall be permitted in The Hamlets. All require lights at night. Riders under 16yo must wear a helmet. On street riding must adhere to the posted speed (15mph anywhere in The Hamlets). Riding on the sidewalks, must not exceed 10mph. |
| \$50 | Parking in Fire Lane or in front of Fire Hydrant. |
| \$50 | Driving into The Hamlets Community using the Exit Gate. |
| \$50 | Not adhering to the three(3) cars per household maximum (may also be subject for towing fees) . |
| \$25 | Home Condition / Yard Upkeep - unkept lawn, mowing, or general outside house maintenance. |
| \$25 | Littering within any areas of the community; including outside the gate area. |
| \$25 | Trash Cans / Recycling Bins, being left out 24hrs after trash pickup. |
| \$25 | Allowing unleashed dog(s) roam free around community, causing problems to neighbors. |
| \$50-
\$100 | Allowing people or other to use The Hamlets' streets as a playground; \$50.00 fine for 1st occurrence , \$100.00 for 2nd time. |
| \$25-
\$50 | Trespassing on private property and or restricted areas; \$25.00 fine for 1st occurrence , \$50.00 for 2nd time. |
| \$25 | Offensive or obnoxious activity (nuisance). Quiet times are from 10:00pm - 7:00am Sunday - Thursday and 11:00pm - 7:00am Fridays and Saturdays. |
| \$100 | Non-conformance in obtaining ARC pre-approval request. Daily Fines; should the unpaid fine charges reach \$1,000.00, the HOA has the authority to record a lien on the property and secure payment, refer to the HOA Dues Collection Policy and By-Laws posted on our website. |
| \$100 | Exceeding the maximum of 26 feet long for moving trucks . 18 wheelers , Campers and Buses are banned from entering The Hamlets, they're too large and heavy to maneuver and causes significant damage to our streets and gate area. |
| \$100 | Speeding anywhere in The Hamlets. Posted speed limit is <u>15mph</u> . |

COMMUNITY TOWING

Please note that the following situations may result in an immediate tow of a vehicle within The Hamlets Community without the benefit of the homeowner receiving a courtesy notice. Either a Board member or the specific homeowner who is impacted by a vehicular act of another homeowner or renter within The Hamlets may contact the preferred towing company; Center State Automotive at 407 518-1222 to arrange said towing. The vehicle owner is subject/responsible for towing fees as determined by Magic Tows' charges. The property homeowner may also receive an assessed violation fine from the HOA as a result of said infraction.

Parking in a designated fire lane other than for pick-up or drop-off in excess of 10 minutes; or in front of a fire hydrant
Blocking of any driveway other than your own (without blocking sidewalk). Home at 4402 Hamlet Court cannot block their own driveway, because it's too close to the gate entrance.

Parking on the grass

Double Parking

Incorrect Parking (facing wrong way)

Blocking Sidewalks

Overnight parking of commercial vehicles without HOA approval

Each home may be leased or occupied only in its entirety and NO fraction or portion of home may be rented. No time shares, bed and breakfast facility, day care business, etc. may be operated out of a home. The rationale for this is self-explanatory as it would change the nature and character of the Community. Many tenants renting individual rooms in one home would cause excessive parking requirements which The Hamlets simply do not have. A copy of the lease is required to be provided to the HOA. The gate access codes will be deleted when occupants move out and restored when new owners or renters move in; the property homeowner or property manager is responsible to select and provide the Board with a new four-digit code to be programmed into the keypad. Gate code request form is posted on our website's help page (<http://thefloridahamlets.com/help>).