

# Property Management Professionals

## HAMMOCK ISLES ESTATES

### **PURCHASE APPLICATION**

**Mail: \_\_\_\_\_ or \_\_\_\_\_ Drop Off:**

Hammock Isles Estates  
c/o PMP  
75 Vineyards Blvd., Third Floor  
Naples, FL 34119  
Ph# 239-353-1992

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**Please submit application at least 20 days prior to settlement date**

### **APPLICATIONS ARE NOT COMPLETE WITHOUT THE FOLLOWING**

**PLEASE INCLUDE THE FOLLOWING WITH YOUR APPLICATION:**

- \_\_\_\_\_ COPY OF THE SIGNED SALES CONTRACT
- \_\_\_\_\_ COMPLETED AND SIGNED APPLICATION w/ signed rules & regs
- \_\_\_\_\_ \$100 PROCESSING FEE, MADE PAYABLE TO Hammock Isles Estates

**Hammock Isles Estates Homeowners Association, Inc.**  
**APPLICATION FOR APPROVAL TO PURCHASE OR LEASE**

- Application to Purchase the property as described below in Hammock Isles Estates.  
(A complete copy of the signed purchase agreement is attached.)
- Application to Lease the property as described below in Hammock Isles Estates for the period beginning \_\_\_\_\_, and ending \_\_\_\_\_. (A complete copy of the signed lease is attached.)

NOTE: A non-refundable application fee of \$100.00 Payable in U.S. Funds must be included with completed for, either sale or lease. \$20.00 fee per each additional applicant. Make check payable to: Hammock Isles Estates

In order to facilitate consideration of this application, I represent that the following information is factual and correct, and agree that any falsification or misrepresentation in this application will justify its disapproval. I consent to your further inquiry concerning this application, particularly of the references given below.

Property Owner: \_\_\_\_\_  
Property Address: \_\_\_\_\_  
\_\_\_\_\_

Applicant Name: \_\_\_\_\_ Soc. Sec. # \_\_\_\_\_  
Driver License #: \_\_\_\_\_ State \_\_\_\_\_ Date of Birth \_\_\_\_\_  
Spouse's Name: \_\_\_\_\_ Soc. Sec. # \_\_\_\_\_  
Driver License #: \_\_\_\_\_ State \_\_\_\_\_ Date of Birth \_\_\_\_\_  
Current Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Telephone Numbers: \_\_\_\_\_ Home \_\_\_\_\_ Cell \_\_\_\_\_  
Email: \_\_\_\_\_

Additional Residents: \_\_\_\_\_  
\_\_\_\_\_

Business / Profession: \_\_\_\_\_

If this transaction is a purchase, please indicate the following if the home is being purchased with the intent to:  
[ ] reside on a full-time basis; [ ] reside on a part-time basis; or [ ] lease the home.

The Association must be provided with a copy of the recorded deed within ten (10) days after settlement.

I am aware of, and agree to abide by the all Articles of Incorporation, By-laws and any and all properly promulgated rules and regulations. I acknowledge receipt of a copy of the Association rules.

I understand and agree that the Association, in the event it approves the purchase or lease, is authorized to act as the owner's agent, with full power and authority to take whatever action may be required, including eviction, to prevent violations by lessees and their guests, of provisions of the Association's by-laws, and the rules and regulations of the Association.

The prospective purchaser or lessee will be advised by the Association office within a 30-day period from the date of application, of whether this application has been approved.

**AUTHORIZATION: I/We hereby authorize PMP of Southwest Florida, Inc. or Hammock Isles Estates HOA, Inc. to verify all information contained on the application and conduct a full background check, including but not limited to credit, employment, income, eviction, and criminal and authorize that they contact any persons or companies listed.**

Applicant: \_\_\_\_\_ Date: \_\_\_\_\_ Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

APPLICATION APPROVED  DISAPPROVED

By: \_\_\_\_\_ Date: \_\_\_\_\_ By: \_\_\_\_\_ Date: \_\_\_\_\_  
Officer or Director Officer or Director

**Hammock Isles Estates****Board of Director's 2020 Approved Budget**

72 Units

For the Period of January 1, 2020 through December 31, 2020

Income	2019				2020 Budget
	Approved Budget	Actual 8/31/2019	Estimated 12/31/2019		
Operating Assessments	\$ 41,972	\$ 28,032	\$ 41,972	\$ 34,731	
Reserves	\$ 2,300	\$ 1,728	\$ 2,300	\$ -	
VCA - Master	\$ 65,520	\$ 43,776	\$ 65,520	\$ 61,776	
VCA - Access Control	\$ 35,280	\$ 23,424	\$ 35,280	\$ 30,096	
VCA Bulk Communication Fees	\$ 77,904	\$ 51,840	\$ 77,904	\$ 77,904	
Hammock Isle Master	\$ 97,344	\$ 64,896	\$ 97,344	\$ 97,056	
Interest & Late Fees		\$ 43	\$ -		
Interest Income - Reserves		\$ 34	\$ -		
Miscellaneous Income		\$ 80	\$ -		
Prior Year surplus/(deficit)	\$ 5,000	\$ -	\$ -	\$ 10,000	
<b>Total Income</b>	<b>\$ 325,320</b>	<b>\$ 213,853</b>	<b>\$ 320,320</b>	<b>\$ 311,563</b>	
<b>Expenses</b>					
<b>Administrative Expenses</b>					
Management / Accounting Fee	\$ 10,234	\$ 6,823	\$ 10,234	\$ 12,000	
Office Expense	\$ 1,250	\$ 1,034	\$ 1,250	\$ 1,250	
Postage	\$ 400	\$ 182	\$ 250	\$ 300	
Corporate Filing Fee	\$ 61	\$ 61	\$ 61	\$ 61	
Bad Debt/Uncollectible Fees	\$ 4,449	\$ -	\$ 4,449	\$ 4,200	
Professional Fees		\$ -			
Legal/Accounting	\$ 8,000	\$ 4,090	\$ 6,000	\$ 4,000	
Insurance		\$ -			
Insurance Package	\$ 2,750	\$ 1,670	\$ 2,750	\$ 2,750	
Utilities					
Irrigation Water	\$ 2,300	\$ 1,064	\$ 1,600	\$ 2,000	
Grounds Maintenance		\$ -			
Landscape Contract Common Area	\$ 14,728	\$ 9,819	\$ 14,728	\$ 15,170	
Irrigation Maintenance	\$ 500	\$ -	\$ -	\$ 500	
Sod/Plantings/Other	\$ 500	\$ -	\$ 500	\$ 500	
Mulch	\$ 800	\$ -	\$ 800	\$ 1,000	
Grounds Repair & Maintenance	\$ 500	\$ 84	\$ 200	\$ 500	
Contingency	\$ 500	\$ -	\$ -	\$ 500	
<b>Total Operating Expenses</b>	<b>\$ 46,972</b>	<b>\$ 24,826</b>	<b>\$ 42,822</b>	<b>\$ 44,731</b>	
<b>Miscellaneous Expenses</b>					
VCA - Master	\$ 65,520	\$ 43,584	\$ 65,520	\$ 61,776	
VCA - Access Control	\$ 35,280	\$ 23,424	\$ 35,280	\$ 30,096	
VCA Bulk Communication Fees	\$ 77,904	\$ 51,588	\$ 77,904	\$ 77,904	
Hammock Isle Master	\$ 97,344	\$ 64,896	\$ 97,344	\$ 97,056	
<b>Total Miscellaneous Expenses</b>	<b>\$ 276,048</b>	<b>\$ 183,492</b>	<b>\$ 276,048</b>	<b>\$ 266,832</b>	
<b>Total Operating &amp; Misc Expenses</b>	<b>\$ 323,020</b>	<b>\$ 208,318</b>	<b>\$ 318,870</b>	<b>\$ 311,563</b>	
Reserve	\$ 2,300	\$ 1,759	\$ 2,300	\$ -	
<b>Total Common Expenses</b>	<b>\$ 325,320</b>	<b>\$ 210,077</b>	<b>\$ 321,170</b>	<b>\$ 311,563</b>	

**Hammock Isles Estates Home Owners Association**  
**2020 Approved Budget for Reserves for Capital Expenditures and Deferred Maintenance**      **72 Units**  
**For the Period of January 1, 2020 through December 31, 2020**

Item	Estimated Life When New (Years)	Estimated Maintenance/Replacement Cost	2020		Reserve Balance 8/31/19	Additional Funding in 2019	*Estimated Reserve Balance 12/31/2019	Additional Reserves Required	Annual Funding Required In 2020
			Estimated Remaining Life (Years)	Estimated					
Irrigation	10	\$ 2,500	1		\$2,375	\$125	\$2,500	\$0	\$0
Landscape replacement	10	\$ 4,000	1		\$3,800	\$200	\$4,000	\$0	\$0
Def Maint & Cap Exp	0	\$ 5,000	1		\$4,750	\$250	\$5,000	\$0	\$0
Unallocated interest	0				\$62		\$62	\$0	\$0
<b>Totals</b>		<b>\$ 11,500</b>			<b>\$10,987</b>		<b>\$11,562</b>	<b>\$0</b>	<b>\$0</b>

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We added two additional line items in 2015, landscape replacement and irrigation, these estimates are not assumed to be full replacement cost but will be adequate to cover most significant, limited replacement or repair.

Reserve replacement cost and estimated remaining useful lives are projections based on estimates. Even if the Association is currently fully funding the reserves, the accumulated amounts may not be adequate to meet all future repairs and replacements. If additional funds are needed the Association has the right to increase regular assessments, levy special assessments borrow or delay repairs and replacement until funds are available.

**2020 Approved Budget  
Reserve & Assessment Schedule  
For the Period of January 1, 2020 through December 31, 2020  
Hammock Isles Estate**

	<u>Annually</u>	<u>Quarterly</u>	<u>Monthly</u>
Operating Assessment (72 units)	483	121	40
Reserves Hammock Isles Estates (72 units)	-	-	-
<b>Hammock Isles Estates</b>	<b>483</b>	<b>121</b>	<b>40</b>
VCA- Master	858	215	72
VCA - Access Control	418	105	35
VCA Bulk Communication Fees	1,082	271	90
Hammock Isles Master	1,348	337	112
<b>Total Assessment Due*</b>	<b>4,189</b>	<b>1,047</b>	<b>349</b>

**2020 Assessment =  
\$1,047.00 Per Quarter.**

**Summit-Broad-Band Monthly Communication Cost**

Basic Cable TV and digital Plus	51.00
Internet	23.99
Phone Lines	8.00
NAC	0.00
<b>Taxes, FCC fees, 911 fees</b>	<b>7.17</b>
	<b>90.16</b>

Summit yearly fees = \$ 1,082.00

**HAMMOCK ISLES ESTATES HOA, INC.**

Balance Sheet  
As of 12/31/19

ASSETS

CURRENT ASSETS

Cash

1009	Iberia Bank Operating #8955	\$ 64,250.36	
	Sub-Total Cash		\$ 64,250.36

Reserves

1020	Iberia Bank Reserve #0171	\$ 11,577.00	
	Sub-Total Reserves		\$ 11,577.00

Accounts Receivable

1450	Owners Receivable	\$ 49,825.16	
1451	Allowance For Doubtful Account	(48,533.34)	
	Sub-Total Accounts Receivable		\$ 1,291.82

Total Current Assets \$ 77,119.18

Other Assets

1690	Prepaid Insurance	\$ 1,120.59	
	Sub-Total Other Assets		\$ 1,120.59

TOTAL ASSETS \$ 78,239.77

LIABILITIES & EQUITY

CURRENT LIABILITIES:

2110	Accounts Payable	\$ 843.66	
2250	Owners Prepaid	35,845.65	
	Subtotal Current Liab.		\$ 36,689.31

EQUITY & RESERVES

RESERVES:

3000	Reserves - Unallocated	\$ 77.00	
3002	Reserves - Irrigation	2,500.00	
3003	Reserves-Landscape Replacement	4,000.00	
3004	Reserves - Def Maint & Cap Exp	5,000.00	
	Subtotal Reserves		\$ 11,577.00

**HAMMOCK ISLES ESTATES HOA, INC.**

Balance Sheet  
As of 12/31/19

EQUITY:

3300	Retained Earnings	\$ 28,951.75	
	Current Year Net Income/(Loss)	3,021.71	
	Subtotal Equity	<u>                    </u>	\$ 29,973.46
	TOTAL LIABILITIES & EQUITY		<u>                    </u> \$ 78,239.77 =====

These financial statements are for management-  
use-only and not intended for third-party use.

# HAMMOCK ISLES ESTATES HOA, INC.

## Income/Expense Statement Period: 12/01/19 to 12/31/19

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME:</b>								
04145	Maintenance Fees	3,504.00	3,497.63	6.37	42,048.00	41,972.00	76.00	41,972.00
04150	Reserve Fees	.00	191.63	(191.63)	2,304.00	2,300.00	4.00	2,300.00
04151	V.C.A. Fees	5,472.00	5,460.00	12.00	65,664.00	65,520.00	144.00	65,520.00
04152	Access Control Fees	2,928.00	2,940.00	(12.00)	35,136.00	35,280.00	(144.00)	35,280.00
04153	Hammock Isles Master Fees	8,112.00	8,112.00	.00	97,344.00	97,344.00	.00	97,344.00
04155	Bulk Communications Fees	6,480.00	6,492.00	(12.00)	77,760.00	77,904.00	(144.00)	77,904.00
04200	Late Charge Fees / Interest	.00	.00	.00	108.44	.00	108.44	.00
04250	Interest Income - Reserves	2.46	.00	2.46	48.67	.00	48.67	.00
04295	Miscellaneous Income	.00	.00	.00	32.00	.00	32.00	.00
04499	Prior Year Surplus / (Deficit)	5,000.00	416.63	4,583.37	5,000.00	5,000.00	.00	5,000.00
	<b>Subtotal Income</b>	<b>31,498.46</b>	<b>27,109.89</b>	<b>4,388.57</b>	<b>325,445.11</b>	<b>325,320.00</b>	<b>125.11</b>	<b>325,320.00</b>
<b>EXPENSES</b>								
<b>ADMINISTRATIVE</b>								
06010	Bad Debt/Uncollectible Fees	5,629.00	370.75	(5,258.25)	5,629.00	4,449.00	(1,180.00)	4,449.00
06025	Corporate Filing Fee	.00	5.12	5.12	61.25	61.00	(.25)	61.00
06040	Management / Accounting Fees	852.87	852.87	.00	10,234.00	10,234.00	.00	10,234.00
06050	Office Expense	241.74	104.13	(137.61)	1,639.41	1,250.00	(389.41)	1,250.00
06052	Postage	124.95	33.37	(91.58)	358.06	400.00	41.94	400.00
06056	Legal / Accounting (CPA)	.00	666.63	666.63	7,104.00	8,000.00	896.00	8,000.00
	<b>SUB-TOTAL ADMINISTRATIVE</b>	<b>6,848.56</b>	<b>2,032.87</b>	<b>(4,815.69)</b>	<b>25,025.72</b>	<b>24,394.00</b>	<b>(631.72)</b>	<b>24,394.00</b>
<b>UTILITIES</b>								
06105	Irrigation Water	141.50	191.63	50.13	1,804.21	2,300.00	495.79	2,300.00
	<b>SUB-TOTAL UTILITIES</b>	<b>141.50</b>	<b>191.63</b>	<b>50.13</b>	<b>1,804.21</b>	<b>2,300.00</b>	<b>495.79</b>	<b>2,300.00</b>
<b>GROUNDS</b>								
06141	Irrigation Maintenance	.00	41.63	41.63	.00	500.00	500.00	500.00
06145	Grounds Repairs/Maintenance	.00	41.63	41.63	84.00	500.00	416.00	500.00
06160	Landscape Contract	1,227.35	1,227.37	.02	14,728.20	14,728.00	(.20)	14,728.00
06162	Sod/Plantings/Other	.00	41.63	41.63	.00	500.00	500.00	500.00
06163	Mulch	567.74	66.63	(501.11)	567.74	800.00	232.26	800.00
06250	Contingency	.00	41.63	41.63	60.00	500.00	440.00	500.00
	<b>SUB-TOTAL GROUNDS</b>	<b>1,795.09</b>	<b>1,460.52</b>	<b>(334.57)</b>	<b>15,439.94</b>	<b>17,528.00</b>	<b>2,088.06</b>	<b>17,528.00</b>
<b>MASTER ASSOCIATION</b>								
06300	VCA Master Association Fees	5,448.00	5,460.00	12.00	65,376.00	65,520.00	144.00	65,520.00
06302	Access Control Fee	2,928.00	2,940.00	12.00	35,136.00	35,280.00	144.00	35,280.00
06303	Bulk Communication Fees	6,448.50	6,492.00	43.50	77,382.00	77,904.00	522.00	77,904.00
06305	Hammock Isles Master Fees	8,112.00	8,112.00	.00	97,344.00	97,344.00	.00	97,344.00
	<b>SUB-TOTAL MASTER ASSOCIATI</b>	<b>22,936.50</b>	<b>23,004.00</b>	<b>67.50</b>	<b>275,238.00</b>	<b>276,048.00</b>	<b>810.00</b>	<b>276,048.00</b>

**HAMMOCK ISLES ESTATES HOA, INC.**

Income/Expense Statement  
Period: 12/01/19 to 12/31/19

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
<b>INSURANCE</b>								
06310	Insurance - Package	224.11	229.13	5.02	2,566.86	2,750.00	183.14	2,750.00
	<b>SUB-TOTAL INSURANCE</b>	<b>224.11</b>	<b>229.13</b>	<b>5.02</b>	<b>2,566.86</b>	<b>2,750.00</b>	<b>183.14</b>	<b>2,750.00</b>
<b>RESERVES</b>								
06430	Reserves - Unallocated	2.46	.00	(2.46)	48.67	.00	(48.67)	.00
06432	Reserves - Irrigation	.00	41.63	41.63	500.00	500.00	.00	500.00
06433	Reserves-Landscape Replacemen	.00	66.63	66.63	800.00	800.00	.00	800.00
06434	Reserves - Def Maint & Cap Ex	.00	83.37	83.37	1,000.00	1,000.00	.00	1,000.00
	<b>SUB-TOTAL RESERVES</b>	<b>2.46</b>	<b>191.63</b>	<b>189.17</b>	<b>2,348.67</b>	<b>2,300.00</b>	<b>(48.67)</b>	<b>2,300.00</b>
	<b>TOTAL EXPENSES</b>	<b>31,948.22</b>	<b>27,109.78</b>	<b>(4,838.44)</b>	<b>322,423.40</b>	<b>325,320.00</b>	<b>2,896.60</b>	<b>325,320.00</b>
	<b>Current Year Net Income/(loss)</b>	<b>(449.76)</b>	<b>.11</b>	<b>(449.87)</b>	<b>3,021.71</b>	<b>.00</b>	<b>3,021.71</b>	<b>.00</b>

**Hammock Isles Estates  
Homeowners' Association**

**Community Standards  
and**

**Guidelines Handbook**

(Revised April 2018)

**Vineyards  
Naples, Florida**

## INTRODUCTION

The Board of Directors of Hammock Isles Estates Homeowners' Association (HIEHA) created this Handbook to supplement certain components of the *Declaration of Neighborhood Covenants, Conditions and Restrictions for Hammock Isles Estates (CC&Rs)* and the *Articles of Incorporation and By-Laws of Hammock Isles Estates Homeowners' Association, Inc.* All the documents listed above, including the Handbook, together with the Master Community Documents (as defined in the CC&Rs), comprise HIEHA's Governing Documents.

This Handbook supplements a wide variety of rules, regulations, covenants and guidelines regarding the use, maintenance and modification of our community, common areas, as well as your property and residence.

Overall, we intend for this Handbook to help you, the Member, to:

- Maintain a safe and pleasant environment for all Hammock Isles Estates residents to enjoy,
- Maintain a sense of community,
- Maintain consistent architectural and landscaping qualities and features, and
- Keep our community competitive in the real estate market.

**Please note: The Governing documents for Vineyards and Hammock Isles Estates contain covenants, conditions and restrictions all residents and their guests must follow. Legally, these covenants are part of the deed for each home and are binding upon all homeowners and their guests regardless of whether these Members are familiar with such covenants. This Handbook is intended as an interpretation of these Governing documents as applicable to Hammock Isles Estates. Notwithstanding the contents of this Handbook, Members and their guests must comply with the covenants of the Governing Documents.**

## VINEYARDS COMMUNITY ASSOCIATION

Vineyards Community Association, Inc. (VCA) oversees the uniform development and maintenance plan for all Vineyards communities, including Hammock Isles Estates. Every Property Owner within Hammock Isles Estates agrees to abide by the master Documents and CC&Rs developed for the VCA and Hammock Isles Estates.

VCA also has an advisory committee consisting of representatives from all Vineyards' communities. The President of the Board of Directors of Hammock Isles Estates Homeowners' Association represents Hammock Isles Estates on the VCA Advisory Committee.

VCA's responsibilities include, but are not limited to, the planning and maintenance of the entire Vineyards community, upkeep of the common landscaping and roads outside of the communities and at the entrances gatehouse, and access control through the gatehouses for the entire development.

VCA can enter in agreements that affect all of the Vineyards communities. For instance, VCA negotiated a basic cable television package for every property, in every community, within Vineyards.

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## **Hammock Isles Estates Community Standards and Guidelines**

### **Air Conditioning**

All homes in Hammock Isles Estates were constructed with central air conditioning and heating units. Therefore, the installation of window air conditioners and/or window fans in any structure on your lot is not permitted.

Landscaping should be placed around all external central air conditioning and heating units so that this equipment is not visible from the street or neighbors' properties.

### **Alterations - House Exterior**

Please refer to the "House Exterior Alterations" section of this Handbook.

### **Alterations - Landscape**

Please refer to the "Guidelines - Landscape Alterations" section of this Handbook.

### **Animals**

Please refer to the "Pets" section of this Handbook.

### **Annoying Lights, Sounds and Odors**

Any light, sound, or odor emitted from your house and/or lot that can be deemed obnoxious or offensive to others is not permitted. Without limiting the generality of the foregoing, no horns, whistles, bells other sound devices or lights other than exterior speakers for music or devices used exclusively for security, fire prevention or fire control purposes shall be permitted.

### **Antennae and Dishes**

Exterior antenna or satellite/microwave dish, aerial or other device on your house or lot are not permitted without approval of HIEHA.

Dishes may be no larger than one (1) meter in diameter.

### **Approvals**

Notwithstanding anything contained herein, anything not specifically allowed or specifically described herein as requiring approval, may require HIEHA and/or VCA approval. For items identified in these Guidelines as needing HIEHA and VCA approval, please obtain forms from the Estates' Property Manager. Submit completed forms to the HIEHA Architectural Review Committee.

### **Awnings**

Exterior awnings are not permitted in Hammock Isles Estates.

### **Banners, Flags and Flagpoles**

Permanent and semi-permanent decorative banners may not be hung on your property without HIEHA approval. Temporary banners used in conjunction with holidays are not permitted, except as stated in the "Decorations" section found in this Handbook. Florida Law states that homeowners may display one (1) American flag or the State of Florida flag and the simultaneous display of one (1) flag from any branch of the United States Armed Forces or a POW flag in a reasonable, respectful manner. All requests to display flags must be submitted in writing to the HIEHA prior to doing so. The HIEHA will review the request which should include: flagpole design, materials, height and location on your property. When the American flag is displayed, it should be displayed in a dignified manner and honor the tradition of the flag. Because of their permanent nature, in-ground flagpoles from which the American flag will be flown need the approval of HIEHA Architectural Review Committee before being installed. The location, height and color of the flagpole should be consistent with the size of your property and the scale and

## **Hammock Isles Estates – Community Standards & Guidelines**

design qualities of your home. In addition, the flag should be presented within all County, State and Federal guidelines. Homeowners must obtain Collier County government approval prior to seeking HIEHA Architectural Review Committee approval. Final design and location of the flag is strictly at the discretion of the HIEHA.

### **Cable Television**

VCA negotiated a bulk rate cable contract for all communities and homes within the Vineyards, including Hammock Isles Estates. The negotiated rate is substantially less than that which an individual homeowner could negotiate. VCA charges Hammock Isles Estates for its portion of the bulk cable contract and, in turn, the bulk cable contract expense appears in the HIEHA annual budget. Therefore, every Member is charged as a part of the quarterly maintenance fee for cable service, regardless of his or her desire to have this service.

### **CC&Rs - Covenants, Conditions and Restrictions**

A copy of the *Covenants, Conditions and Restrictions for Hammock Isles Estates* and the *By-Laws of Hammock Isles Estates Homeowners' Association, Inc.* is delivered to all homeowners prior to closing on their lot/house. To obtain a copy of these documents, please call and make a request to the HIEHA Property Manager. Copies of these documents will be mailed to you for a duplication/assembly fee.

### **Clotheslines**

Laundry or wash may not be dried on a line or drying rack within the screened enclosure of your house that is visible to a neighbor or passerby. No clothesline or drying racks are permitted on your lot or on the exterior of your house or screened enclosure.

### **Committees**

The Board may appoint committees to address specific concerns in the community. The committees are for information only, to be used at the Board's discretion.

An *Architectural Review Committee* is a standing committee, dedicated to ensuring all modifications and alterations to homes, property and landscaping are made within the Guidelines established for Hammock Isles Estates.

### **Compliance**

All Members are required to comply with the CC&Rs and Community Standards and Guidelines.

If you have reasonable evidence that a Member is not complying with the CC&Rs or our Community Standards and Guidelines, please submit a written complaint to HIEHA Board of Directors or HIEHA's Property Manager.

### **Damage and Destruction**

Each Member is responsible for the upkeep of their property.

If any improvement located on any unit becomes damaged or destroyed, for whatever reason, you are responsible to begin repairs within sixty (60) days of the date of the damaging or destructive event and finish as soon as possible, but within no more than six months of the event. Failure to comply could result in an assessment by the HIEHA to the Member of \$50.00 per day unless the Member can satisfactorily prove that such failure is due to circumstances beyond your control.

### **Decorations - Permanent Ornamentation**

Permanent decorations are not permissible within Hammock Isles Estates.

# **Hammock Isles Estates – Community Standards & Guidelines**

## **Decorations - Semi-Permanent Ornamentation**

Semi-permanent decorations including, but not limited to, sundials, sculptures, statues, planters and urns, are permissible provided they are in limited number and reflect the elegance of the community. However, approval of the size, quantity and style of such ornamentation shall be determined at the sole discretion of the HIEHA Architectural Review Committee.

## **Decorations - Temporary Holiday Decorations**

Decorations typically associated with national or state recognized holidays, except for flags and banners which are not permitted, are permissible as long as they do not pose a safety hazard, or emit obnoxious lights, sounds or odors. All decorations should reflect the elegance of the community. In addition, all temporary decorations should be placed no sooner than 30 days prior and removed within 10 days after the holiday.

Temporary holiday decorations are not to be placed on Hammock Isles Estates neighborhood light posts, street signs or stop signs. When placing temporary holiday decorations on your lot, please make certain they are not in disrepair.

Mailbox decorations celebrating national or state holidays or events should be non-obtrusive and tastefully done. Permanent decorations on mailboxes are not allowed.

## **Doghouses, Dog Runs and Pet/Animal Cages.**

Outdoor doghouses, dog runs and other pet/animal cages are not permitted outside of your screened lanai enclosure.

## **Easement Area**

The front footage of your lot (an area that varies per lot, reflected on your plat) abutting the front and/or side streets contains utility, drainage and access easements. You are required to maintain the landscaping within this easement area. Items within this area may include: street gutter, street signs, mailbox, utility equipment, grass and trees.

Street curbing/gutters are considered Hammock Isles Master Association (HIMA) common property. General maintenance and repairs, including an annual power washing, are conducted at HIMA's direction. Damages to gutters/curbing, including but not limited to cracks, chips, sinking, or staining, that are caused by an owner, or by a service provider for said owner, or by a guest or tenant of said owner, will be the financial responsibility of that owner to reimburse HIMA for all necessary remediation.

Members that have street, stop, speed limit or caution signs in the easement area are expected to maintain a 30-inch buffer zone around the post for protection from damage by weed whackers and lawnmowers. The buffer zone may be covered with mulch or egg rock. Grass or weeds are not permitted to grow in the buffer zone.

If landscaping in your lot's easement area declines and/or dies, it is your responsibility to make the replacement, at your expense.

You are expected to regularly prune the landscape trees in your lot's easements area. Palm fronds, tree branches or other vegetation that impedes vehicular traffic on the street, obstructs streetlights, signs or stop signs, or impedes bicycling/walking on the side of the street require immediate pruning. Additionally, seedpods from palms and other trees should be pruned before the fruit drops.

## **Hammock Isles Estates – Community Standards & Guidelines**

### **Electric Fencing**

Invisible electronic fencing used to keep a domestic pet on your property is not permitted. Pets should not be left unattended outside.

### **Fences and Walls**

Fences and/or walls are not permitted on your lot, unless approved by HIEHA and VCA.

### **Firewood and Compost Heaps**

Firewood needs to be kept neatly stacked in an area that does not adversely affect the visual impact of Hammock Isles Estates. Typically, this means that the firewood stack should not be visible from the street or your neighbors' lots.

Compost heaps are not allowed.

### **Fireworks**

Because fireworks and associated flammable/explosive material can be deemed dangerous, as well as obnoxious or reasonably offensive to others, such devices are not permitted in Hammock Isles Estates except for the Fourth of July and New Year's Eve holidays. Only fireworks that are legally sold in Collier County may be used during those holidays.

### **Fishing**

Please refer to the "Lakes / Fishing" section of this Handbook.

### **Garage Sales**

Garage sales are not permitted in Hammock Isles Estates.

### **Garages / Parking**

Your garage is to be used for parking your vehicles and/or storage.

You cannot modify your garage to become a temporary or permanent living space.

All personal vehicles must be parked in the garage with the garage doors closed at all times. No vehicles are allowed to be parked in the driveway or street overnight at any time. Any Member requesting an exemption to this Guideline must submit the request in writing to and receive approval from HIEHA.

At no time are vehicles permitted to be parked in the street.

Your guest(s) should park in your driveway. Guest vehicles parked overnight in your driveway for a period of more than one week require the approval of HIEHA.

Parking on your lawn, easement area or any unpaved area is prohibited. This restriction will be strictly enforced by towing the vehicle at the Member's expense.

Abandoned or inoperable vehicles, oversized vehicles, commercial vehicles, recreational vehicles, campers, mobile homes, motor homes, house trailers, other types of trailers, vans, motorcycles, scooters, boats, boat trailers, jet skis, golf carts or any other personal vehicles are not permitted to be parked or stored on any lot within Hammock Isles Estates, unless maintained in your garage.

Abandoned or inoperable vehicles are defined as any vehicle that has not been driven by its own propulsion for a period of three weeks or more.

## **Hammock Isles Estates – Community Standards & Guidelines**

Oversized vehicles are defined as any vehicle that is not designed and used for solely customary, personal/family purposes.

Your service resources should park in your driveway when possible, not on the street. No commercial vehicle may be parked at your property for more than four hours per day, unless that vehicle is necessary in the construction, repair or maintenance of a structure, landscaping maintenance or on site for medical purposes. The lack of commercial-type lettering or graphics is not necessarily a factor regarding the definition of a commercial vehicle.

Any vehicle in violation of this rule will be towed at the Member's expense.

### **Grills**

Permanent grills are allowed within a screened or fenced area, as long as they do not pose a safety hazard. Permanent grills may not be installed on your property in any other outdoor location.

### **Hazardous Waste**

Please do not dump any hazardous materials including, but not limited to: oil, grease, paint or other chemicals on your property, in the streets, lakes or rain sewers. Please abide by Collier County's recycling and environmental regulations. For more information, phone (239)732-2502 or visit their website at [www.co.collier.fl.us/solidwaste](http://www.co.collier.fl.us/solidwaste). Each Member shall, in addition, comply with any federal and state laws, ordinances and regulations as related to the environmental laws.

### **Insurance**

All Members in Hammock Isles Estates are responsible for carrying, at their own expense, any of the following types of insurance as HIEHA does not insure individual lots or home.

- Personal property and furnishings on their lot,
- Hazard on their lot, and
- Public liability on their lot.

Additionally, you may want to obtain other types of insurance that you personally deem desirable.

### **Lakes / Fishing**

You may not build a dock, use a motorboat, canoe, kayak or sail in the lakes.

For safety, please note all lakes contain run-off pesticide and fertilizer. The water is non-potable. Therefore, you should not fish for consumption in the lakes. Swimming is prohibited. Fishing in the lakes by Members and their guests is allowed in the Common Areas and is only permitted behind individual private homes subject to the respective Homeowner's consent. At no time is vehicle parking allowed in the street (e.g. on Bromelia Way or Hammock Isles Drive) in order to fish in any of the lakes.

### **Landscaping**

Please refer to the "Guidelines - Landscape Alterations" section of this Handbook for additional information.

All landscaping must be maintained in a neat and attractive manner. This would include, but is not limited to, watering, fertilizing and applying pesticides regularly to grass, shrubs and trees, mowing and edging your grass, removing weeds and noxious grasses, trimming and pruning shrubs, trees and grass areas, and replacing/renewing mulch annually, or as necessary to maintain an attractive appearance.

## **Hammock Isles Estates – Community Standards & Guidelines**

You should maintain all trees in your yard. If a tree dies on your property, it should be replaced with a tree of comparable size and height. See the "Recommended Plant Material" listing for types of acceptable trees.

Overall, palms should be pruned of all seedpods and dead fronds at the earliest possible opportunity. Trees, palm fronds or other vegetation that impair visibility, pedestrian or vehicular traffic, or impede street lighting or signage are considered safety hazards and should be pruned or corrected immediately.

Oaks should be pruned of their dead, weakened, interfering, diseased or insect infected branches. In addition, consistent and correct pruning decreases wind resistance and helps prevent storm damage by removing branches that may be snapped off during heavy hurricane winds. Local professionals recommend thinning mature oaks on a regular basis.

*Please note:* Collier County strictly enforces pruning practices and standards on palms and canopy trees to ensure the vitality and appearance of these trees. If improper pruning is noticed by Collier County Code Enforcement, the Member will be liable for the infraction and may have to remove a healthy mature tree and replace it with one or more specimen(s).

### **Lawn Watering**

All homes in Hammock Isles Estates are constructed with in-ground irrigation systems. It is your responsibility to maintain these systems.

Hammock Isles Estates uses well water and reclaimed water provided by Vineyards Utilities. Vineyards Utilities may dictate watering restrictions at certain times during the year. In addition, you must follow Collier County regulations and restrictions.

Above ground sprinklers are not permitted to be used as your primary irrigation system.

### **Leasing**

All leases must be in writing between you and your lessee and approved by the HIEHA. A copy of these Guidelines must be included in and attached to all leases. A signed copy of the lease must be provided to the HIEHA Property Manager.

You may only lease your house once a year except in the event of a hardship, documentation of which must be provided to HIEHA.

Your tenant and their guests must comply with our governing Documents and Community Standards and Guidelines. You are liable for any violations by your tenant and/or their guests. If your tenant and/or their guests do not comply, this action may be considered a default on the lease.

### **Lights**

External lights to illuminate structures or landscaping for home security may only be used as part of your approved landscape design.

Fixtures used to up-light trees should be concealed by landscaping or installed in-ground.

Permanent fixtures should emit a white light. Colored bulbs are not permitted. Lights used in temporary holiday decorations may emit colors.

External lighting should not be annoying or a nuisance to others. All exterior light installation and/or modifications must be reviewed and approved by HIEHA.

# **Hammock Isles Estates – Community Standards & Guidelines**

## **Mailboxes**

You are responsible for the maintenance of the mailbox and post on your lot. It should be kept in good working order and must be the original mailbox or an identical replacement. Your mailbox should be clean and free of any bird droppings, mildew or other discoloration.

The United States Postal Service requires that overhanging vegetation be kept trimmed even with the front edge of the mailbox and any overhanging branches be kept trimmed with a clearance of 8 feet above the pavement surface. Your house number on the mailbox must be clearly visible for emergency vehicles.

Permanent decorations on mailboxes are not allowed. See "Decorations" section of this Handbook.

## **Maintenance Fees**

Each Member pays a quarterly maintenance fee. It is payable the first day of the quarter (January 1, April 1, July 1, and October 1). The quarterly maintenance fee invoiced to you covers the total Annual Budget, divided by four quarters, then by the number of platted lots (72) in Hammock Isles Estates.

## **Maintenance - House - Disrepair**

As a homeowner, you are required to maintain the physical aspects of your property. You are not permitted to allow your house or any other structures on your lot to fall into disrepair. This includes, but is not limited to, repairing any damage, including wear and tear, discolored, faded or chipped paint, driveways, walkways, exterior walls, roof, gutters, fascia, windows, screens, doors, pool cage and screens, and exterior lights.

Please refer to the "Guidelines - House Exterior Alterations" section of this Handbook for additional information.

## **Maintenance - House - Painting**

You are required to maintain the color of your house by painting/repainting on a regular basis. Typically, in our climate and dependent on paint type, professionals recommend a fresh coat of paint every four to five years.

Please refer to "Guidelines - House Exterior Alterations" section found later in this Handbook for additional information.

## **Maintenance - House - Pressure Cleaning**

Due to our humid climate, mildew and mold are concerns in the overall exterior appearances of our houses. Professionals recommend that the exterior of your house, roof, screened enclosure, driveways and walkways be pressure cleaned at least once a year.

Depending on the color of your house, as well as the materials used in its construction, the frequency needed to maintain the cleanliness of your home's exterior may vary. Homes with a light color exterior often need to be pressure cleaned twice a year, while darker home exteriors may sometimes be pressure cleaned only once a year.

## **Noise**

Your music or television audio should be heard only by you, not your neighbors or people on the street. Bells, whistles, horns or other sound devices, other than those for security purposes, are not permitted on your lot.

Exterior speakers on your lanai are permissible.

## **Hammock Isles Estates – Community Standards & Guidelines**

When driving your car in Hammock Isles Estates, please be sure to keep your car's audio to a reasonable level.

Neighbors should not be disturbed by noise created by household pets.

### **Ownership In Absentia**

In light of the severe summer storms and hurricanes that threaten our region, your Association strongly recommends that all part time residents, as well as full time residents on extended absence, retain the services of a qualified home watch provider, to assess your property's condition and to address any problems or non-compliance issues that may arise during your absence. Please bear in mind that it is neither the Association's, nor your neighbors', responsibility to "keep tabs" on your property and/or coordinate your remediation efforts. Compliance with the CC&R's and these Community Standards requires full time attention, regardless of residency status.

### **Parking**

Please refer to the "Garages / Parking" section of this Handbook.

### **Pets**

Please see Article X Section 10.19 and associated Amendment(s) of the Hammock Isles Estates Declaration and Covenants regarding allowed number of pets.

Your pet(s) should not be a nuisance to your neighbors. Excessive barking by a dog, a dog that frequently escapes from the house, a cat that roams the neighborhood, or a bird that squawks on a lanai is considered a nuisance. Neighbors should not be disturbed by noise or actions created by household pets.

Animals are not permitted to run loose. They must be confined to your property and walked on a hand-held leash. This is a Collier County Law.

You must clean up after your pet, whether on your property or in the neighborhood. Do not allow your pet to urinate on any vegetation, other than that on your lot. Any Member whose pet defecates on any Common Areas or any other Members' Property shall immediately clean up the pet's waste. Failure to abide by these Guidelines may result in a fine being levied by the Association.

No horses, cows, hogs, pigs, swine, goats, chickens, pigeons or any other such animal, fowl or reptile may be kept on any of the Property.

### **Playground, Basketball and Recreational Equipment**

Permanent or semi-permanent playground equipment, jungle gyms, swing sets, play houses, trampolines, basketball hoops and backboards shall not be permitted on any unit or property.

You may use a driveway for the temporary set -up of any recreational equipment, such as a basketball backboard, hockey goal or volleyball net, provided that it is stored out-of-sight inside your house or garage when not in active use. At no time should this equipment be used in the street or allowed to remain in the driveway overnight.

### **Pools and Related Equipment**

All pools and spas must be contained within a screened or fenced area. Pool must be in-ground type.

Permanent and semi-permanent above ground spas are permitted as long as they are contained within a screened enclosure or fenced area and are reasonably hidden from neighbors and passersby.

## **Hammock Isles Estates – Community Standards & Guidelines**

To maintain the visual appearance of our community, heaters, filters, chemical feeders and other above ground apparatus located outside of your screened area necessary for the use and maintenance of your pool and/or spa, need to be surrounded by HIEHA and VCA approved landscaping.

### **Property Manager**

A property management company helps the Board manage day-to-day affairs of the HIEHA. Corresponding with Members, collecting assessments from Members, paying vendor invoices and general accounting functions are part of the Property Manager's responsibilities. The Property Manager is bound by a contract with the HIEHA and answers only to the Board not to individual Members.

### **Property Use**

All homes within Hammock Isles Estates are for single-family use only and are not permitted to be greater than two stories.

Your home is for personal use. Home-based businesses with any associated outside vehicular traffic are not permitted.

### **Screened Enclosures and Materials**

All homes in Hammock Isles Estates have a screened enclosure surrounding their outdoor pool and spa. Window, porch and screened enclosures/cage screens should be maintained and free of holes and tears. Screening material can be brown, black or bronze. The framing material should be no higher than your house's roofline and no wider than the width of your house's sidewalls. All screened enclosures require the approval of HIEHA.

### **Shutters - Hurricane**

Hurricane shutters are mandated and must be in accordance with the HIEHA and VCA guidelines.

All requests for shutters must be submitted in writing and require the approval of the HIEHA.

### **Signs**

No sign or advertisement of any kind, including, without limitation, those of realtors, contractors and subcontractors, shall be erected on any home or lot unless the placement, character, form, size, lighting and time of placement of such sign conforms with established design standards and guidelines and is first approved in writing by the HIEHA and VCA.

A single approved "Open House" sign may be placed on your lot, from 9 AM to 5 PM on Saturdays and Sundays only.

"Open House" signs must be 12" x 18", white, PVC, 2-sided with hunter green lettering and a white stake. Signs are available for purchase from Naples Board of Realtors.

Any owner may display a sign of reasonable size provided by a contractor for a security services within 10 feet of any entrance to the home.

### **Solar Equipment**

Solar equipment, including solar panels, is permitted in Hammock Isles Estates, subject to HIEHA approval.

### **Speeding**

The speed limit within Hammock Isles Estates is 20 MPH.

## **Hammock Isles Estates – Community Standards & Guidelines**

There are many children who play in their front yards and driveways, as well as numerous adults and children who walk or bicycle on our streets. For the benefit and safety of all in our community, please do not speed. Ask your visitors and service people to abide by the speed limit as well.

If you see someone speeding, try to obtain their license number and/or description of the vehicle and call the Property Manager. For your own safety, please do not take matters into your own hands.

### **Structures - Prohibited**

Semi-permanent or permanent structures other than your own house and specifically pre-approved HIEHA and VCA buildings, are not allowed on your lot. This includes, but is not limited to, plastic or metal storage sheds, barns, shacks, tree houses, playhouses, trailers and garages.

### **Structures - Temporary**

Temporary structures, such as a tent for an event, require HIEHA approval. Such structures must be removed immediately following the event. Other types of temporary structures are not permitted.

### **Trash and Recycling**

Trash and recyclables are to be placed in appropriate containers and kept inside an enclosed structure and out of the view of neighbors. Typically, this means inside your garage.

Keep non-trash items out-of-sight from the street and neighbors until Wednesday, the full pick up day.

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You are able to put your trash out at 6 PM, the night before the scheduled pick up. Once the trash/recycling has been picked up, you need to place the container(s) and bins out-of-sight by 6 PM on the same day.

We strongly recommend you follow Collier County's recycling guidelines. More information on recycling can be obtained by calling Collier County Recycling Hotline at (239)775-3900 or visiting their website at [www.colliercountyutilites.com](http://www.colliercountyutilites.com).

You can order replacement/extra trash containers and re-cycling bins by phoning collier county Solid Waste Customer Service at (239)403-2367.

### **Vehicles - Gate Control**

Vineyards Access Control provides bar code decals which affix to your vehicle window for access at the North and South Gates. The "Gatekeeper" system also allows residents to pre-clear any expected guest. For more information contact the Gatehouse at (239)353-1700.

It is the responsibility of each Member to properly dispose of bar codes upon sale of transfer of vehicle.

### **Violations**

Any violation of these Community Standards and Guidelines will subject the violating party to all penalties allowed by the Hammock Isles Estates Homeowners Association's Declaration and/or Florida Law.

### **Wells**

Private Wells are strictly prohibited and lake water may not be withdrawn for irrigation or any other purpose.

# **Hammock Isles Estates – Community Standards & Guidelines**

## **Windows - General**

Original or replacement windows must be clear, tinted bronze, gray or smoke. Please make sure the same window style and window tint color is consistently applied throughout your entire house and other structures.

Your interior window coverings, when seen from the exterior of your house, must be white, off white or blend with the exterior of the house as determined at the sole discretion of the HIEHA. No reflective window coverings are permitted.

## **HOUSE EXTERIOR ALTERATIONS**

All original home exteriors were approved by HIEHA and VCA. We realize, however, that owners of homes change, and/or styles previously approved may not meet with the current Members' tastes. To that end, any alteration to the exterior of your house will require approval from the HIEHA and/or VCA. This includes, but is not limited to, building an addition or extra permanent structure, changing the color of your house, changing the type and color of your roof, changing entrance doors, changing the exterior lighting of your house and altering your driveway or walkways.

Two forms supplied by VCA are used to obtain HIEHA and VCA approval. These forms can be obtained from the VCA or HIEHA Property Manager. They are entitled "Modification Request Acknowledgement" and "Vineyards Community Association Request for Review". Completed forms should be submitted to the HIEHA Architectural Review Committee.

### **Additions and New Structures**

You may add to your existing home if there is adequate space available on your lot, as defined by the current county/state building codes.

Once determined, you will need HIEHA and VCA approval to place an addition onto your current house or add a new structure and said approval may require a deposit to be used to complete the work should you fail to do so.

Designs for additions and new structures should be consistent with the overall architecture of your existing home. The color, style and construction materials should match your existing architecture.

As the Member, you are responsible for hiring licensed architects and contractors, acquiring the appropriate types and amounts of insurance and ensuring that all building permits are obtained.

Further, you are responsible for any damage to your neighbor's or HIEHA's property that may occur. Again, any such alteration requires the approval of the HIEHA and VCA.

Additions and alterations are at the sole discretion of HIEHA and VCA.

### **Doors**

Replacement doors should be harmonious with the overall architecture of your home

### **Driveways and Walkways**

Permission from HIEHA and VCA is required to change or alter the shape, color, design or layout of your driveway and/or walkway.

Paver bricks are the preferred materials for driveways and walkways.

## **Hammock Isles Estates – Community Standards & Guidelines**

### **Grading**

For optimum water drainage purposes, all lots in Hammock Isles Estates were well planned prior to any construction. Typically, interior lots drain from the back towards the street, while lots adjacent to a lake drain half to the street and half to the lake.

Changes in grading may cause water to pond in less than desirable areas. Therefore, permission from HIEHA and VCA is needed before any change to your lot's grading is made.

### **Lighting**

Design changes to external lighting and/or the addition of external fixtures require approval from HIEHA.

New or additional light fixtures should be consistent with the character of your house and visually blend with the Hammock Isles Estates community.

### **Materials**

To maintain a harmonious neighborhood, recommended external materials include stucco, wood, brick, natural stone, keystone and other natural materials.

Imitation materials, such as vinyl siding, no matter if they are of the highest quality, will not be permitted.

### **Minimum Square Footage**

The minimum home size permitted at Hammock Isles Estates is 2600 square feet of air conditioned space with a three car garage minimum. No structure may exceed thirty-five (35) feet in height above the finished floor of the structure.

### **Paint Colors**

You may repaint your house, or any portion of it, in the same color without prior permission from HIEHA.

However, if you wish to repaint your entire house or any portion of your house in a different color from which it is currently, approval from HIEHA is required.

When selecting colors, please keep in mind that a primary goal of Hammock Isles Estates is to achieve and maintain a harmonious visual sense throughout the community. For visual diversity in our community, it is required that the primary color of your house be different from that of your immediate neighbors.

### **Roof**

All new roofs must be constructed of tile. All replacement roofs are to be replaced with material similar to the original. You may replace your roof tile without prior approval if it is the same material and color as the original roof. If you choose to change the material, the material color or paint your roof, approval from HIEHA is necessary. Replacing a tiled roof with asphalt shingles is not permissible.

### **Setbacks**

The following are the guidelines for setbacks in Hammock Isles Estates:

- 15' front setback
- 15' back setback (rear principal)
- 5' side setback for one-story homes
- 5' back accessory structure

# **Hammock Isles Estates – Community Standards & Guidelines**

The HIEHA and/or VCA reserve the right to adjust setbacks if they deem appropriate and necessary.

## **LANDSCAPE ALTERATIONS**

### **Significant Changes to Your Landscape**

Significantly changing the landscape on your property can be defined as adding, moving or removing a canopy or sub-canopy tree and/or palm or adding any planting material over three feet tall. If you choose to remedy a landscape problem or significantly change your existing landscaping, you will need permission from HIEHA.

Also, a significant change to your landscaping includes replanting or changing 50% of your existing plantings (shrubs, ground covering, vining plants and sodded areas). Therefore, to err on the safe side, please acquire permission from HIEHA before altering your landscape.

### **Recommended Replacement Plant Material**

All replacement plant material must be Florida Fancy or Florida Grade #1 as defined in "Grade and Standards for Nursery Plants, State Plant Board of Florida".

We do get a rare freeze in Hammock Isles Estates. Therefore, plants susceptible to freeze damage are generally unacceptable in an overall landscaping theme.

Please refer to the "Recommended Plant Material" listing found at the end of this Handbook for plants that thrive in our community.

### **Unacceptable Plant Material**

Some plants are not recommended for landscaping within Hammock Isles Estates because their root system can choke and interfere with underground lines or because they do not hold up to soil or drought conditions.

Plants, shrubs and trees deemed invasive by the Florida Exotic Pest Plant Council and/or the Florida Fish and Wildlife Conservation Commission are not permitted.

Please refer to the "Unacceptable Plant Material" listing found at the end of this Handbook.

### **Unacceptable Planting**

No planting will be allowed that blocks a neighbor's view of the water as determined at the sole discretion of the HIEHA.

### **Sod and Grassed Areas**

With the exception of trees, shrubs, ground covering and vining plants, your lot must be maintained with sand-grown "Floritam" sod.

Covering a large area of your front, side or back yard with decorative stone or monolithic paving (such as concrete, pavers or stone) is not permitted. Conversely, an unreasonable abundance and variety of shrubs, ground covering, vining plants and/or annuals in your grassed areas is not permitted.

# Hammock Isles Estates – Community Standards & Guidelines

## RECOMMENDED PLANT MATERIAL

### **Canopy Trees**

Black Olive  
Golden Rain Tree  
Hong Kong Orchid  
Jacaranda  
Laurel Oak\*  
Live Oak\*  
Red maple\*  
Southern Magnolia\*  
Sweet Gum  
\*Required trees for front yard canopy

### **Palms**

Areca Palm  
Cabbage Palm  
Canary Island Date Palm  
Chinese Fan Palm  
Coconut Palm  
European Fan Palm  
King Sago  
Paurotis Palm  
Pindo Palm  
Pygmy Date Palm  
Queen Palm  
Royal Palm  
Senegal Date Palm  
Washingtonia Palm  
Zahedi Date Palm

### **Sub-Canopy Trees**

Bald Cypress  
Bottlebrush  
Buttonwood  
Cattley Guava  
Citrus Trees (Upon Approval)  
Crepe Myrtle  
Dahoon Holly  
East Palatka Holly  
Jamaican Caper  
Jerusalem Thorn  
Ligustrum Recurv  
Ligustrum Wax Privet  
Loquat  
Tree Ligustrum  
Upright Podocarpus  
Wax Myrtle  
Weeping Podocarpus

### **Yaupon Holly**

### **Shrubs**

Bird of Paradise  
Bougainvillea  
Cast Iron Plant  
Cattley Guava  
Crinum Lily  
Cocoplum  
Dwarf Burfordii  
Dwarf Vomitoria  
Eugenia  
Fakahatchee Grass  
Gardenia  
Indian Hawthorn  
Ixora  
Jasminum  
Ligustrum  
Myrsine  
Oleander  
Orange Jasmine  
Photinia "Red Top"  
Pittosporum  
Podocarpus  
Pyracantha  
Silverthorn  
Spicewood  
Texas Sage  
Thryallis  
Twisted Juniper  
Viburnum  
Wax Myrtle  
Zamia

### **Ground Covers and Vines**

African Iris  
Asparagus Ferns  
Blue Daze  
Carolina Jasmine  
Day Lilies  
Dwarf Shore Juniper  
Ficus Vine  
Lantana  
Liriope (Evergreen Giant)  
Mexican Flame vine  
Oyster Plant

# Hammock Isles Estates – Community Standards & Guidelines

Parsoni Juniper  
Procumbens Juniper  
White Fountain Grass

## **UNACCEPTABLE PLANT MATERIAL**

Acacia  
Australian Palm  
Brazilian Pepper  
Camphor Tree  
Carissa  
Carrotwood  
Century Plant  
Chinese Tallow  
Downy Myrtle  
Ficus  
Fruit Trees (Except Approved Citrus)  
Gumbo Limbo  
Indian Rosewood  
Italian Cypress  
Mahogany  
Manila Palm  
Melaleuca  
Norfolk Pine  
Pampas Grass  
Parlor Pine  
Scaevola  
Schefflera  
Screw Pine  
Sea Grape  
Silk Oak  
Spineless Yucca  
Travelers Tree  
Weeping Yaupon