

## **HAMILTON PARK RULES AND REGULATIONS**

**This document contains rules and regulations adopted August 4, 2015 and updated September 2018 by Hamilton Park Homeowner Association (HPHOA) Board of Directors, hereinafter referred to as the “Board” for the Hamilton Park Community, hereinafter referred to as the “Community”. The Community consists of all properties fronting the western boundary of West Creek Drive, north of Hamilton Avenue, all properties fronting the western boundary of West Creek Drive, north of Hamilton Avenue, all properties fronting Hamilton Park Boulevard, all properties fronting Somerset Island Court, and all common areas owned by Hamilton Park Homeowner’s Association, Incorporated. These rules and regulations are promulgated for the information and guidance of all residents of Hamilton Park (hereinafter referred to as the “Community”). This document may be modified as determined by the Board under the authority of Article IX, Section 22, of the Declaration of Covenants, Conditions and Restrictions of Hamilton Park (“Declaration”), which gives the Board the authority to establish additional rules as may be deemed to be in the best interest of the Community and the owners.**

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## 1. Motor Vehicles

### 1.1 Traffic Laws

1.1.1 The speed limit on Hamilton Park Boulevard, Somerset Island Court, and West Creek Drive is 20 miles per hour.

1.1.2 Vehicles are subject to all state and local traffic laws at all times.

### 1.2 Prohibited uses of vehicle types on roadways

1.2.1 By this Rule, the Community is incorporating the State of Florida Motor Vehicle laws, which prohibits the operation of motorized vehicles such as scooters or mopeds by an unlicensed operator on roadways within the State of Florida.

1.2.2 Motorcycles may only be operated for ingress and egress, may not disturb the peace of other residents and shall be equipped with a muffler. "Dirt Bikes" may not be operated at any time. Dirt Bikes shall be defined as lightweight motorcycles designed for use on off-road surfaces, such as dirt roads or trails.

### 1.3 Parking

1.3.1 The main purpose of any and all parking restrictions is to give clear, right of way to emergency vehicles and to provide a safe roadway for all motorists, pedestrians, and bicyclists.

1.3.2 The following off street parking regulations are intended to supersede all prior on-street parking rules which may exist prior to these new rules.

#### 1.3.3 On-street parking

1.3.3.1 When entering onto Hamilton Park Boulevard from West Hamilton Avenue, there shall be no parking permitted at any time or for any reason on the left side of the road on all Association streets. This includes Hamilton Park Boulevard & Somerset Island Court. This parking restriction does not include West Creek Drive (See Exhibit 1.3.2a). Pursuant to Section 715.07, of the Florida Statutes, the Association will post appropriate "no parking" signage within the community.

1.3.3.2 There shall be no parking permitted at any time or for any reason on either side of the apex turn on Hamilton Park Boulevard. Pursuant to Section 715.07, of the Florida Statutes, the Association will post appropriate "no parking" signage in this area (See Exhibit 1.3.2a).

1.3.3.3 When entering onto Hamilton Park Boulevard from West Hamilton Avenue, parking on the right side of all association streets shall be permitted, but subject to the restrictions/regulations set forth in this Section.

1.3.3.4 No parking shall be allowed at any time within six feet of a driveway or a mailbox.

1.3.3.5 No parking shall be allowed at any time directly across from a driveway and block access to driveways or adjacent streets.

1.3.3.6 All vehicles must be parked in the direction of the flow of traffic.

1.3.3.7 All vehicles legally parked are required to have all wheels remain within portions of the roadway and off sodded/landscaped areas. Portions of the road include the asphalt roadway and the concrete valley gutter curbing.

1.3.3.8 Storage of household items within the garage which prevent parking cars in their garage is "not" an acceptable reason for parking on the street.

- 1.3.3.9 On street parking is only permitted by guests when the residents' driveways have no available space for parking.
- 1.3.3.10 Special guest parking areas have been established on West Hamilton Avenue
- 1.3.3.11 Commercial vehicles, including moving trucks/vans, may not be parked on association streets except when providing a service or delivery and then only as long as may reasonably be required to provide that service or delivery. If such vehicles have a need to park in a restricted parking area, approval from the Board must be obtained in advance.
- 1.3.3.12 Boats, trailers, campers, motor homes, and mobile homes may not be parked on Association streets. If such vehicles remain in violation for a period of twenty-four (24) consecutive hours or for forty-eight (48) non-consecutive hours in any seven (7) day period, the vehicles may be towed at the owner's expense.
- 1.3.3.13 Guests without a guest pass may park in a guest parking space for a maximum of 6 hours at a time, but not for more than 3 consecutive days absent a parking pass.
- 1.3.3.14 If a guest obtains a parking pass, the guest may park in a guest space for up to 2 weeks, but no guest shall be permitted to park in a guest space for more than four weeks in any given calendar year.
- 1.3.3.15 In the event, that subject to the foregoing rules, a guest is no longer permitted to utilize guest parking, the guest has the option of parking in the overflow parking (located outside of the community)

1.3.4 Off-street parking

- 1.3.4.1 Includes parking within driveways or garages.
- 1.3.4.2 All resident vehicles must be parked in their driveway or garage.
- 1.3.4.3 Vehicles parked in driveways shall not block sidewalks at any time.
- 1.3.4.4 Vehicles shall not park, neither wholly or partially, on sodded areas.
- 1.3.4.5 Commercial vehicles which are owned by residents and used to commute to and from work are allowed to be parked in driveways as long as all signage that indicates the vehicle is used for commercial purposes must be covered while parked within the Community. If a commercial vehicle has anything on the vehicle, other than signage that can be covered, then such commercial vehicle can only be parked/kept in a garage.
- 1.3.4.6 Boats, trailers, campers, motor homes, and mobile homes may not be parked on a Lot, except within a garage.

1.4 Vehicle Maintenance

- 1.4.1 Vehicle repairs, maintenance, or restoring, with the exception of changing a flat tire, may not be performed within the Common Area. If a tire goes flat on any Common Area, necessary steps to either change the flat tire or have the vehicle towed must be completed within 12 hours of the discovery of the flat tire.
- 1.4.2 The performance of MINOR repairs or maintenance is permitted in residential driveways or garages. Minor repairs include routine washing and waxing, checking fluids and tire pressure, changing wiper blades, using jumper cables to start a vehicle, changing a flat tire, adding window washing fluids, adding water or antifreeze to radiator of a vehicle, and adding (but not draining) oil to vehicle providing no oil is spilled or leaked onto the Common Area. Minor repairs are repairs that can be completed within two (2) hours.

1.5 Vehicle Fluid Discharge

- 1.5.1 Vehicles of any type may not park within the Community that discharge any automotive fluids, such as oil,