

## **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,

grease, lubricants, coolants, and other such fluids in an excessive fashion where it is determined to be harmful to asphalt or leaves significant staining on the roads or driveways within the Community.

#### 1.6 Unmovable Vehicles

1.6.1 Vehicles which are not currently licensed or vehicles which cannot operate under their own power shall not be permitted within the Community. Such vehicles may be parked in garages and may only be temporarily parked in driveways for a period not to exceed twelve (12) hours. No vehicles of any type may be stored behind any Residence or within fences.

#### 1.6.2 Violation Procedures

1.6.2.1 Any resident that has reasonable cause to believe that a vehicle is unable to operate under its a1.7 Parking Enforcement & Towing Regulations

1.7.1 All vehicles which are found to be parked in a designated no parking area will be considered in violation of the Association parking regulations and will be subject to "immediate" towing and without warning. All expenses & costs related to vehicle towing will be paid by the vehicle owner to the towing company contractor and not by the Association.

### 2. **Lawful Conduct & Neighborly Courtesy**

2.1 No unlawful or immoral use shall be made of any property within the Community.

2.2 No noxious or offensive trade or activity is permitted within the Community.

2.3 Noise policy-observance of the strictest of state and local laws.

2.4 Party policy & procedures- observance of state and local laws.

2.5 No nuisances shall be allowed to be committed or maintained on a lot nor any use or practice that is the source of annoyance to other residents, or which interferes with the peaceful possession and proper use of the property by its residents.

2.6 No immoral, improper, or offensive use shall be made on the property, nor any part thereof, and all laws, zoning ordinances and regulations of all governmental authorities having jurisdiction shall be observed.

2.7 Any disturbance in the community requiring police intervention shall be presumed a nuisance and a violation of this provision.

### 3. **Pets**

3.1 Ownership of pets shall be in accordance with all state and local laws. The animal control code of Hillsborough County shall apply to the Community.

3.2 Leash laws- Dogs (or any other potentially large pets) must be kept on a visible, hand-held leash at all times except when confined within owner's property. Any dogs witnessed roaming within the Community may be considered stray and may be reported to the local animal control.

3.3 Cats are considered inside pets and shall be confined to the owner's property at all times. Cats that are outside the confinements of the owner's property shall be leashed at all times. Any cats witnessed roaming within the Community may be considered stray and may be reported to the local animal control.

3.4 Smaller domesticated pets, such as rabbits, guinea pigs, etc. shall be considered equivalent to cats. Refer to Item 3.3 above.

3.5 For the safety of our residents and cleanliness of our Community, nuisance animals, including stray cats, should be reported to the local animal control immediately.

3.6 Nuisance animals that are repeatedly witnessed within the Community, and that are located on the Common Area or on the lot of the resident capturing the animal, may be captured by residents using methods approved by the local animal control. Upon capture, the animals shall be turned in to the local animal control.

3.7 All pet excrement shall be picked up and disposed of IMMEDIATELY using owner's trash receptacles. For the safety and cleanliness of our Community, owners shall not attempt to leave

their pets' expelled excrement and return later to clean it up. It must be cleaned up immediately.

3.8 In the event that the Board of Directors determines that any pet has become a nuisance due to barking , aggressive behavior, odor, or other disturbances of the peaceful enjoyment of the property by other residents, the Board may require that such pet be removed from the property prior to a final decision regarding removal, the Board will provide the pet owner with notice and an opportunity for a hearing before the Board of Directors.

#### 4. **Garbage/Garbage Containers Policy**

4.1 No refuse or unsightly objects shall be allowed to be placed or suffered to remain on any property.

4.2 Garbage containers shall not be placed near the street earlier than 24 hours prior to pickup and shall be removed no later than 12 hours after pickup. Contact Hillsborough County Solid Waste Department to obtain garbage pickup days.

4.3 Bulky items that do not fit in the County issued roll carts shall either be disposed of at any of the County's four Community Collection Centers at no additional charge, or the resident must contact the Franchise Solid Waste Collector to request a Special Collection Service (there is a fee for this service). Bulky items shall not be placed alongside the street unless a special collection pickup is ordered and these items shall not remain alongside the street for more than 24 hours.

4.4 All garbage containers shall be stored either in the owner's garage or located on the side of the residence. Additionally, if garbage containers are to be stored on the side of the residence, said containers must be stored no closer than twenty five feet from the front corner of the residence so as to limit the view of the containers from the street.

#### 5. **Architectural Review Committee (ARC)**

5.1 Any alterations to the exterior or exterior appearance of a Residence, including but not limited to, the addition of storage units, satellite dishes and antennas, garbage enclosures, installation of fences, or permanent landscape borders (such as quick curb), must receive approval of the Architectural Review Committee prior to commencement of construction or installation. Instructions and forms are available from the Management Companies website and shall be submitted to the Manager for the Community. Sufficient information shall be provided on the form to enable the Architectural Review Committee to make an informed decision regarding the approval or disapproval of the proposed improvements. Responses by the ARC shall be expected to be received within two weeks from proper form and information submittal. In some cases, requests for additional information may be made by the ARC to the homeowner, in which the homeowner will need to reply. If a response is not received by the Committee, contact the HPHOA Board President immediately to obtain a determination on the proposed improvements. Improvements made without prior ARC or Board approval may be subject to a Notice of Violation and subsequent removal of the improvement or a fine.

#### 6. **Construction/Contractors**

6.1 Notification of all major home repairs will allow the HPHOA Board to review the parking requirements for the large commercial vehicles and alert neighbors as to the work being performed.

6.2 All owners of residences are required notify the HPHOA Board five days in advance of beginning any major structural repair work such as roof repair/replacement, foundation stabilization or any other major construction.

6.3 The HPHOA Board reserves the right to halt all construction activity for failure to provide notice to the HPHOA Board as described in 6.2 above.

6.4 Outside work performed by a Contractor is prohibited on Sundays and Holidays, and before 7 AM or after 7PM (7:30p.m. during daylight savings time). "Holidays" include all federally recognized holidays.

6.5 Continuous construction work of a kind or type to a residence cannot exceed a time period of one month without prior Board approval.

**7. Outdoor Storage/Temporary Structures**

7.1 Outdoor storage facilities, such as sheds, must be approved in writing by the Board and the ARC prior to installation and shall meet, at a minimum, the following specifications:

- Composed of material that neither decomposes nor rusts, such as plastic resin, vinyl, or polyethylene.
- Shall match the base or trim color of the Residence or be a neutral color that shall resist fading and discoloration.
- Shall be installed at the rear of the Residence or rear of the property.
- Shall be installed on level ground and be vertically flush with the external walls of the Residence with less than three (3) inches of separation from the Residence at both the top and bottom of the enclosure, unless the facility is installed at the rear of the property.

7.2 Only one permanent storage facility may be installed per residence.

7.3 One portable structure or temporary storage unit (such as PODS) or a construction trash container/dumpster may be placed on a residential driveway for up to seven (7) days in any 12 month period or such longer period as may be approved by the Board and the ARC.

**8. Structural Maintenance**

8.1 Roofing- roofs must be maintained in a clean manner, must be free from mold and mildew, and must be free from broken tile/shingles.

8.2 Exterior of House- Exterior surfaces of house including walls, entryway, garage doors, gutters, and soffits must be kept clean, free from cracks, chips, dents, peeling, caulking, fading, vines, algae, mildew and mold, stains, and kept in a structurally sound manner. Residences being painted, must adhere to the colors and trims contained within the ARC approved color book.

8.3 Windows/awnings- must be maintained in a clean and structurally sound manner, and must not be cracked or broken

8.4 Pools- must be kept clean and secure at all times, filtration and chemical systems must be maintained in working order. Above ground pools must be installed behind a fence and unseen from any property within the Community.

8.5 Pool enclosures- must be maintained in good condition. In the event that damage to screens occurs, repairs shall be made immediately.

8.6 Statues and exterior art- are not allowed within the Community.

8.7 Fountains- are not allowed within the Community.

8.8 Decorative Fishponds- are not permitted within the Community.

8.9 Existing Fencing- must be maintained in a clean and structurally sound manner, and must be free from mold, mildew, vines and natural overgrowth. If boards are broken or missing, they must be immediately replaced.

8.10 Brick walls- are not allowed within the Community.

8.11 Antennas- see Section 12 below.

8.12 Satellite Transmitters or receivers- see Section 12 below.

**9. Destruction of Residence/Lot/Common Area**

9.1 In the event that any Residence and/or improvement is destroyed or damaged, then the remains shall be restored or removed. Any replacement must be with a Residence of similar size, type, construction and elevation as that destroyed, unless the prior written consent of the Board and the ARC is obtained.

9.2 Remedy must be made within 6 months unless natural causes delay. If additional time is needed, a request from the Board must be approved.

9.3 Destruction of any Common Area or Association property (including street trees) by a resident or guest shall

be repaired immediately by the Association at the expense of the owner who caused the damage or whose tenant/guest/agent/invitee that caused the damage

9.4 Painting Community sidewalks or streets is prohibited. Any sidewalks that are painted shall be pressure sprayed to remove said paint. Cost of repairs will be solely responsible by owner

9.5 Sidewalk chalk is permitted on Community sidewalks but must be removed within 48 hours after application.

#### **10. Air Conditioning Units and Reflective Materials**

10.1 No permanent window or wall air conditioning units shall be permitted to be placed in the Residence. Temporary units may be permitted, but approval from the ARC must be obtained.

10.2 No Residence shall have aluminum foil or any other reflective substance placed in any window or glass door.

#### **11. Flags**

11.1 Flags flown from permanent in-ground poles.

11.2 Must follow the Florida Statutes and Federal Flag Code, including size, types of flags and proper protocol. Pursuant to Florida Statute 720.304 (2)(b), any homeowner may erect a freestanding flagpole no more than 20 feet high on any portion of the homeowners real property, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association, if the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement. The homeowner may further display in a respectful manner from that flagpole, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association, one official United States flag, not larger than 4 Y, feet by 6 feet, and may actually display one official flag of the State of Florida or the United States Army, Navy, Air force, Marines or Coast Guard, or a POW-MIA flag. Such additional flag must be equal in size or smaller than the United States Flag.

11.3 Flags flown from front face of the Residence.

11.3.1 One portable United States flag, official flag of the State of Florida, United States Army, Navy, Air Force, Marine Corps, Coast Guard or a POW-MIA flag, no larger than 4 Y, feet by 6 feet, may be displayed on the Residence. All other flags displayed on the Residence may be no larger than 28"x42"; for example, seasonal/holiday, sports, and college flags.

#### **12. Satellite Dishes, Antennas & Solar Panels**

12.1 Satellite dishes and antennas are considered improvements and require approval from the ARC and the Board. Large satellite dishes and antennas that must be ground mounted are prohibited.

12.2 Satellite dishes and antennas shall be approved by the ARC. Their location shall be in accordance with controlling laws and ordinances.

12.3 Only **one** satellite dish and/or antenna may be installed on any **one** Residence.

12.4 Satellite dishes shall be no larger than 40" in diameter. Antennas shall have no dimension (length and width) greater than 40". No antenna shall extend more than ten feet (10') above a Residence.

12.5 Cables serving satellite dishes and antennas shall be concealed to the greatest extent possible. If cables must enter the house near the front of the Residence, the cables from the satellite dish or antenna shall run behind the soffits and not along the wall of the Residence.

12.6 Solar Panels shall be approved by the ARC. Their location shall be in accordance with controlling laws and ordinances.

#### **13. Holiday Decorations**

13.1 Year-end holiday decorations, to include lights, are permitted on the outside of residences from Thanksgiving until January 10<sup>th</sup>, regardless of whether they are illuminated or not. Outdoor lights are permitted as long as they are securely and safely mounted. Any mounting materials are to be



removed when the lights are removed.

- 13.2 Decorations for all other holidays are permitted 7 days before and 7 days after the holiday.
- 13.3 The Association reserves the right to require removal by the homeowner of inappropriate holiday decorations at the homeowner's expense.

#### **14. Sports Equipment**

- 14.1 Stationary sports equipment is defined as any sports equipment which is permanently installed. Portable sports equipment is defined as any sports equipment used as part of a sporting activity but may be moved to different locations to play. Sports equipment may consist of basketball poles, backboards and nets, hockey goals, volleyball nets, soccer goals, baseball batting nets, baseball bases, etc.
- 14.2 Stationary sports equipment may not be installed within any part of the Community, except permanent basketball courts or basketball standards or backboards which are permitted with the approval of the Board and the ARC.
- 14.3 All portable sports equipment must be solely on the property of the resident whose family is participating in the sport.
- 14.4 All portable equipment, including that used for basketball, must be removed and stored out of site from residents on Common Area streets and from other Lots when not in use.
- 14.5 In no instance shall portable sports equipment be used within the streets of the Community.

#### **15. Clothes and Drying Facilities**

- 15.1 Clothes lines must be concealed from public view.

#### **16. Landscaping**

- 16.1 Street trees are defined as any tree which is planted between the side of the street and the inside edge of the sidewalk, or at such other location required by Hillsborough County.
- 16.2 All street trees as defined in 16.1 above are owned by or the responsibility of the Association and not by any single owner. Street trees are not to be trimmed by any person who is not authorized to do so by the Board. Owner's found in violation of this rule will be fined by the Association and any cost related to replacing and/or planting of a new tree will be paid by the owner who modified or damaged the tree. The costs of replacing and/or planting a new tree shall be a Specific Assessment levied against the Owner pursuant to Article I, Section 23, Article VII, Section 5 and Article IX, Section 26 of the Association's Declaration.
- 16.3 Any tree that requires removal and a new tree to be planted, the new tree will be planted in accordance with the Hillsborough Land Development Code under the direction of the County Arborist. If the new tree to be planted is located on a Lot and not on the Common Area, the Association has a right to replant the new tree on the Owner's Lot pursuant to Article II, Section 6 and Article V, Section 2 of the Declaration.
- 16.4 Any street tree planted on a private lot shall be the responsibility of and owned by the Association, and will be maintained and trimmed by the Association. The owner of the residence is forbidden to cut, trim or modify the street tree in any way.
- 16.5 Standard of Maintenance -All lawns, landscaping, and sprinkler systems and any property, structures, improvements, and appurtenance shall be maintained in a good, safe, clean, and attractive condition.
- 16.6 At no time are grass areas allowed to be in excess of 6 inches tall. All violations will be corrected within 24 hours of the notice of violation or will be subject to a \$100.00 fine. Violation notices can be made by phone, in person (from a Board Member, member of a committee or employee of the Board and are not limited to in writing).
- 16.7 Grass shall be fertilized and treated for weeds, pests and diseases. Dead grass shall be removed and bare spots shall be replanted with new sod or seeded and mulched and watered until new grass successfully fills in the bare areas. Should seeded and mulched areas not successfully display evidence of new grass growing within 90 days from the day of notice of violation, the owner shall plant new sod to

replace the bare areas.

- 16.8 At no time shall the size of any flower or landscaping bed or combination of both, exceed any space greater than 15% of the total available sodded grass area in the front of a residence and no space greater than 15% of the total available sodded grass area in the rear of a residence
- 16.9 Sprinklers- must be maintained in working condition and set to not spray roads and walkways or onto adjacent properties.
- 16.10 Flower and landscape beds shall be weeded and bushes trimmed regularly.
- 16.11 No weeds, underbrush, or unsightly growth shall be permitted to be grown or remain around any Residence.
- 16.12 Visibly dead and diseased trees, bushes and shrubs shall be removed and replanted within fifteen (15) days of written notice.
- 16.13 All homeowners' trees must be trimmed back to provide a 14 foot clearance over the roads and 8 foot clearance above sidewalks to accommodate pedestrian and vehicular traffic, as required.
- 16.14 No tree located on a private lot shall be trimmed more than 25% at any given time. Violations will be reported to the Hillsborough County Arborist for corrective action and a fine from the Association will be imposed.
- 16.15 All homeowners' bushes and shrubs must be trimmed so that they do not encroach onto or interfere with the neighboring lot.
- 16.16 Hedge heights must be trimmed to no taller than 4 feet in front yards, 6 feet in side and rear yards that abut a neighboring yard, and 10 feet in all other sides and rear yards.
- 16.17 Potted plants, shrubs, and trees are not permitted to be placed within lawns and landscaped areas unless within decorative pots or planters. Plastic pots are not considered decorative and shall be replaced with non-plastic pots or planters. The total number of potted plants, shrubs, or trees shall be limited to no more than 3 pots. Potted plants and trees shall not be placed within sodded areas.
- 16.18 Trees may be planted within front lawns, but shall be limited to 1 tree for every 500 square feet.
- 16.19 Landscape lights shall remain functional and shall either be removed or be replaced once they fail to work properly.
- 16.20 Landscape lights shall be installed in such a manner to either accentuate the owner's landscaping, or illuminate walkways/sidewalk. Path/Area lights shall be spaced a minimum of 5 feet along the illuminated pathway. Path/Area lights may be used to illuminate landscaping, but shall be spaced a minimum of 8' apart in order to limit the number of lights. Floodlights or spotlights shall be limited to two lights per tree/shrub.

## 17. Lakes

- 17.1 Chemicals or products that are considered hazardous to the environment according to the South Florida Water Management District, Hillsborough County Environmental Protection Commission, or Florida Department of Environmental Protection, or other state agencies shall be disposed of properly. Under no circumstances shall hazardous materials be released into Community lakes or spilled onto properties within the Community; nor shall hazardous materials be stored on or within properties of the Community. Use of fertilizers, herbicides, or improper disposal of liquids or contaminants within the Community that may be considered harmful to Florida waters is prohibited and knowledge of improper use or disposal of contaminants should be reported to the proper authorities.
- 17.2 Drainage of pools or A/C overflow directly into Community lakes is prohibited.
- 17.3 Non-motorized boating/canoeing/kayaking is permitted on lakes. All boats/canoes/kayaks shall be

stored out of sight of neighboring properties or stored indoors.

## 18. Commercial Activities

- 18.1 No Lot shall be used or occupied for any primary purpose other than as a residential Lot by a single family or its guests. Use of private residences as a daycare facility, etc. is prohibited.
- 18.2 Commercial activity within a Residence is permitted, such as using a portion of the Residence as a home office; however, use of the Residence as a retail establishment is prohibited.
- 18.3 Use of the Residence shall comply with all County zoning requirements.

## 19. Signage

- 19.1 "For Sale/For Rent" signs- One "For Sale" sign or "For Rent" sign, not exceeding four (4) square feet in surface area, may be placed in the front yard at the subject Residence, either at a minimum of five (5) feet from the edge of street or five (5) feet inside the residential property line, whichever is closest to the residence.
- 19.2 No such sign shall be placed in any Common Area of the Community.
- 19.3 "For Sale" signs shall be removed immediately upon closing the sale transaction.
- 19.4 "For Rent" Signs shall be removed immediately upon execution of the lease or the tenant taking possession, whichever occurs first.
- 19.5 Community Bulletin Sign- The Community Bulletin sign or information board located at the front of the Community along Hamilton Avenue is located within Common Area and is maintained by the HPHOA. The sign is updated with future HPHOA meeting information and other information pertinent to the Community. The sign is not intended for personal use, such as posting notices of lost pets or public events. Special message requests may be made to the HPHOA Board by visiting the Community Facebook page and sending a private message to the administrator of the Facebook page. The Board may refuse to post any message for any reason whatsoever without notice to the requesting individual. Requests must be made a minimum of two weeks prior to the date the message is desired.
- 19.6 All other signs, except a sign of not more than one (1) square foot used to indicate the name of the resident and signs required to be permitted pursuant to Chapter 720, Florida Statutes, are prohibited..

## 20. Fences

- 20.1 Fences shall be constructed of either high quality wood, polyvinyl chloride (PVC), aluminum, or other long lasting durable, fade resistant material.
- 20.2 Fences shall be constructed no closer than 20 feet from the front corner of the Residence or the front corner of the adjacent Residences, whichever is further from the street.
- 20.3 No fences of any type are permitted in the front yards of any Residence.
- 20.4 Fences fronting Common Areas shall be no higher than 4 feet or no higher than 6 feet if constructed using a picket fence with pickets at 4" spacing.
- 20.5 The finished/clean side of the fence, or the side of the fence in which no posts/rails are visible, shall be constructed facing away from the Residence whose resident is installing the fence.
- 20.6 Fences should maintain a neutral color and should be regularly cleaned to remove mold/mildew.
- 20.7 All fences must be approved by the ARC.

## 21. Garage Sale Procedures

- 21.1 Garage Sales by residents may only be held on Saturday and/or Sunday of each week between the hours of 7:00AM and 5:00PM on Saturday and 9:00AM and 5:00PM on Sunday. No weekday garage sales shall be permitted.
- 21.2 If a holiday falls on Saturday or Sunday, a sale may not be held.

- 21.3 Once a resident or group of residents holds a sale, they must wait at least three months before holding another one.
- 21.4 No deviation from these items or days will be permitted.
- 21.5 Residents or groups sponsoring a garage sale are responsible for ensuring that participants follow the parking rules adopted for the Association. Residents sponsoring the garage sale will be fined for any participant who is found to be in violation of the parking rules.
- 21.6 Anyone advertising a sale without complying with these rules will not be permitted to hold the sales.

**22. Home Sale/Rental Policies**

- 22.1 All Real Estate Agents entering and/or showing property in the Community should accompany their clients to the property. Homeowners are discouraged from approving prospective buyers/renters to view Residences and or the Community without being accompanied by either the current homeowner (for Sale by Owner), the homeowner's Real Estate Agent, or the prospective buyer's/renter's agent.
- 22.2 Renters are considered non-permanent residents and do not have voting rights pertaining to the selection of new Board members and cannot serve on the HPHOA Board. However, renters are still considered residents must follow the rules and regulations of the HPHOA.
- 22.3 It is the responsibility of the homeowner to provide their current or prospective renters with all rules and regulations of the HPHOA. It is also the responsibility of the homeowner to rent their Residence to responsible individuals that will follow said rules.
- 22.4 Homeowners will be issued all violations committed by their renters. It is the responsibility of the homeowner to pay for fines associated with any violations.

**23. Solicitation**

- 23.1 No solicitation of any kind is permitted within the Community.
- 23.2 Violation procedures
  - 23.2.1 File of No Trespassing warning with Hillsborough County Police Department.

**24. Communication**

- 24.1 The HPHOA communicates with its residents using various forms of media which may include, but not be limited to, certified letters, mass mailings, in person door to door visits, emails, phone calls, text messages, and postings on the Community Bulletin Board. The Community also has a Facebook page that will be used for notifying residents of community related information. Like HAMILTON PARK BLVD on Facebook.com to receive updates from the HPHOA.
- 24.2 The Facebook page will be administered by a member of the HPHOA Board.