

Hammocks at Coconut Creek Homeowner's Association, Inc.  
c/o TMG Management  
5310 NW 33rd Avenue, Suite 201, Fort Lauderdale, FL  
33309954-782-7820 Fax 954-782-7823  
[suze@tmg-propertymanagement.com](mailto:suze@tmg-propertymanagement.com)



## SCREENING APPLICATION PACKAGE CHECKLIST

### **Required Association Application Package Forms to be submitted:**

- Signed and Completed Application(s) for Occupancy for married couples and each occupant 18 years or older
- \$100 Application Fee Money Order or Cashier's Check payable to The Hammocks for each married couple and each occupant 18 years or older
- \$1,104 Prepaid Maintenance Fee Money Order or Cashier's Check payable to The Hammocks for purchases
- Signed Credit and Background Report Release
- Signed Agreement of Potential Purchasers and/or Lessees [Keep Rules]
- Signed and Completed Pet Registration with Photo
- Signed and Completed Emergency Information Sheet
- Signed Lease Addendum and \$250 Money Order or Cashier's Check payable to The Hammocks [for potential tenants]

### **Required Applicant Documentation to be submitted with Application:**

- Legible copies of photo ID's for all occupants 18 years or older
- Signed and Completed "Approved by Florida Realtors and Florida Bar" Contract for Sale And Purchase [for potential purchasers]; or Lease [for potential tenants]
- Mortgage Qualification Letter [for potential purchasers]
- Account statement in purchaser's name evidencing full down payment [purchasers]
- Two most recent pay stubs or evidence of income
- Two most recent bank statements
- All vehicle registrations

### **Items the Buyer/Tenant is to obtain from Seller/Landlord:**

- pool keys       monthly maintenance Coupon Books [for potential purchasers]
- mailbox keys       Association Governing Documents [also available online]

**READ FIRST:** Complete all questions and fill in all blanks. All information supplied is subject to verification. If any question is not answered/left blank, or answered falsely, this application may be returned, not processed, and/or not approved. Missing information will cause delays. Once submitted, order can be cancelled but your fee will not be refunded. Rev. 06/2014

**\*\* THIS APPLICATION IS FOR A SINGLE PERSON OR A MARRIED COUPLE ONLY! \*\***

### APPLICATION FOR OCCUPANCY

Association Name: \_\_\_\_\_

Purchase  Lease  Occupant  Apt.# \_\_\_\_\_ Bldg.# \_\_\_\_\_ Address applied for: \_\_\_\_\_

Full Name \_\_\_\_\_ Date of Birth \_\_\_\_\_ Social Security # \_\_\_\_\_

Single  Married  Separated  Divorced  How Long? \_\_\_\_\_ Other legal or maiden name \_\_\_\_\_

Have you ever been convicted of a crime? \_\_\_\_\_ Date (s) \_\_\_\_\_ County/State Convicted in \_\_\_\_\_

Charge (s) \_\_\_\_\_

Applicant's Cell Number(s) \_\_\_\_\_ Applicant's Email Address \_\_\_\_\_

Spouse \_\_\_\_\_ Date of Birth \_\_\_\_\_ Social Security # \_\_\_\_\_

Other legal or maiden name \_\_\_\_\_ Have you ever been convicted of a crime? \_\_\_\_\_ Date (s) \_\_\_\_\_

County/State Convicted in \_\_\_\_\_ Charge (s) \_\_\_\_\_

Spouse's Cell Number(s) \_\_\_\_\_ Spouse's Email Address \_\_\_\_\_

No. of people who will occupy unit – Adults (over age 18) \_\_\_\_\_ Description of Pets \_\_\_\_\_

Names and ages of others who will occupy unit \_\_\_\_\_

In case of emergency notify \_\_\_\_\_ Address \_\_\_\_\_ Phone \_\_\_\_\_

#### **PART I – RESIDENCE HISTORY**

A. Present address \_\_\_\_\_ Phone \_\_\_\_\_  
(Include unit/apt number, city, state and zip code)

Apt. or Condo Name \_\_\_\_\_ Phone \_\_\_\_\_ Dates of Residency: From \_\_\_\_\_ to \_\_\_\_\_

Own Home  Parent/Family Member  Rented Home  Rented Apt  Other \_\_\_\_\_ Rent/Mtg Amount \_\_\_\_\_

Are you on the Lease? \_\_\_\_\_ If not, who is the leaseholder? \_\_\_\_\_ Are you on the Deed? \_\_\_\_\_ If yes, under what name? \_\_\_\_\_

Name of Landlord \_\_\_\_\_ Phone \_\_\_\_\_ Email address \_\_\_\_\_

Is your Landlord the: Owner of the property  Realtor  Family Member  Roommate  Property Manager  Other \_\_\_\_\_

B. Previous address \_\_\_\_\_  
(Include unit/apt number, city, state and zip code)

Apt. or Condo Name \_\_\_\_\_ Phone \_\_\_\_\_ Dates of Residency: From \_\_\_\_\_ to \_\_\_\_\_

Own Home  Parent/Family Member  Rented Home  Rented Apt  Other \_\_\_\_\_ Rent/Mtg Amount \_\_\_\_\_

Were you on the Lease? \_\_\_\_\_ If not, who is the leaseholder? \_\_\_\_\_ Were you on the Deed? \_\_\_\_\_ If yes, under what name? \_\_\_\_\_

Name of Landlord \_\_\_\_\_ Phone \_\_\_\_\_ Email address \_\_\_\_\_

Is your Landlord the: Owner of the property  Realtor  Family Member  Roommate  Property Manager  Other \_\_\_\_\_

C. Previous address \_\_\_\_\_  
(Include unit/apt number, city, state and zip code)

Apt. or Condo Name \_\_\_\_\_ Phone \_\_\_\_\_ Dates of Residency: From \_\_\_\_\_ to \_\_\_\_\_

Own Home  Parent/Family Member  Rented Home  Rented Apt  Other \_\_\_\_\_ Rent/Mtg Amount \_\_\_\_\_

Were you on the Lease? \_\_\_\_\_ If not, who is the leaseholder? \_\_\_\_\_ Were you on the Deed? \_\_\_\_\_ If yes, under what name? \_\_\_\_\_

Name of Landlord \_\_\_\_\_ Phone \_\_\_\_\_ Email address \_\_\_\_\_

Is your Landlord the: Owner of the property  Realtor  Family Member  Roommate  Property Manager  Other \_\_\_\_\_

**PART II – EMPLOYMENT REFERENCES**

**\*Include a recent copy of an earnings statement to expedite processing\***

- A. Employed by \_\_\_\_\_ Phone \_\_\_\_\_  
 Dates of Employment: From: \_\_\_\_\_ To: \_\_\_\_\_ Position \_\_\_\_\_ Fax \_\_\_\_\_  
 Monthly Gross Income \_\_\_\_\_ Address \_\_\_\_\_
- B. Spouse Employed by \_\_\_\_\_ Phone \_\_\_\_\_  
 Dates of Employment: From: \_\_\_\_\_ To: \_\_\_\_\_ Position \_\_\_\_\_ Fax \_\_\_\_\_  
 Monthly Gross Income \_\_\_\_\_ Address \_\_\_\_\_

**PART III – BANK REFERENCES**

**\*Include a recent copy of a bank statement to expedite processing\***

- A. Bank Name \_\_\_\_\_ Checking Acct. # \_\_\_\_\_ Phone \_\_\_\_\_  
 Address \_\_\_\_\_ Fax \_\_\_\_\_
- B. Bank Name \_\_\_\_\_ Savings Acct. # \_\_\_\_\_ Phone \_\_\_\_\_  
 Address \_\_\_\_\_ Fax \_\_\_\_\_

**PART IV – CHARACTER REFERENCES (No Family Members)**

- 1. Name \_\_\_\_\_ Home Phone \_\_\_\_\_  
 Address \_\_\_\_\_ Business Phone \_\_\_\_\_  
 Email Address \_\_\_\_\_ Cellular Phone \_\_\_\_\_
- 2. Name \_\_\_\_\_ Home Phone \_\_\_\_\_  
 Address \_\_\_\_\_ Business Phone \_\_\_\_\_  
 Email Address \_\_\_\_\_ Cellular Phone \_\_\_\_\_
- 3. Name \_\_\_\_\_ Home Phone \_\_\_\_\_  
 Address \_\_\_\_\_ Business Phone \_\_\_\_\_  
 Email Address \_\_\_\_\_ Cellular Phone \_\_\_\_\_
- 4. Name \_\_\_\_\_ Home Phone \_\_\_\_\_  
 Address \_\_\_\_\_ Business Phone \_\_\_\_\_  
 Email Address \_\_\_\_\_ Cellular Phone \_\_\_\_\_

Are you using a realtor? Yes \_\_\_\_\_ No \_\_\_\_\_ If yes: Realtor's name \_\_\_\_\_  
 Email Address \_\_\_\_\_ Cellular Phone \_\_\_\_\_

Driver's License Number (Primary Applicant) \_\_\_\_\_ State Issued \_\_\_\_\_  
 Driver's License Number (Secondary Applicant) \_\_\_\_\_ State Issued \_\_\_\_\_  
 Make \_\_\_\_\_ Type \_\_\_\_\_ Year \_\_\_\_\_ License Plate No. \_\_\_\_\_  
 Make \_\_\_\_\_ Type \_\_\_\_\_ Year \_\_\_\_\_ License Plate No. \_\_\_\_\_

If this application is not legible or is not completely and accurately filled out, Associated Credit (and the Association) will not be liable or responsible for any inaccurate information in the investigation and related report (to the Association) caused by such omissions or illegibility.

By signing the applicant recognizes that the Association and Associated Credit will investigate the information supplied by the applicant, and a full disclosure of pertinent facts will be made to the Association. The investigation may be made of the applicant's character, general reputation, personal characteristics, credit standing, police arrest record and mode of living as applicable. This form is for the exclusive use of Associated Credit Reporting, Inc.

Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_ Spouse's Signature \_\_\_\_\_ Date \_\_\_\_\_

# **ASSOCIATED CREDIT REPORTING, INC.**

Established 1985

4690 NW 103rd Avenue, Sunrise, Florida 33351

www.associatedcreditreporting.com

## **\*\*\*AUTHORIZATION FORM\*\*\***

I/We hereby authorize **Associated Credit Reporting, Inc.** to obtain data to verify any and all information they request with regards to my/our Application for Occupancy, specifically the verification of my bank account(s), credit history, residential history, criminal record history, employment verification and character references.

I/We hereby waive any privileges I/we may have with respect to the said information in reference to its release to the aforesaid party. Information obtained for this report is to be released to the authorized party designated on the Application for Occupancy, for their exclusive use only. **PLEASE INCLUDE COPY OF DRIVER'S LICENSE TO CONFIRM IDENTITY.** If you do not have a driver's license, please include a copy of your Passport or current government issued identification card.

I/We acknowledge our rights as stated in the Fair Credit Report Act that I/we are entitled to a copy of the report upon proper written request and can dispute any inaccurate information for re-verification. I/We understand that Associated Credit Reporting, Inc. is not directly involved in the approval or denial of any applicant. The information received by Associated Credit Reporting, Inc. shall be held in strict confidence, protected as governed under the Fair Credit Reporting Act, and will never be released to any third party other than the designated recipient. I/We further understand that this is a non-refundable process.

By signing below, I/We further state the Application for Occupancy and Authorization Form were signed by me/us and was not originated with fraudulent intent by me/us or any other person and that the signature(s) below are my/our own proper legal signature. I/We certify (or declare) under penalty of perjury that I/We agree to the foregoing and; that all answers and information contained on the Application for Occupancy are true and correct and will hold Associated Credit Reporting, Inc. harmless from the result of the investigation.

\_\_\_\_\_  
(Applicant's Signature)

\_\_\_\_\_  
(Spouse's Signature)

\_\_\_\_\_  
(Applicant's Name Printed)

\_\_\_\_\_  
(Spouse's Name Printed)

\_\_\_\_\_  
(Date Signed)

\_\_\_\_\_  
(Date Signed)

**THE HAMMOCK AT COCONUT CREEK ASSOCIATION, INC.**  
**Agreement of Potential Purchaser(s), Lessee(s), and/or Occupant(s)**  
**Regarding Governing Documents of the Hammocks**

I/We \_\_\_\_\_, the undersigned potential Purchaser(s), Lessee(s), and/or Occupant(s) of the property located at \_\_\_\_\_, Coconut Creek, Florida 33063, by signing this form attest that I/we have received and read a copy of the Rules and Regulations and understand and agree to abide by ALL of the Rules and Regulations, as well as the Declaration of Covenants, Restrictions and Easements, and By-Laws of said Association including the following:

1. Pursuant to Section B of Article IX of the Association's Declaration of Covenants, approval of any Mortgage of said real property is within the sole discretion of the Board and as such, said Mortgage may only include the person/s and terms represented and submitted to the Board in the Contract for Sale and Purchase regarding this purchase.
2. Pursuant to Section 7 of Article IX of the Association's Declaration of Covenants, as a condition of approval, each purchaser must prepay six months of the Association's assessments [currently totaling \$1,104.00]. In the absence of such prepayment, the Purchaser's deed is void.
3. Pursuant to Section 8 of Article IX of the Association's Declaration of Covenants, as a condition of approval, each purchaser must put at least seven and one half (7.5%) percent down in cash for the purchase of any Villa (i.e. maximum financing of ninety-two and one half percent (92.5%)), such seven and one half (7.5%) to be calculated based on the greater of: (i) the price set forth in the sales contract; or (ii) the assessed value of the property as determined by the Broward County Property Appraiser's records. In the absence of such required down payment, the Purchaser's deed is void.
4. Pursuant to Subsection 3 of Article IX, Section A of the Declaration no owner shall rent or lease his or her Villa prior to the expiration of three (3) years from the date of Acquisition of said property.
5. Pursuant to Article VII(A) of the Association's Declaration of Covenants, occupancy is restricted to a single family and there is no subleasing. Single family members are limited to spouse, children, and parents of the owner.
6. Pursuant to Article VII(A) of the Association's Declaration of Covenants, an owner, lessee, or occupant shall not keep more than one domesticated animal of ten (10) pounds or less as a pet in his/her villa or duplex.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

By: \_\_\_\_\_  
Signature of Potential Buyer/Lessee/Occupant

By: \_\_\_\_\_  
Signature of Potential Buyer/Lessee/Occupant

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Print name

By: \_\_\_\_\_  
Signature of Potential Buyer/Lessee/Occupant

\_\_\_\_\_  
Print name

updated November 20, 2019

***THE HAMMOCK AT COCONUT CREEK ASSOCIATION, INC.***

**AGREEMENT OF POTENTIAL BUYER REGARDING PREPAID MAINTENANCE**

I/We \_\_\_\_\_,  
the undersigned potential buyer(s) of the property located at \_\_\_\_\_, Coconut Creek, Florida 33063 understand and agree to pay before closing \$1,104.00 [currently \$184 per month] for the six months prepaid maintenance requirement in accordance with the Amendment to the Hammocks Documents that was passed on February 16, 2016 as follows:

“Pursuant to Section 7 of Article IX of the Association’s Declaration of Covenants, as a condition of approval, each purchaser must prepay six months of the Association's assessments. **In the absence of such prepayment, the Purchaser's deed is void.**”

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

By: \_\_\_\_\_  
Signature of Potential Buyer

\_\_\_\_\_  
Print name

By: \_\_\_\_\_  
Signature of Potential Buyer

\_\_\_\_\_  
Print name

HAMMOCK OF COCONUT CREEK HOMEOWNER'S ASSOCIATION, INC.

**PET REGISTRATION FORM**

**(If you do not have a pet, you must place an "X" and sign below)**

Owner Name: \_\_\_\_\_

Type of Pet: \_\_\_\_\_ Breed: \_\_\_\_\_

Color: \_\_\_\_\_ Weight: \_\_\_\_\_

Current County Tag ID: \_\_\_\_\_

Vets Name: \_\_\_\_\_ Vets Phone: \_\_\_\_\_

Homeowners/lessees: It is your requirement as a member of the Association to provide a Veterinarian Certified letter stating that your pet's vaccinations are current.

I understand that any falsification of information or failure to register my pet may result in the denial of **APPROVAL** by the Board of Directors, or a **NOTICE OF VIOLATION** from the Board, which may require the removal of the pet, the payments of fines or similar actions.

**REMINDER:**

- ONLY 1 PET PERMITTED NO MORE THAN 10LBS AT MATURITY
- A PHOTO OF YOUR PET MUST BE INCLUDED WITH THE REGISTRATION FORM
- PET MUST BE LEASHED AND CANNOT ROAM FREELY ABOUT THE PROPERTY.
- EACH PET OWNER SHALL BE REQUIRED TO CLEAN UP AFTER THE PET IN ORDER TO PROPERLY MAINTAIN THE COMMON AREA.
- YOU ARE FULLY RESPONSIBLE FOR THE ACTIONS OF YOUR PET, AND YOU ARE IN CLEAR UNDERSTANDING OF THE ASSOCIATION DOCUMENTS AND RULES & REGULATIONS REGARDING THE CONTROL OF YOUR PET.
- THE ASSOCIATION RESERVES THE RIGHT TO HAVE ANY PET REMOVED THAT MAY BECOME AN UNREASONABLE NUSIANCE

\_\_\_\_\_ **I DO NOT OWN A PET**

\_\_\_\_\_  
Owner/Lessee Print

\_\_\_\_\_  
Owner/Lessee Signature

\_\_\_\_\_  
Date

## EMERGENCY INFORMATION SHEET

Owner's names \_\_\_\_\_

Unit address \_\_\_\_\_

Mailing address (if different) \_\_\_\_\_

Owners Telephone \_\_\_\_\_ Cell \_\_\_\_\_

Please list all additional occupants:

Name	Relationship to Primary	Age (children only)
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Who should be contacted in the event of an emergency?

1. Name \_\_\_\_\_ Relationship \_\_\_\_\_

Phone \_\_\_\_\_ Address \_\_\_\_\_

2. Name \_\_\_\_\_ Relationship \_\_\_\_\_

Phone \_\_\_\_\_ Address \_\_\_\_\_

Car #1 Make/Model \_\_\_\_\_ year \_\_\_\_\_

Car #2 Make/Model \_\_\_\_\_ year \_\_\_\_\_

Emergency keys with \_\_\_\_\_ phone \_\_\_\_\_

Signature \_\_\_\_\_

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**THE HAMMOCK AT COCONUT CREEK ASSOCIATION, INC.**  
**LEASE ADDENDUM**

1. **Security Deposit for Rentals** - This is to acknowledge that a security deposit in the amount of \$250.00 will be paid to the Association in connection with this Lease and held pending approval of the Application(s) for Occupancy, at which time will be deposited into a non-interest bearing account of Hammock at Coconut Creek Association, Inc. for the duration of the tenancy.

Deposit is provided by and refunded to: \_\_\_\_\_

Name(s) of Person Providing Deposit

This deposit will be refunded within 15 days upon written signed confirmation by the Owner and Lessee that tenant(s) have vacated the premises, provided no common areas are damaged by tenants and there have been no Violations of the Lease, Addendum to Lease, Declaration of Covenants and Restrictions, and/or Rules and Regulations for Hammock at Coconut Creek Association, Inc.

2. **Association Requirements Regarding Approved Occupants** - The approval of the proposed Lease Agreement is to be expressly conditioned upon the Lessee's observance of the conditions contained in this Addendum, and acknowledgement by the Lessee and Lessor that subleases are not permitted and any additional occupants during the present lease term are not permitted without applying for occupancy to the Association for screening and approval in accordance with the Association Governing Documents. Any breach of the terms hereof shall result in the Association taking immediate steps to terminate the Lease Agreement. The Owner/Lessor acknowledges that he/she remains ultimately responsible for the acts of the Lessee and the Lessee's family and guests and for any costs incurred by the Association, including attorney's fees, in remedying violations of this Addendum and/or violations of the Association Governing Documents.

3. **Florida Law Regarding Payment of HOA Assessments** - In the event the Owner/Lessor becomes delinquent in the payment of any sums and assessments due to the Association during the term of the Lease Agreement, upon written demand by the Association, the Lessee shall pay directly to the Association rental payments to the Owner/Lessor. The Association is to be granted the full right and authority to demand and receive the entire rent due from the Lessee and deduct from the rental sum all assessments, interest, late charges and attorney's fees and costs if any, due to the Association. The balance, if any, shall be forwarded to the Owner/Lessor at such address the Owner designates in writing. At such time as the delinquency no longer exists, the Association shall cease the demand and rental payments shall again be made by the Lessee directly to the Owner/Lessor. This right may be exercised by the Association at any point in time that the Owner/Lessor shall become delinquent.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

By: \_\_\_\_\_  
Signature of Potential Lessee

\_\_\_\_\_  
Print name

By: \_\_\_\_\_  
Signature of Owner/Potential Lessor

\_\_\_\_\_  
Print name

By: \_\_\_\_\_  
Signature of Potential Lessee

\_\_\_\_\_  
Print name

updated June 10, 2016

**RULES AND REGULATIONS GOVERNING THE HAMMOCKS AT COCONUT CREEK**  
*[updated on February 8, 2017]*

The Hammocks at Coconut Creek Association, Inc. is a Florida nonprofit corporation, incorporated for the purpose of managing the operation of The Hammocks at Coconut Creek by its Board of Directors as set forth in the Hammocks documents, corporate by-laws, and rules and regulation, all of which are on record in Broward County, Florida. The seller or Title Company delivered copies of the aforementioned documents to each homeowner at the time of settlement. The following rules, restrictions, and regulations are summarized for your information as follows:

**I. GENERAL RULES OF THE ASSOCIATION**

1. Each homeowner is a member of the Association called the Hammocks at Coconut Creek.
2. The Association shall be managed by its Board of Directors. The Association shall be responsible for the maintenance of a common areas and boundaries of each lot. The day to day operations of the Association will be conducted by the officers and employees of the Association or by such independent management company as the Association may hereafter employ. Each homeowner is responsible for paying his/her proportionate share of Association costs.
3. The Association shall adopt an annual budget to cover the estimated costs incurred in carrying out its functions under the Hammocks documents. Each homeowner is responsible to pay his/her proportionate share in monthly payments which are due on the first day of each month. The Association shall have the right to place a lien against any villa or duplex whose owner fails to pay his/her proportionate share of the expenses. (See C1, Page 17 of the Documents).
4. No owner resident, unless specifically authorized by the Board of Directors, may direct, supervise, or, in any manner, attempt to assert control over the employees or agents of the Association.
5. The Association will be responsible for all painting, refurbishing, staining, or varnishing of the exterior surfaces of each villa or duplex.

**II. THE RECREATION BUILDING (CLUB HOUSE) Hours 8 A.M. – 11 P.M.**

1. Not exclusive use of the Club House or any portion thereof shall be permitted. A \$50.00 rental fee is charged for a non-exclusive private party. You must apply to the Board of Directors with a \$200.00 deposit. The deposit will be returned if the clubhouse is left clean and undamaged following the private party.
2. No smoking or use of alcoholic beverages is permitted in the Club House.
3. An age restriction of 18 years or older is to be observed for playing pool in the Club House.
4. Association members who use the facilities of the Club House should clean up after each use.

5. **No Club House equipment should be loaned out for the private use of any homeowner.**
6. **Nobody in a wet bathing suit is allowed in the carpeted areas of the Club House.**
7. **No one is permitted to park in the Club House Parking Area unless they are inside the Club House/Pool Area or have obtained conditional permission from the Board of Directors of The Hammocks at Coconut Creek. Any vehicle parked illegally, in the Club House Parking Area will be immediately towed at the owner's expense.**

**III. THE SWIMMING POOL AREA Hours 8 A.M. - 8 P.M. (or dusk)**

1. **Showering before using the pool is mandatory.**
2. **No diving, running, jumping or ball playing at the pool is permitted.**
3. **No food or beverage is permitted except on the patio deck. Absolutely no glassware at the pool area.**
4. **Pets are not allowed in the pool area.**
5. **Children under 3 must wear a swimsuit diaper in the pool. Children under 18 are not permitted unless accompanied by a responsible adult.**
6. **Shuffle Board courts are restricted to children over 10 years of age unless they are supervised by an adult.**
7. **If you are using suntan oil, please use a towel on the deck chairs.**
8. **Do not use soap or shampoo at the pool shower.**
9. **Foreign objects such as floats, floats, scuba gear, and playground equipment are not permitted the pool.**
10. **Radios without earphones are not to be played at the pool area.**
11. **Bicycles and scooters are not permitted in the pool area. They must be parked outside the clubhouse so as not to interfere with the sidewalk access or entrances to the clubhouse.**
12. **Umbrellas must be closed when you leave the pool area, if the style of umbrellas allow it to be closed.**
13. **Entrance to the pool area should be by key only. Warn-all children not to climb fence or use any method other than a key to enter the pool area.**

**IV. RESTRICTIONS ON THE USE OF VILLAS AND DUPLEXES  
(INCLUDING VEHICLE RESTRICTIONS AND PARKING RULES)**

1. New applicants for purchase or lease of the property in the Hammocks at Coconut Creek must appear in person before the Board of Directors with a non-refundable \$100.00 fee and a completed application for residency. Purchasers of a villa or duplex must be a natural person. (No corporation, partnership, trust, etc.) Purchasers may not finance more than 92.5% of the sale price as mandated in the Amendment passed in February 2016.

2. The villas and duplexes shall be used for single family residential purposes only. No business or commercial activity of any nature shall be maintained or conducted in any residence. Included in the meaning of commercial or business occupations is the leasing or renting of any villa or duplex for a period of less than twelve (12) months. No immoral, improper, offensive or unlawful uses are permitted.

3. No owner may rent or lease his/her villa or duplex prior to the expiration of three (3) years from purchase. All leases shall not be for less than twelve (12) months. No owner may enter into more than one lease during any twelve (12) month period. Subleasing is not permitted pursuant to the Hammocks Governing Documents. All leases or renewals shall require prior approval of the Board of Directors. This approval is to be obtained by application to the Board of Directors on forms provided by the Board or the management company.

4. Unless permitted by the rules and regulations promulgated the Association from time to time, an owner shall not be permitted to keep any pet over ten pounds in his/her villa or duplex. Nor shall any owner or lessee keep any other animal, livestock, or poultry; nor may any of the same be raised, bred, or kept upon any portion of the Hammocks at Coconut Creek.

All unit owners, their lessees, or guests having animals shall carry scoopers with them while walking their animals. If an animal defecates on common grounds, and the person in control of the animal does not scoop up the feces, he/she will be subject to a fine. All animals must be on a leash when outside the home. Only one (1) pet per household is allowed.

5. No clothesline or other similar device. Shall be allowed on any portion of the Hammocks at Coconut Creek.

6. No trailer, boat, camper, truck, motorcycle, motorbike, or any commercial vehicle shall be permitted on any portion of the Hammocks at Coconut Creek. All driveways are owned and maintained by the Association and as such, vehicles not permitted at the Hammocks may be towed from all driveways as well as common areas by the Association at the expense of the vehicle owner. Dumpsters and pods are not permitted without prior approval by the Board of Directors. Vehicles with expired tags are not permitted. Vehicles must be registered in the name of an owner or an approved occupant except when visiting as described in the Hammocks Governing Documents. Vehicle registrations must be provided to the Board or Management upon request or a fine will be imposed upon the villa owner. Commercial vehicles providing service, delivery, or goods are allowed only during daylight hours pursuant to the Hammocks Governing Documents. There is to be no driving on the grass and no parking on grassy areas. Parallel parking is not permitted in driveways, guest driveways, or driveway swales. There is no parking on streets between the hours of 2 A.M. and 6 A.M.

**Restrictions on vans and pickup trucks: vans must have 3 panel sides with glass windows. All vehicles must be registered for non-commercial passenger use only. Vehicles may not be designed or principally used for the carrying of goods other than the personal belongings of the owner. Vehicles may have no platform, rack, or other equipment designed for commercial purposes. The beds of pickup trucks must be kept clean and remain free of debris and/or storage. All vehicles must be of such size to fit in the driveway or guest driveway of the villa at which it is parked. No portion of any vehicle may over lap onto the yard or street.**

**A speed limit of 15 miles per hour shall be observed on all Streets in the complex. A permit for temporary parking for certain vehicles may be obtained from and approved by the Board of Directors.**

**7. Garbage cans and recycle bins may not be placed at the street before 6:30 P.M. the night before scheduled pick-up. Garbage pick-up is Monday and Thursday with bulk trash pick-up on Monday only and recycling pick-up on Thursday only. No garbage, trash, refuse, rubbish, or toxic materials may be disposed or, dumped or kept on any part of The Hammocks at Coconut Creek, except in closed containers. All containers must be kept in a clean and sanitary condition. No noxious or odor may be permitted, and no refuse allowed to accumulate, so as to be detrimental to occupants of The Hammocks at Coconut Creek.**

**8. No modification shall be made to the exterior of a villa or duplex without the approval of The Board of Directors. Any owner wishing to make changes on or to the exterior structure of a residence must apply to the Board of Directors in writing. The Board will then take the request under consideration to be approved or disallowed. It is the purpose of the Board-of-Directors to enforce the intent of the Hammocks at Coconut Creek restrictions reasonably.**

**9. No antennas, small discs or similar devices shall be allowed on any portion of the Hammocks at Coconut Creek unless approved by the Board of Directors.**

**10. No owner may in any way damage, injure, or impair the elements, features, or parts of the structural elements of the villas, duplexes, or clusters**

**11. An owner shall show no sign, advertisement, or notice of any type in or upon his/her villa, duplex, or automobile.**

**12. Driveways shall not be painted.**

**13. No trees shall be planted by the homeowner.**

**14. Storm shutters must meet Board of Directors requirements. Temporary hurricane shutters must be removed within three (3) days after the storm as passed.**

**V. RESPONSIBILITIES OF THE OWNER  
INCLUDING RESTRICTIONS ON VISIBLE STORAGE**

**1. Each owner shall maintain the exterior appearance of his/her villa or duplex. This would include carports, areas under the eaves, glass windows, screens and doors, and any interior grassed area and atriums. Visible storage is not permitted, including but not limited to, maintenance equipment, cleaning supplies, chemical tanks, construction items, indoor appliances and furniture items, storage closets or**

compartments, tarps, items covered with tarps and/or similar coverings, and items detracting from the aesthetic appearance of the Hammocks. Items currently being used during a home improvement project are permitted for a reasonable time period as approved by the Board. Carports may not be converted from the primary use consistent with the developer's original intent of providing a shelter in which to park permitted vehicles.

2. Each owner shall maintain insurance (type HO-3) on his/her villa or duplex, with the Association named as additional insured (unless precluded by state insurance regulations) insurance should cover "full replacement value" of the villa or duplex. The owner should carry \$100,000.00 or more to cover claims for personal injury or property damage.

3. No owner may dispose of his/her villa or duplex, by sale or lease, without prior approval of the Board of Directors. A sale or lease without this approval may be nullified by the Board. New applicants must appear before the Board of Directors prior to closing. There is a fee of \$100.00 for processing the application.

4. Unit owners shall be liable for all damage to buildings, common area, and recreational facilities which are caused by the unit owner, his/her guests, or lessees through negligence or disregard for the rules and regulations as set forth herein.

5. All payments for monthly Maintenance and assessments are due on the first day of the month. If the payments for maintenance or special assessments continue to be late or in arrears, the Board of Directors has the right to accelerate payment for the entire calendar year. (See Page 17, Paragraph C. Enforcement #1 of the documents.

6. All structural repairs such as roofs are the responsibility of the individual homeowner. In the case of attached villas/duplexes, when a roof is in need of replacement, the entire cluster must be re-roofed and each homeowner in that cluster must pay his/her proportionate share of the cost of such roof replacement. If a homeowner does not pay his/her proportionate share, the Association has the right to assess that homeowner for the proportionate share. This power is given to the Association in the documents.

## **VI. THE GROUNDS AND MAINTENANCE**

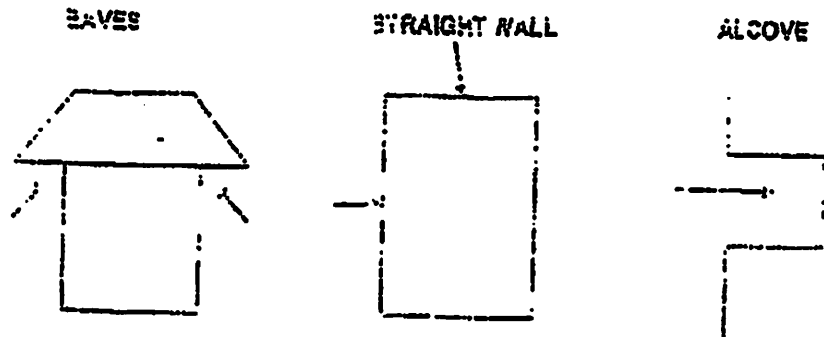
The common grounds of the Hammocks at Coconut Creek are cleaned and cared for under a contract with a maintenance company. It is their job to cut and trim on a regularly scheduled program of maintenance. They will clean beds and rake leaves on a contractual basis. They are specifically hired to maintain the common grounds. Common areas are owned by the Association and may not be utilized for personal purposes and/or items.

## **VII. HOMEOWNER RESPONSIBILITY**

All areas under the eaves of the homeowner's dwelling are his/her responsibility. The maintenance company may clean the beds of this area, but it is done as a favor to the home owner – not as an obligation. All plantings outside of the eaves of a dwelling are on common grounds, and may be removed and/or changed at the discretion of the Board of Directors, to ensure easy maintenance and the continued good looks of the common grounds. All plantings against a straight wall (no overhang) are on common grounds, and, as above, may be removed and/or changed at the discretion of the Board

of Directors. Any alcove in a straight wall is the homeowner's responsibility. Your responsibility means that you must maintain, weed, and trim and clean all areas of your responsibility.

#### VIII. DEFINITIONS OF TERMS



#### DL. INFRACTION OF THE RULES

In the event of a rule infraction, the Board of Directors would notify the homeowner that he/she is in violation and has a certain number of days to correct the infractions. If the infraction is not corrected by the date stipulated, the following penalties would apply:

- a. Upon written notice of such violation, the homeowner or invitee will correct the infractions immediately, or a fine of \$100.00 per day in accordance with Florida Statutes will be imposed for each day the homeowner or invitee remains in violation. Fines for signs are imposed per sign/per day.
- b. In all instances where legal expenses are incurred by the Association in order to insure compliance with the rules and regulations, documents and by-laws, the unit owner, tenant, or invitee involved will be liable for and will reimburse the Association for such expense.
- c. Fines shall be paid not later than thirty (30) days after notice of the imposition of the penalties.

#### PERIODIC RULES AND REGULATION UPDATE

The Board of Directors may adopt rules and regulations, amend or rescind existing rules and regulations for the operation and use of villas and duplexes at any meeting of the Board of Directors, provided such rules and regulations are not inconsistent with the Hammocks documents. Copies of any rules and regulations promulgated, amended, or rescinded shall be delivered or mailed to all owners at their last known address shown on the records of the Association. Such rules and regulations go into effect forty-eight (48) hours after meeting.

These rules and regulations were updated February 8, 2017 and took effect February 10, 2017.

#### By the Board of Directors:

Susan Brown  
Blanca Hernandez  
Donna Taylor  
Ann Schleiher