

HAMMOCK PINE VILLAGE I CONDOMINIUM ASSOCIATION, INC.

RULES AND REGULATIONS ADDENDUM 'A' REVISION 2

1. Each unit owner has one (1) reserved parking space. Do not park in any reserved parking place other than the one assigned to your unit.
2. Do NOT back into parking space.
3. Parking in cross-marked area for loading, unloading and maintenance vehicles ONLY.
Violations will result in vehicles being towed at the owner's expense.
4. Parking on the grass and/or on the roadway with wheels on the grass is prohibited. It damages the grass and sprinklers. Replacement cost for sprinklers will be charged against the vehicle owner or, if a guest, the unit owner. Violations can result in vehicles being towed away at the owner's expense.
5. Each unit is limited to TWO (2) vehicles and TWO (2) parking spaces without a charge, ONE (1) reserved and ONE (1) guest space. Each unit with more than TWO (2) will be charged FIFTY, \$50.00 a month for each additional vehicle. If this fee is not paid the vehicle(s) will be towed.
6. NO storage or long term parking of cars is allowed in the Guest Parking Spaces.
7. Audio levels must be kept at a frequency as to not be considered disturbing the peace.
8. Loud mufflers must be kept at a level ascribed by law, and not be considered disturbing the peace.
9. NO commercial and/or lettered vehicles are allowed to park overnight or may be towed at the owner's expense.
10. Dumpster pick-up is on Monday and Thursday. All boxes must be broken down before depositing them in the dumpster. Garbage or any other items are not to be placed on the concrete around the dumpster. If you open the dumpster lid, you must close it when you are finished to prevent animals from climbing into it. Please pick up any fallen trash and latch the dumpster gate when you are finished.
11. Dog Owners are responsible for cleaning up after their dogs. Dogs are not permitted to urinate or defecate in the COURTYARDS OR WITHIN FIFTEEN (15) FEET OF THE BUILDING. There is a fine of one hundred dollars (\$100) for each violation.
12. The Hammock Pine Village I Association is responsible for maintaining the Common Grounds. NO plants will be added or removed without written consent from the association.
13. Porches/patios shall be kept neat and clean. NO laundry or clothing shall be displayed on the porches or balconies of the units or common elements.
14. Enclosing the porch/patio requires written consent from the Association prior to doing so.

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15. All walkways and unit entrances are not to be blocked as per Fire Marshall.
 16. The Utility Room on the ground floor of every building is not to be used for any storage. This is a violation of fire regulations and will result in a fine by the Fire Marshall.
 17. There is a storage room on the second floor for use by all tenants.
 18. Please report any violations or deficiencies to Management and Associates. Violations are to be submitted on writing ONLY. Minor maintenance may be brought to the attention of the building monitor.
 19. Bicycles are not to be ridden on balconies or common area walkways. Bicycles may be stored in bike racks or in owners own parking space under the carport.
- Supersedes all previous explained Rules and Regulations documents