

ROYAL PALM PLACE AT THE HAMMOCKS

RULES & REGULATIONS

Version approved by Board of Directors 08/29/2024

Definitions: ACC Architectural Control Committee (Review Application Form)
BBQ Barbecue
HOA HomeOwners Association

1. RENTAL / LEASE:

- 1.1- Units may be leased, licensed, or occupied only in their entirety, no fraction or portion may be rented.
- 1.2- No transient tenants may be accommodated in a Unit.
- 1.3- If any family member or friend visits the unit for more than 15 days, the Management Company needs to be notified.
- 1.4- All leases or occupancy agreements shall be in writing. A copy of all leases shall be provided to the Association.
- 1.5- Units may not be leased or rented for a term of less than six (6) months.
- 1.6- No subleasing, or assignment of lease rights by the tenant is permitted.
- 1.7- No time-share, Airbnb, or other similar arrangement is permitted.
- 1.8- Each owner shall be jointly and severally liable with the tenant to the Association for all costs incurred by the Association for the repair of any damage to Common Areas or to pay any claim for injury or damage to property caused by tenants.

2. PARKING

- 2.1- Towing Company – Prestige: 305-517-3681
- 2.2- Parking on the grass is strictly prohibited.
- 2.3- Guests visiting over 24 hours must request a temporary permit from the management company.
- 2.4- No boats, trailers, big trucks, big vans, campers, expired tag vehicles, vehicles with no tags, inoperable vehicles, or commercial vehicles are permitted.
- 2.5- Parking spaces for Disabled Persons are not private parking of any Unit. No vehicle may be parked for more than 24 hours in any parking spaces for Disabled Persons. These spots are for the “DISABLED”.
- 2.6- Vehicles are not permitted to park in visitor parking spaces for more than 24 hours. Visitor parking is not to be used as a permanent parking space. They are on a first come first serve basis.
- 2.7- Only 2 decals per unit are allowed. Review exceptions for owners with carports, and/or 3 Bedrooms.
- 2.8- Decals are distributed by the management company. It’s prohibited to transfer decals between cars. The decal should be displayed on the front driver’s side on the windshields.
- 2.9- Parking in reverse is not permitted. Plate/tag must be always visible from the street.
- 2.10- No automotive repair work is permitted in the community at any time. Temporary emergency repairs excluded: tire and battery replacement.
- 2.11- Vehicle leaking fluids are not permitted to park inside the community.
- 2.12- Motorcycles may only be parked in parking spaces and are not permitted to park on sidewalks nor inside buildings.
- 2.13- All Motorcycles must have a decal and be registered with the association.
- 2.14- Motorcycles are not permitted to park in visitor spaces. They must park in the designated area. (Designated area will be announced after parking study completed)
- 2.15- All vehicles parking after midnight without a decal must request an overnight pass (only 3 per month) Exceptions such as medical issues, special guests, and rental cars will require prior authorization from the board and manager

- 2.16- All residents are responsible for their visitors, respecting the parking rules and regulations.
- 2.17- All warnings and fines will be charged to the unit account.
- 2.18- Additional parking on the main street in front of Club House is from 05:00 pm to 09:00 am on weekdays. Weekends and Holidays will be permitted all day.
- 2.19- The Club House parking is permitted from 05:00 pm to 8:00 am. However, in the event of a scheduled event, management reserves the right to block off the parking area for event use.
- 2.20- Decals must be returned to the association at the end of the lease/ownership. If decals are not returned, the association will retain the security deposit.

ALL VEHICLES IN VIOLATION OF THE PARKING RULES WILL BE TOWED AT THE OWNERS' EXPENSE.

(See Exhibit A – Parking Lot; Updated Parking Graph at <https://www.rppinfo.com/parking>)

3. CARWASH / PET GROOMING

- 3.1- No car washes or mobile pet grooming trucks are permitted on the property.
- 3.2- Vehicles may only be washed outside the community (Carwash area inside community Temporarily closed).
- 3.3- Only self-contained (NO HOA WATER USED) mobile groomers are permitted if they park in the unit's assigned parking spot.

4. BALCONY AREA

- 4.1- Residents are responsible for maintaining their balconies in an orderly manner and free of clutter.
- 4.2- Balconies are not to be used for storage or camping purposes.
- 4.3- Only Patio furniture is permitted on balconies.
- 4.4- Small-medium size plants are allowed. The balcony needs to be visible from the outside.
- 4.5- No excessive articles and or plants will be permitted.
- 4.6- The following items are forbidden to be stored on balconies/patios, terraces, or other common areas: Bicycles, Refrigerators, freezers, fitness equipment, and removable hurricane shutter panels.
- 4.7- Bicycles should be stored in the designated bike rack area.
- 4.8- No clothes lines, clothing, shoes, swimwear, curtains, rugs, laundry of any kind, or other articles shall be hung from any window, door, balcony, terrace, railing, or any exterior portion of the Condominium.
- 4.9- No unit owner or occupant shall toss or cause anything to fall from a window or door of the Condominium. Owner/Occupant cannot sweep any dirt or throw debris causing it to fall on another unit's balcony, terrace, or elsewhere in the building and or any common areas.
- 4.10- No unit shall have aluminum foil or any reflective/tinted substance of any kind placed in any window or glass door. (Excluding: HOA approved hurricane windows/doors.)
- 4.11- No resident shall cause anything to be affixed or attached to, hung, displayed, or placed on the exterior walls, doors, balconies, or windows of the building, including, but not limited to, awning, signs, storm shutters, satellite dishes, screens, window tinting, furniture, and equipment. (Excluding: HOA approved Hurricane shutters)

- ROLLER SHADE: The association approved only one style of roller shade for the balcony area of the unit.
Home Depot: Walnut Cordless UV Blocking Fade Resistant Fabric Exterior Roller Shade
- FAN. The Association approved only one style of ceiling fan for the balcony area or the unit.
Amazon: Hampton Bay Gazebo III 52 in. Indoor/Outdoor Natural Iron Ceiling Fan with Light kit YG836A-NI
Home Depot: Hampton Bay Gazebo III 52 in. Indoor/Outdoor Natural Iron Ceiling Fan with Light kit Model # YG836A-NI Store SKU # 1004757258

5. **RECYCLING**

- 5.1- All units must recycle the following, and ONLY in the Recycling Dumpster:
- Glass, food, and beverage containers, such as soda, juice, and salad dressing containers
 - Aluminum cans
 - Newspapers, without their plastic delivery bags.
 - Household plastic containers, such as soda, milk, juice, and water containers, as well as dishwashing and laundry detergent bottles
 - Steel cans
- 5.2- The Recycling Dumpster (yellow covers, marked “WARNING NO GARBAGE”), with a “RECYCLE RIGHT” label is located beside on the Garbage Dumpster (black covers) between building 19 & 12 (*See Exhibit C – Dumpster; see photo at <https://www.rppinfo.com/regulations>*). Please dispose ONLY the items listed above in the Recycling Dumpster Carts. If regular garbage or bulk items are disposed of in the Recycling Dumpster Cart, a unit will be fined for 100 usd. Read the instructions placed on the Recycling Dumpster Carts.
- https://www.miamidade.gov/global/service.page?Mduid_service=ser1494968488205894

6. **BULK ITEMS**

- 6.1- It is NOT permitted to dispose of bulk items onto the common area, into the dumpster, and/or in or around the dumpster enclosure area just any day.
- 6.2- Furniture, appliances, mattresses, tree branches, etc. and other bulk items are permitted ONLY on the common area and/or beside (never inside nor in front of) the dumpster ONLY on designated dates, when announced by the Home Association.
- 6.3- If bulk items are put on the common area and/or beside a dumpster on any other day, the unit will be fined for 100 usd.

7. **FLAMMABLE/HAZARDOUS MATERIALS/ITEMS**

- 7.1- NOTE: NEVER ALLOWED IN OR AROUND OUR GARBAGE DUMPSTERS: FLAMMABLE OR DANGEROUS/HAZARDOUS MATERIALS. IT IS AGAINST THE LAW.
- 7.2- Read the “NO HAZARDOUS WASTES ACCEPTED” sign on each dumpster.
- 7.3- Consult MIAMI-DADE COUNTY Trash and Recycling Centers, Home Chemicals (and Electronics) Centers where you will need to take these items:
- <https://www.miamidade.gov/global/solidwaste/home.page>

8. **REGULAR GARBAGE**

- 8.1- All garbage bags must be sealed before disposal.
- 8.2- Read the instructions placed on the dumpster decals.
- 8.3- No garbage bags are permitted outside any unit’s door, or in stairways or hallways.

9. **PETS / ANIMALS**

- 9.1- Only one pet is allowed per unit.
- 9.2- All pets must be vaccinated and registered with the association.
- 9.3- No dogs over 25 lbs. permitted.
- 9.4- Dogs must always walk on a leash.
- 9.5- Pet waste must be picked up and disposed of properly inside the designated pet waste containers. Residents who do not follow the rules will be fined \$100.00 per occurrence

- 9.6- Dogs are not allowed to be left unattended on the balconies for more than 1 hr.
- 9.7- No animal deemed dangerous by the association will be permitted. Not limited to and or including dangerous or aggressive dog breeds.
- 9.8- Feeding stray cats, ducks and or other stray animals is not permitted. No wild animals, insects, arachnids, or reptiles are permitted in any way shape or form inside the units or on the property.

- **Tenants with pets that DO NOT comply with the Rules & Regulations will not be approved for lease renewal and will be required to leave the property.**
- **Owners must present proof of insurance for their pets validated by the Animal Control Division.**
- NEW DOGS WILL NOT BE ACCEPTED IF THEY DO NOT COMPLY WITH THE RULES & REGULATIONS**

10. POOL

- 10.1- Open from 8:00 am to sunset
- 10.2- No food is allowed inside or around the pool. Only permitted on the tables.
- 10.3- No alcohol and/or smoking permitted.
- 10.4- No loud music permitted.
- 10.5- All residents must have their I.D with RPP (Royal Palm Place) address when using the pool area.
- 10.6- Only two guests can accompany the unit owner/resident to the pool. The resident must always be present.
- 10.7- Children under 12 and/or people who are not proficient swimmers may not use the community pool without adult supervision.
- 10.8- All residents must shower before entering the pool.
- 10.9- No glass, containers, or cooler permitted.
- 10.10- Parties or events at the pool are available for a fee. Please ask the Manager for more information if interested.
- 10.11- Anyone using the pool does so at their own risk. The owner, Home Association, and Property Management are not responsible for any accident or injuries. There is no lifeguard on the premises. Read the posted signs.

11. BBQ GRILL

- 11.1- BBQs are NOT permitted in the terrace or patio area. A fine of \$100.00 per occurrence will be issued onsite without prior notification. This is a Fire Department code regulation and must always be followed.
- 11.2- If the association receives a fine due to a BBQ on a balcony for Miami Dade, the unit owner is responsible for paying the Miami Dade County fine, which is \$250.00 per occurrence.
- 11.3- There is a barbecue area next to the pool. All residents are responsible for cleaning the BBQ and the surrounding area after every use.

12. SATELLITE / DISH

- 12.1- No satellite dish AFFIXED TO THE BLDGS permitted.

13. HURRICANE SHUTTERS / IMPACT DOORS & WINDOWS

- 13.1- To install Hurricane shutters, windows and or doors an ACC form with Contractor License, and Insurance must be submitted.
- 13.2- No unit owner or occupant shall make any alteration in / or to the common element.

14. GATES ENTRY

14.1- Entry 104 and 157 will be accessible 24hrs.

15. TENNIS / BASKETBALL / PLAYGROUND

15.1- Open from 8:00h to 22:00h

15.2- Children under the age of 12 must always be accompanied by an adult.

15.3- No dogs are permitted.

16. GYM / RACQUETBALL AREA

16.1- Hours of operation: The Gym will be accessible 24hrs.

16.2- Return weights to the rack after use.

16.3- Sanitize equipment after use.

16.4- Use a spotter when lifting. No exceptions.

16.5- Do not drop weight while working out.

16.6- No food, or drinks other than water, or frequently fitness drinks are permitted inside the gym.

16.7- Appropriate gym dress—clean clothing and athletic shoes (no dress shoes, boots, or sandals).

16.8- No horseplay. Be considerate of others.

16.9- Family members aged 12-15 must be accompanied and always supervised by an adult.

16.10- No kids under 12 are allowed in the gym.

17. CLUB HOUSE

17.1- The Club House is available for rent to the residents on any occasion. Contact the manager for more information and prices.

17.2- The Club House will be open from 09:00 AM to 05:00 PM (Temporary close)

18. PERMIT REPAIRS / ARCHITECTURAL MODIFICATIONS

18.1- All contractors work, remodeling, repairs, or installations inside the unit must be approved by the association before the commencement of the work.

18.2- All repairs must be done from 08:00 AM to 5:30 PM Monday to Sunday.

18.3- Emergencies, such as plumbing or air conditioning repairs need to follow the same procedure, but it will be handled as an emergency. All emergencies will be dealt with in less than 24 hours after proper documentation is presented to management.

18.4- All debris of any kind must be immediately removed from the Condominium Property. The removal must occur at the end of each workday. Unit owners will be charged between 100 to 1,000 usd if the debris is not removed the same day.

18.5- Building sidewalks and entries need to be clean at the end of each workday. Unit owners will be charged between 100 to 250 usd if not clean. No warning is needed.

18.6- New floor installation, Carpet, wood, laminate, or tiles must use proper soundproof material. Sample of said material must be submitted to management for approval prior to installation. The managers must inspect the work after 50% completion.

19. MOVING IN / OUT

19.1- Moving trucks are permitted Monday – Sunday from 08:00 AM to 08:00 PM

20. HOLIDAY DECORATIONS

20.1- Holidays decorations, lights, ornaments, and structures shall be permitted only from November 1 through January 30.

21. GENERAL

- 21.1- Each resident shall be responsible for **CLEANING UP** after themselves, their guest, or tenants, including without limitation, placing all trash and/or garbage in the proper receptacles.
- 21.2- Consumption of **ALCOHOL** and **MARIHUANA** is not permitted in common areas.
- 21.3- No "For Sale" or "For Rent" **SIGNS**.
- 21.4- **CHILDREN** will be the direct responsibility of the parents or legal guardians, including full supervision of them while in the Condominium Property and including full compliance by them with the Rules & Regulations.
- 21.5- All **CHILDREN** under twelve (12) years must be accompanied by a responsible adult when entering and/or utilizing the recreation facilities.
- 21.6- The **WATER** is included in the monthly assessment paid by owners. The residents need to take precautions on misuse of excessive water to avoid high water bills. The association is free to inspect the unit at any time. If any leak detection is found during inspection, the association could charge a fine of 100 usd.
- 21.7- Respecting your **NEIGHBORS** is a must. Refrain from loud noises between the hours of 23:00h to 09:00h. No loud music, exercise, moving furniture, using dishwasher, washing machines, or any other machinery that can cause a disturbance during this period is permitted.
- 21.8- No bicycles inside the building should be permitted.

(See Exhibit B – Buildings locations)

22. SECURITY GUARD

Phone: 786-663-9164

Monday to Thursday: 8:30 pm–2:30 am

Friday: 06:00 pm–2:00 am

Saturday: 12:00 pm–2:00 am

Sunday: 12:00 pm–1:00 am

- 22.1- The security guard will provide the overnight pass. Documents required: Driver license, vehicle registration. Also, the resident ID must be present to identify the unit and authorization. (Photocopy is not considered a valid ID)
- 22.2- Security guards are not responsible for providing parking spots.
- 22.3- All residents must respect the security guard.

23. MANAGER

Office Hours

Monday: 4:00 PM - 6:00 PM

Tuesday: 8:00 AM - 10:00 AM

Wednesday: 12:00 PM - 2:00 PM

Thursday: 10:00 AM - 12:00 PM

Email: tatiana.montenegro@fsresidential.com

24. MASTER ASSOCIATION - HAMMOCKS COMMUNITY

- Management Office Located at the Hammocks Clubhouse:
Monday – Friday 9am-5pm / Sat 10am-2pm
- Resident Care Center
Monday – Friday 9am-5pm
Phone: 888-261-9020
Email: hammocksteam@fsresidential.com
- Wild Lime Recreational Center
Monday – Saturday 9am-9pm
- Elite Security
- Phone: 786-570-9472 / 786-618-4660
Refer to: <https://www.rppinfo.com/hammocks>

25. EMERGENCY

- CONTACT 911 FOR ANY EMERGENCY AND OR LIFE-THREATENING SITUATION.
- If you have any security concerns, please contact Hammocks Security Patrol at:
786-570-9472 / 786-618-4660
- If your neighbor is loud after 11:00 pm, if you see any suspicious behavior around the parking area, please contact 911. Non-emergency situations contact 305-476-5423 immediately.

26. FINES / TOW WITHOUT WARNING

- 26.1- Vehicle without decal, or overnight pass after midnight.
- 26.2- Parking in the Handicap space without a proper disabled permit. Only one car per handicap space
- 26.3- Vehicle parked in front of Club House additional spaces from 09:00am to 05:00pm weekdays
- 26.4- Vehicle blocking pedestrian access.
- 26.5- Vehicle parked on a no designated area. (ALL vehicles on curves will be remove immediately for safety reasons)
- 26.6- The dumping of non-permitted articles in dumpsters; (furniture, mattresses, electronics, toilets, construction debris, flammable material, carton, etc.)
- 26.7- The Dumping of non-recyclable items in the recycling dumpsters.
- 26.8- Not picking up your pet waste and properly disposing of it in the pet waste.