

BLACKROCK HAMMOCK HOME OWNERS ASSOCIATION

Rules & Regulations - Adopted June 20, 2011)

The Board of Directors of Blackrock Hammock Home Owners Association (BRH HOA) have adopted the following rules and regulations that apply to residents of BRH and their guests concerning the use of common properties and the upkeep of individual lots by owners.

These rules were drafted from the BRH ARB document and the BRH Covenants.

The Board reserves the right to follow up with owners who violate these rules and in accordance with the BRH Covenants, impose fines and ultimately to take corrective action at the owner's expense.

The Board reserves the right to update and amend these rules from time to time with 30 DAYS notice to owners.

1. Lots

- Owners shall keep all parts of their lots, including the residence, clean and free of debris and in good order and repair at such owner's cost and expense.
- The Lots shall include right of way and area between Lot and lake bank
- Each owner shall maintain landscaping on his Lot and any portion of the property bounded by his front and side property lines including lake banks.

2. Landscaping

- Lawns are to be fully planted with a green covering (grass or ground cover).
- Lawns and shrubs should be trimmed, weeded and fertilized regularly so as to maintain a healthy appearance

3. Garages & Vehicles

- Garage doors shall be kept closed except when entering or leaving the garage.
- To the extent possible, owner's vehicles should be stored in garages and not left in driveways overnight.
- Always lock any vehicles parked in a driveway overnight.
- All RV's, boats and trailers must be garaged and not parked in driveways or on streets.

4. Fences

- Fences are restricted to 6 feet in height and must be black aluminum or wrought iron.
- Fences should not restrict the view of their neighbors.
- Fences must begin at the back of the house and not extend forward.

5. Pets

- Pets must be kept in owner's yard using invisible fence or black aluminum fence in rear of residence.
- Pets may be walked on a lease with immediate collection and disposal of waste and litter by the owner.

6. Signs

- No signs shall be erected on any BRH property except by approval of the Board.

7. Garbage and Trash Removal

- All garbage containers must be placed at the end of driveways no more than 12 hours prior to collection schedule and must be removed out of sight from street within 24 hours of collection time.
- Garbage and trash (or recycling) containers must be kept out of view from front of house except on collection days.

8. Recreational Structures

- All basketball backboards, tennis courts and play structures shall be located at rear of property to minimize noise to adjoining homes
- Such structures must be screened from view from the street by shrubbery.

9. Antennae and Other Devices:

- Satellite dishes and other receptor devices must be installed in rear of Lot.
- Such devices must be adequately screened from neighbor's views using shrubs and/or approved fencing.

10. Speeding

- Speeding by any motor vehicle will not be allowed as it endangers residents.

11. Ponds

- Ponds cannot be used for recreational purposes, i.e. fishing, swimming or boating.
- No boats or rafts may be placed in ponds as this violates HOA liability coverage.

12. Gate Codes

- Owners should not reveal their gate code outside their families
- Owners should use a common vendor gate code when needed.
- Owners should request a new personal gate code every 6 months.

13. Common Properties (Front Gate, Tennis Courts, Inside Roadways)

- Residents should not litter common properties.
- Parking is not permitted on common properties unless designated by signs.