

## **HAMMOCK TRACE PRESERVE HOMEOWNERS ASSOCIATION, INC.**

**The following list of rules and regulations governing the use of the association swimming pool and parking lot is published pursuant to and in accordance with Florida State Statute Title 40, Chapter 720 and Article 12.0 of Bylaws of Hammock Trace Preserve Homeowners Association. The rules adopted by the association's board of directors on November 10, 2014 are hereby rescinded and replaced with these rules and regulations.**

### **HTP RR 15-01**

#### **POOL**

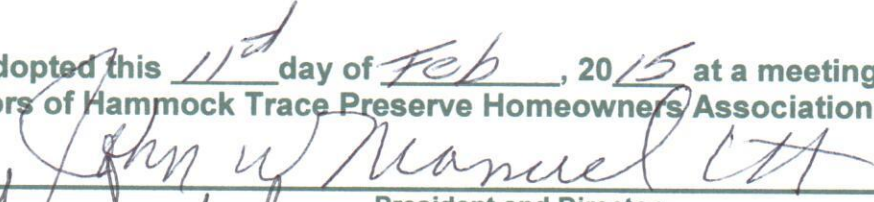
1. Use of the swimming pool and parking lot is at one's own risk
2. There is no lifeguard on duty
3. No food or beverages are allowed in the pool or on the pool wet deck
4. No glass, animals, skateboards, bicycles, and similar equipment are allowed inside the pool fenced area
5. No horse play
6. Do not enter the pool if you are ill with diarrhea
7. Do not swallow the pool water
8. Children under 14 must be supervised by an adult
9. No diving
10. Shower before entering the pool
11. Pool hours are from dawn to dusk
12. Maximum occupancy is 20 persons
13. Only association members, their family members, guests of association members, renters and lessees residing in the subdivision. Unauthorized persons using the pool will be deemed to have trespassed and the appropriate authorities may be contacted
14. Parties and other large gatherings must be coordinated with the property manager who is hereby authorized to collect a refundable upfront clean up charge
15. Additional rules of use are posted on the bulletin board including penalties and fines for violating any of these rules. The additional rules, penalties, and fines are incorporated herein and made a part hereof by reference.

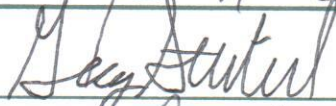
#### **POOL PARKING LOT**

1. Parking lot is for the use by association members, their family members, and members' guests only using the pool. Renters and lessees living in the subdivision are also eligible
2. Lot is available for use dawn to dusk. No overnight parking
3. Lot is not to be used for carpooling, overflow parking, or other non-pool use
4. Vehicles allowed are the same as described in Article III, Section 14 of the Declaration of Covenants, Conditions and Restrictions

5. Penalties and fines shall be the same as prescribed by the Declaration of Covenants, Conditions, and Restrictions and those incorporated herein described in rule 15 above
6. In addition to penalties and fines, unauthorized use of the lot as described herein, will be deemed trespassing and the appropriate authorities may be contacted

Duly adopted this 11<sup>th</sup> day of Feb, 2015 at a meeting of the Board of Directors of Hammock Trace Preserve Homeowners Association, Inc.

  
\_\_\_\_\_  
President and Director

  
\_\_\_\_\_  
Vice-President and Director

  
\_\_\_\_\_  
Secretary-Treasurer and Director

It is ordered that these rules be entered into the minutes, by reference, and be an attachment thereto. It is further ordered that each lot owner be provided a copy to be included in the next general mailing by the Association's property management representative.

**Hammock Trace Preserve Homeowners Association, Inc.**

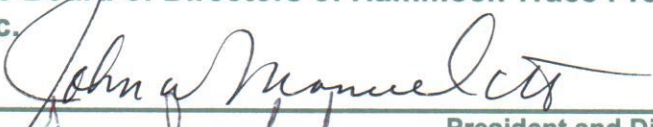
**Rules regarding the rights of members to speak at Board of Directors meetings**

The following are adopted pursuant to and in accordance with F.S.S. 720.303, 2 (b) and are intended to afford all members the opportunity to speak and to facilitate the conduct of Board meetings in an orderly and civil fashion. The Bylaws, Article 8, also require meetings be conducted in accordance with Roberts Rules of Order latest edition.

**HTP RR 15-02**

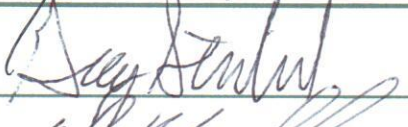
1. Members have the right to attend all meetings of the board. The right to attend such meetings includes the right to speak at such meetings with reference to all designated items.
2. Every member shall speak with reference to a designated item once for duration not to exceed three (3) minutes.
3. Members shall provide their name, lot number, or address.
4. As each agenda item is raised by the board, the chair shall ensure that any member is granted an opportunity to speak before the board votes on that item or, in cases where a vote is not to be taken, before the board moves on to the next agenda item.
5. Members may not interrupt each other, committee members, property management representatives, attorneys or board members during the course of the meeting.
6. Directors, property management representatives, committee members and members present shall conduct themselves in a courteous, non-confrontational and professional manner.
7. Please turn off all cellular telephones and other electronic devices unless medically necessary.
8. Members who are delinquent more than ninety (90) days for any assessments or other monies owed to the association may not participate in the meeting.
9. Should any member violate the foregoing rules, attempt to speak for longer than his/her permitted time or engage in disruptive or rude conduct, the board may suspend that member's right to speak for the duration of the meeting and/or future board meetings.

Duly adopted this 6th day of FEBRUARY, 2015 at a special meeting of the Board of Directors of Hammock Trace Preserve Homeowners Association, Inc.



02/11/2015

President and Director



02/11/2015

Vice-President and Director



2/11/2015

Secretary-Treasurer and Director

It is ordered that these rules be entered into the minutes, by reference, and be an attachment thereto. It is further ordered that each lot owner be provided a copy to be included in the next general mailing by the Association's property management representative.

# **Hammock Trace Preserve Homeowners Association, Inc.**

## **A Resolution of the Board of Directors**

**PREAMBLE, Authority, and affirmation- HTP Resolution 15-01**

### **BE IT RESOLVED:**

**This resolution is adopted pursuant to and in accordance with Article 4.18 of the association Bylaws, Florida State Statutes 720.303 (1) and 720.305 (2) (b). All committees created by the board of directors, but not by resolution, prior to the date of adoption of this resolution, are hereby recreated and incorporated herein by reference including, but not limited to, the Social Committee and the Due Process Committee. This resolution is not applicable to specific committees created by the governing documents such as the Architectural Review Committee.**

### **BE IT FURTHER RESOLVED:**

**WHEREAS the Hammock Trace Preserve Homeowners Association, Inc. (hereinafter referred to as association) Board of Directors (hereinafter referred to as the board) has determined the governing documents were created and recorded over seven (7) years ago;**

**WHEREAS the board has determined that the governing documents need updating and revisions;**

**WHEREAS the board has determined such updating and revisions are in the best interests of the association and the members;**

**WHEREAS the board believes the best, most efficient and effective method to achieve the modernization of the governing documents is by committee;**

**NOW, THEREFORE, BE IT FURTHER RESOLVED, that a committee is created hereinafter known as the Association Governing Documents Revision Committee. The board shall appoint a chairperson who shall be a member with the same qualifications as a candidate for director in the association. The chairperson shall appoint any number of eligible members, who are not delinquent in payments to the association, to the committee and shall oversee the preparation of a charter not in conflict with Florida law or the governing documents. Committee members, other than the chairperson, need not be affirmed by the board. The chairperson shall preside over all meetings of the committee and direct all committee activities. The chairperson may promulgate operating guidelines and procedures for the conduct of business to be approved by the committee. The chairperson shall report to the board at each board meeting on the committees' progress and future timelines. Between board meetings, the chairperson is authorized to contact the president of the association for necessary committee resources including, but not limited to, space, office supplies, and property manager and attorney meetings.**

The board hereby authorizes the president to approve the reasonable and prudent expenditure of association funds for such resources. The chairperson or the committee shall not approve the expenditure of association funds; make any decisions regarding the expenditure of association funds; or obligate the association in any manner. The president shall present any approved itemized expenditures to the board at a subsequent board meeting for ratification.

Adopted by the board, duly assembled this 11<sup>th</sup> day of FEB 2015,  
2015

Director and President *John C. Manuel*

Director and Vice-President *Gay Stutler*

Director and Secretary-Treasurer *D. W. Ho*