

RULES AND REGULATIONS  
OF  
CLOCKTOWER HAMMOCK HOMEOWNERS ASSOCIATION, INC.  
(Revised 4-30-11)

The following rules and regulations adopted by the initial Board of Directors of Clocktower Hammock Homeowners Association, Inc., are provided for your guidance and direction, as contemplated by the Declaration of Restrictions for Clocktower Hammock (the "Declaration"). Unless otherwise provided, the Definitions provided in the Declaration shall apply hereto.

Each owner, resident, guest and/or lessee, is responsible for the actions and conduct of his/her family members and for guests as they relate to the compliance with these rules and regulations and the Declaration.

- I. Patios or lawns shall not be used for hanging garments or other objects, cleaning of rugs or other household items, drying laundry or any such objects which may be seen from the Common Area or other dwellings.
- II. No awnings, window guards or unsightly coverings are to be placed on windows, except as may be approved by the Architectural Control Committee.
- III. Common Areas shall be used only for the purposes intended. No articles belonging to residents shall be kept in such areas.
- IV. All refuse is to be put in plastic bags, securely sealed to avoid unpleasant odors, insects and rodents, placed in appropriate trash containers designed therefore, and placed at the edge of the street for pickup no more than 24 hours before scheduled pickup.
- V. The use of outdoor barbecue grills is limited to gas or electric grills which may be used only in the rear yard of the residential parcel.
- VI. Employees of the Association are under the direct supervision of the Board of Directors. Requests for services should not be made to any Association employee. All such requests should be made in writing to the Board.
- VII. All mailboxes must be uniform in the style approved by the Association. Damaged mailboxes must be repaired or replaced at Owner's expense with materials approved by the Association.
- VIII. A. Except for Declarant, no Owner may lease or otherwise allow any unapproved occupant (except for temporary guests visiting while such owner is also in residence) to occupy any residence or portion thereof for a period of two (2) years following recordation of the Declaration.

- B. Owners thereafter electing to lease their residential parcel must complete and submit to the Association an approved form of lease application, fully and properly completed, along with a \$75.00 fee.
- C All leases must be for a minimum one-year term.
- D. Only one lease is permitted per 12 month period for each residential parcel.
- E. Within 30 days of receipt of a proper and fully completed lease application and fee, the Association shall either approve or disapprove the proposed lease. Such approval shall not be unreasonably withheld. Should the Association fail to act within such 30-day period, same shall be deemed to constitute approval. In the event of disapproval, the transaction contemplated by the lease shall be deemed void and the owner shall not allow the tenant under the disapproved lease to occupy any portion of the residence.
- IX. Violations of these rules and regulations should be reported in writing to the Board of Directors for their disposition.
- X. No fishing is permitted in the lake.