

THE HAMPTONS OF SARASOTA

DECLARATIONS AND COMMUNITY STANDARDS QUICK REFERENCE GUIDE

PURPOSE: This quick reference guide is intended to summarize the most commonly referenced sections of the official Hamptons Declarations and Community Standards, which are part of each homeowner's real property deed. This guide does not replace the need for homeowners to become familiar with official documents, but is intended to provide a quick reference to commonly asked questions.

GENERAL:

Homeowners are required to submit an ACC Application Request Form for ALL EXTERIOR CHANGES; this includes, painting, all landscaping changes, removals or additions to their property in advance of making any changes. Approval must be received prior to starting any work.

For questions about this requirement, contact the Property Manager, Kim Ueding:

PropertyManager@HamptonsOnPalmerRanch.com

Additional Association information is available at:

<https://www.hamptonsonpalmerranch.com/>, and

<https://portal.goenumerate.com/login>

PARKING:

Owner's Vehicles shall be parked in the garage or driveway at all times. Street parking is allowed for owner's guests. When guests use street parking, vehicles may not be parked in front of a mailbox or in a manner which blocks an EMERGENCY VEHICLE FROM PASSING.

No recreational vehicles, trailers, boats, golf carts or 4-wheel drive recreational vehicle may be parked in the driveway or on the street. Commercial vehicles associated with an owner's contracted repair service may be parked in the driveway or on the street for the time needed to complete the service. An owner's personal commercial vehicle must be parked in the garage.

ROOFS:

All homes in the Hamptons must have concrete tile roofs. Roofs shall be kept clean with pressure washing or other cleaning methods.

LANDSCAPING:

Homeowners in the North and West Villages are responsible for maintaining their own landscaping, including irrigation, mowing, trimming, pest control, mulching, fertilization and plant/tree maintenance and replacement. As specified in the Declarations, the Association is responsible for maintaining the landscaping for all homes in the South Village. The Association is also responsible for maintaining the landscaping on all common grounds.

Homeowners must obtain ACC approval for all changes, additions or removals, to the exterior landscaping within the boundary lines of their property without limitation, including plants, trees, hedges, lawn ornaments, etc. Homeowners may not change any feature of the common grounds.

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COMMUNITY POOL:

The community pool and cabana for the use of homeowners and their guests. Each homeowner is entitled to one free key fob for the pool gate. Additional fobs can be purchased from the property manager. The pool can be used for family events by notifying the Pool Committee or Property Manager but will not be closed for private parties. Pool rules are posted at the pool.

There is no lifeguard present at any time and the pool is certified for daylight swimming only. Pool hours are 30 minutes after sunrise to 30 minutes prior to sunset. Children under 16 must be accompanied by an adult (someone 18 years or older).

The pool parking lot is for homeowners and their guests to park while using the pool, and is closed when the pool is closed. Parents may use the parking lot when dropping off and picking up children at the bus stop.

DRIVEWAYS:

Homes in the South and West Villages must have brick paver driveways. Homes in the North Village may have either concrete or brick paver driveways. Driveways may not be painted but may be sealed with a clear sealant. Homeowners are responsible for maintaining their own driveways.

GAMES, PLAY STRUCTURES AND RECREATIONAL EQUIPMENT:

No basketball-backboard, swing set, gym, sand box, or any other fixed game or play structure, platform, dog house, playhouse or structure of any kind or nature may be constructed on any part of a parcel which is located within the sight of a street or any neighboring properties. Any roll-away basketball backboard or structure must be stored out of sight when not in use.

GARBAGE AND TRASH CONTAINERS:

All trash, garbage and other waste containers shall be kept in the owner's garage. Sarasota County pick-up is every Wednesday, unless delayed due to holidays. Containers and landscape debris are not to be put out until 5pm the day before pick-up and containers must be returned to the garage by dusk on pick-up day.

MAILBOXES AND YARD LIGHTS:

Mailboxes and Yard Lights, regardless of energy source, must be identical throughout The Hamptons. Mailboxes are required to be totally white (post and boxes) with a red flag and must conform to the existing design. The yard light is required to be black (post and lantern top) and must conform to the existing design. Both shall be maintained in a clean and working order.

Please refer to the Frequently Referenced Documents page on the website for additional information about requirements and vendors.