



THE HAMMOCKS @ RIVER BRIDGE HOA Community Rules



Welcome to our Hammocks Community!

The below rules are specific to our Hammocks Community and an addendum to the primary RiverBridge Master Association POA Rules.

1. **Parking-** No vehicles are to be parked overnight on the streets in our Hammocks community between 2 am and 6 am. Violators will be towed and/or have their entrance transponder privileges suspended. Also please refrain from parking on lawns, in front of hydrants, resident homes, or the common area grass. Vehicles in disrepair, or not working, leaking oil.... Are prohibited. When parking on the street vehicles must face the flow of traffic and cannot block the flow of traffic. To minimize traffic at the Forest Hill gatehouse, it is recommended all authorized resident vehicles are properly registered with the RiverBridge office and have a transponder.

2. **Commercial or Company Advertised Vehicles-**

Overnight registered commercial and/or company advertised vehicles are not permitted on site in driveways at any time, and if servicing a home, they cannot be on site after 7 pm, unless there is an emergency. Magnetic, removable signs on company advertised vehicles is permitted, providing the signs are removed at the residence for overnight parking. Parking of Commercially registered vehicles are not permitted. Contractors are allowed on site Monday-Friday from 7 am- 7pm and are not permitted to do work on Sundays throughout River Bridge.

3. **The Hammocks HOA fees** are due Quarterly in January, April, July and October annually. At the beginning of each year, all residents will be notified by mail along with a coupon book as needed. Payment of dues is the 15th in the first month of each Quarter. A grace period of (10) days will be granted. Failure to make payments on time will result in late fees and potential suspension of amenities until payment has been confirmed.

4. **ARB FORMS-** A modification form (ARB) is required and approved by the HOA Board and Master POA for modifications or alterations in the exterior structure, painting, and landscaping of a house. (3) copies of the completed ARB are to be submitted to the HOA board for review and approval by (2) members of our HOA board, followed by submission to our RB POA ARB committee for final approval. Permits are required for all contractual work. *If a contractor is on site doing work at your residence- a formal ARB is required. Complete ARB forms and requirements can be found on our RiverBridge POA website at [HOME | River Bridge POA](#)

***Exceptions-** Only (1) ARB form is required and submitted to the HOA board for review and approval for the following modifications:

- a. Painting your home with same color and trim
- b. Driveway re-finishing, re-painting
- c. Installation of roof gutters and drains
- e. Changing of exterior light fixtures on house, garage or yard posts

*If a contractor is used, you must follow RB POA ARB requirements to include contractor and liability paperwork.

5. **Violation Walk Throughs-** Hammocks HOA board will perform community walk throughs, at a minimum, twice a year to maintain the beautification of our community. Our Property Management

office will inspect, review, approve our findings, and manage all resident letters and issues.

Maintaining your residence includes, but is not limited to:

- a. Exterior of your home must be kept clean and in good repair (no mold, algae, stains...) External walls should be free from mildew, rust stains, dirt spots, faded or discolored or peeling paint, rotting wood, ripped screen covering windows or patios, or boarded up, broken, or rusted windows or doors.
- b. Roofs must be maintained regularly as needed (no soot, mold or blackened roofs) Roofs should be free of observable dirt and or mildew and free from broken, loose or missing shingles/tiles. All roof repairs should be made with material similar in color with the balance of the roof.
- c. Driveways and walkways free from mildew, dirt spots, extensive tire marks, oil stains and mildew
- d. Mailboxes must conform to the white color- and be clean and with non-cracked post.
- e. Garage doors must be well maintained (no dents, peeling or patched doors)
- f. Pools must be clean and properly maintained.
- g. Juvenile toys and outdoor portable play equipment- must be brought in doors at night
- h. Lawns must be watered regularly to prevent browned grass, and bare areas. Sprinkler systems must be in working condition and maintained at the homeowner's expense. No dead trees, palms or bushes.

6. **Pets**- Each house in our Hammocks Community is allowed up to (2) two registered pets. Pet registration form, photo and copy of recent annual vet record must be on file with Florida Skyline Management. Proof of documents must be emailed to info@floridaskylinemanagement.com Resident owners with current pets should email information within (30) days to FSM. Dogs must be kept on a leash. Dogs may be walked on roadways and common areas only and not on private property. Homeowners are required to properly pick up after their pets.

7. **Trash, Recyclables, Misc.**- (Tuesdays and Fridays) All bins may not be placed out prior to (12) hours prior to scheduled pick up. Exception- lawn waste and trimmings can be placed at your curb at any time for next pick-up. Please bag your lawn clippings or lawn waste for pick up. The large trash bin is used for all trash and must be stored out of sight outside of pick-up. When placed outside on trash days- place at the end of your driveway with wheels facing the house.

Tuesdays- Trash Bin, Recyclables, Lawn bagged debris, and bulk items for pick up. If you have an unusual number of bulk items, please contact SWA to inform and schedule a pick up.

Friday is just trash pick-up. Please make sure to bring your bins in from the curb on both days.

Please refrain from parking on the street in front of resident homes on these days.

*On trash pick up days please do not park in the street in front of your home so SWA has access when coming through for pick up.

8. **Landscape, Irrigation and Gardening**- All landscaping is to conform to community standards. Artificial flowers may not be placed on the lawns. Tree removal is not covered with our landscapers. Homeowners wishing to remove a tree must submit a modification form (ARB), have it approved and make their own arrangements with a tree removal service, unless there is an immediate issue. Fruit trees and fruit plants are not permitted throughout RiverBridge communities. Our monthly lawn service schedule is posted at the south end of the common area near the mailbox and emailed out to all residents. Homeowners are responsible for their own sprinklers, meters, pumps, timers, lakefront piping, and any irrigation repairs or re-design.

9. **Shutters**- Hurricane protective devices on all buildings and homes must be removed and/or opened no later than fourteen (14) days after the termination of the hurricane event (watch, warning, actual hurricane, or tornado) unless another hurricane event is predicted to occur within the fourteen (14)) day time period. Only aluminum, vinyl or screen type shutters are acceptable on a residence.

10. **Guests**- all guests must be called in to the River Bridge POA automated system (561-964-1101) for access to the community. The River Bridge office will issue you a personal code for this system. You are permitted a permanent guest list of up to (5) individuals (Repair people, Friends, Uber, Lyft, Delivery...) Please contact the River Bridge POA to submit your permanent list. If you are expecting more than 5 guests, it is recommended you inform the River Bridge POA, but not required. The only guest entrance is our main community entrance, on Forest Hill Blvd just west of Jog Rd. Overflow guest parking, during the day, is allowed around the common area- please make sure all cars are parked orderly around the common area not blocking the road.

For overnight parking for guests or visitors, to prevent towing, requires a permit from the POA office limited to one week. Your guests or visitors will receive a hang tag for their inside mirror. Overflow parking areas (South Pool or grass area by Performance center) are designated by POA at the time of your application. Please plan accordingly with the POA with a minimum of 3 days- notice.

11. **Holiday Lights and Decorations**- Holiday lights and decorations shall only be erected during the appropriate respective holiday seasons and shall comply with all building and electrical codes. Holiday lights and decorations may be erected no earlier than six (6) weeks prior to the subject holiday. All holiday lights and decorations must be removed within (3) weeks following the holiday.

12. **Utilities**- FiberNow is the primary cable/internet/phone company throughout River Bridge Community. This service is included in your Quarterly HOA fees. Homeowners have the option for other preferred services at the homeowner's expense and are responsible for residential water and electricity.

13. **Rentals**- by owner or management company require e a City of Greenacres Business Tax Receipt completed prior to Rental of their properties. Rentals are for minimum of 6 months to 1 year and renewed annually. Applications and information are provided through the City of Greenacres Businessinfo@greenacresfl.gov

14. **Homeowner Sales or Rentals**- Application must start with our property management office (FSM). Please visit this link to retrieve the application [Florida Skyline Management Inc. - Home](#) Note- Realtor open houses must be coordinated through our RiverBridge POA office. Open house signage is prohibited throughout RiverBridge and HOA communities. Move In or Move out arrangements for pods, trucks or moving vans must be pre-scheduled through our River Bridge POA and Hammocks HOA to properly align scheduling and traffic.

15. **Signage**- Political, advertising, open house or other signage is prohibited throughout RiverBridge. Approved flags are to be consistent with title 36 of the U. S. G. and must meet all City and State requirements. Hammocks event signage is allowed; (block parties, HOA meetings, holiday home decorating contest, and community news posted on our common area board).

16. **Disturbances**- Any harassment and/or verbal abuse between residents and HOA, RiverBridge POA or FSM property management officers is prohibited. Noise disturbances are to be kept to a minimum where you are not impacting resident neighbors.

17. **Motorized Recreational Vehicles Usage**- Motorized recreational vehicles include but are not limited to: scooters, electric bikes, hover boards, electric scooters and others. All persons using the motorized recreational vehicles do so at their own risk. River Bridge Association POA, Hammocks HOA and HOA property management will not be liable for accidents or injuries occurring while operating these vehicles. Resident(s) shall be responsible for the cost of any damage, clean-up to the River Bridge common areas and Hammocks community areas, caused by failure to comply with the rules. River Bridge POA includes the following requirements:

- a. Operators must be at least 16 years old and follow all traffic laws.
- b. Operators must pull to the side to allow cars to pass.
- d. Motorized recreational vehicles cannot be operated on the sidewalks.

18. **Doing Business in Hammocks**- Residents are prohibited from doing business servicing outside customers in our community. (Garage Sales, Mechanic Work, Car Washes...)

Resources- River Bridge POA website: <https://www.rbpoa.org/>
Hammocks River Bridge POA website: <https://www.rbpoa.org/hammocks>

Our Hammocks HOA Community Meetings are held Quarterly and posted on the board in the south end of the common area. We do communicate often with our residents via email and/or flyers. Should you wish to be included in email communications, please send a quick note to the Hammocks email: Hammocks email address: thehammockshoa59@gmail.com

*** Hammocks HOA board has the right to amend or change these rules, as needed, with proper notice to all residents.*

Renter home issues- please refer them directly to your landlord

River Bridge News- Each resident receives a monthly River Bridge newsletter in the mail with additional information.

Home owner resident issues or concerns please direct them to our Property Manager Florida Skyline Management: Email address: info@floridaskylinemanagement.com Phone: (954) 806-6393

President- Susie Metzler
Vice President- Chad Peltz
Treasurer- Open
Governor/RB POA 1st VP Susie Metzler

Secretary- Lisa Fabro
Board Member- Amanda Acosta
Board Member- Patricia Demko

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