

**HANSON'S LANDING ASSOCIATION, INC.  
A CONDOMINIUM**

[WWW.HANSONSLANDING.COM](http://WWW.HANSONSLANDING.COM)

STUART, FLORIDA 34997

**RULES AND  
REGULATIONS**

***A COPY OF THESE RULES AND  
REGULATIONS MUST BE AVAILABLE IN  
EACH UNIT AT ALL TIMES***

**Hanson's Landing Association, Inc.  
c/o Advantage Property Management, Inc.  
1111 SE Federal Highway  
Suite 100  
Stuart, FL 34994**

**Advantage Property Management's phone: 772/334-8900  
Fax: 772/288-0175**

**This telephone is answered 24 hours a day, seven days a week**

**Date adopted by the Board of Directors: May 10, 2011**

## **1. INTRODUCTION**

Condominium residences were conceived to provide individual property ownership and occupancy in multiple-unit structures. Among other things, condominiums were developed to provide owners with many of the advantages of property ownership without many of the responsibilities of owning a single family residence. They were not designed for overnight occupancy or short-term rental. Such use of a unit is inconsistent with the concept of a condominium and creates difficult security problems, causes inconvenience to permanent residents and tends to diminish property values.

These Rules and Regulations have been adopted by the Board of Directors of Hanson's Landing Association, Inc., to provide a mutually beneficial and pleasant environment within the condominium for all unit owners and their tenants and guests. They are based on the provisions of the Condominium Documents consisting of the Declaration of Condominium, the Articles of Incorporation and the Bylaws of the Association. Residents are asked to familiarize themselves with these Rules and Regulations and to strictly observe them at all times. Moreover, a copy of these Rules and Regulations must be kept in all units for reference at all times

In situations that are not specifically covered by these Rules and Regulations, residents are encouraged to observe the Golden Rule -- ***Do unto others as you would have others do unto you***. Questions about the interpretation of any rule or regulation that is not clear should be addressed to a member of the Board of Directors or to the Management Company.

## **2. SALES OF UNITS**

1. An owner must present to the Orientation Committee, representing the Board of Directors, thirty (30) days notice of intention to sell a unit. This notice must be in writing on the form (***Application for Sale/Lease***) provided by the Association, (also available at website: [www.hansonslanding.com](http://www.hansonslanding.com)). The notice of intent to sell must be accompanied by a completed and signed ***Application for Membership by Prospective Buyer or Lessee***, a copy of the executed ***Purchase Agreement*** and a non-refundable ***Transfer Fee*** of \$50 to defray the Association's costs arising from processing the transfer of ownership.
2. The prospective buyer(s) must be interviewed by the Orientation Committee prior to the closing of any sale even if a prospective buyer(s) must travel to the Stuart area from an out-of-state location for the interview. After the interview, the committee will provide written notice of its decision, signed by two officers of Hanson's Landing, Inc., to the buyer.
3. The buyer(s) must sign a receipt for a copy of these Rules and Regulations and keep it in the unit at all times.

### **3. LEASES OF UNITS**

1. An owner must present to the Orientation Committee, representing the Board of Directors, fifteen (15) days notice of intention to lease a unit. This notice must be in writing on the form (***Application for Sale/Lease***) provided by the Association (**and also available at the Hanson's Landing website**). The notice of intent to lease must be accompanied by a completed and signed ***Application for Membership by Prospective Buyer or Lessee***, a copy of the executed ***Lease Agreement*** and a non-refundable ***Transfer Fee*** of \$50 to defray the Association's costs arising from processing of the lease application.
2. The prospective lessee(s) must be interviewed by the Orientation Committee prior to the occupancy of the unit by the prospective lessee(s). After the interview, the committee will provide written notice of its decision, signed by two officers of Hanson's Landing, Inc., to the unit owner.
3. If an owner leases a unit to the same lessee(s) who has previously leased the same unit for a non-consecutive period, the owner must provide the documents described above and the \$50 Transfer Fee to the Orientation Committee but the prospective lessee(s) will not be required to meet with the Orientation Committee.
4. If a lease is renewed or extended without interruption for a consecutive term, the owner must provide a copy of each new lease or extension agreement to the Orientation Committee. The payment of a \$50 Transfer Fee is not required when a lease is extended for a consecutive term.
5. The owner of a condominium unit may not lease it for a period of less than three (3) months nor more than two (2) times per year.
6. The owner of a unit must provide a copy of these Rules and Regulations to the lessee(s). The lessee(s) must keep the copy in the unit at all times. The owner will remain liable for the performance of all of the covenants and agreements in the Condominium Documents and these Rules and Regulations by his/her lessee(s).

### **4. USE OF UNITS BY UNACCOMPANIED GUESTS**

1. A unit owner may permit unpaid guests to use a unit in his/her absence for short periods of time. The unit owner, however, must inform the Management Company in advance and in writing of the names of all of the guests, including children, and the exact dates of the period when the unaccompanied guests will occupy the unit. **Notice can be e-mailed to an officer of the Board of Directors (e-mails available at website) or faxed to the management company at 772-288-0175.**

2. The owner of a unit must provide a copy of these Rules and Regulations to his/her guest (s). The guest (s) must keep the copy in the unit at all times. The owner will remain liable for the performance of all of the covenants and agreements in the Condominium Documents and these Rules and Regulations by his/her guest (s).
3. A lessee may not permit the use of a unit by guests in his/her absence under any circumstances.

## **5. COMMON ELEMENTS**

1. Walkways and stairways may not be obstructed or used for any purpose other than entering or leaving the apartments in the building.
  2. Neither the public areas of the Condominium nor the exterior of any building may be altered in appearance by any individual owner or group of owners unless the Board of Directors has, in writing, specifically approved the plans for such alterations.
  3. No outdoor cooking is permitted on balconies or patios or other unauthorized areas. Outdoor cooking is permitted only in designated portions of the pool area.
  4. Lawn furniture may not be kept or stored on the lawn or against buildings except when in actual use.
  5. No trees or vegetation may be planted on the condominium property without approval of the Board of Directors with the exception of annual flowering plants **in courtyards only**. These flowers must be maintained by the owner(s) who planted them.
  6. Bicycles, golf carts, baby carriages, scooters or similar vehicles may not be parked or allowed to stand in parking spaces, public passageways or other common areas unless such area is specifically set aside by the Board of Directors for such purposes.
1. No skating, **rollerblading**, or skateboarding is allowed on the premises.
  2. All trash must be properly wrapped and placed into the dumpsters. All cardboard boxes are to be cut or crushed to store flat in the dumpsters. Dumpsters are to be used for the disposal of normal household refuse only. Disposal of items such as furniture, appliances, old flooring/covers are the sole responsibility of the owner(s).
  9. Excluding announcements of social functions, all notices to be displayed on bulletin boards must be approved by the Board of Directors. Items posted

- “For Sale” (other than real estate) will remain on the Bulletin Board for no more than 30 days.
10. No door-to-door soliciting is permitted without prior approval of the Board of Directors.
  11. Fishing in the pond is prohibited from sunset to sunrise.
  12. Recycling of newspapers and glass, plastic, aluminum and metal containers is encouraged. These items should be placed in the appropriate containers next to the trash dumpsters. **However, whenever the recyclable containers are full, do not leave those items on the ground. Instead, place those items in the dumpster.** Plastic grocery and merchandise bags are not considered a recyclable material. They should be returned to a store that accepts them for recycling or else they should be placed in the dumpsters as trash.
  13. Do not feed wild life at any time.
  14. Trimming, pruning, or cutting of shrubbery around the buildings or along the shoreline is strictly prohibited.
  15. No boating or swimming is allowed in the pond.
  16. The display of advertising, including "FOR SALE" and "FOR RENT" signs, anywhere on the condominium property is prohibited. Owners must notify the Orientation Committee of their intention to sell or lease their unit. The Orientation Committee will then post the unit for sale or lease on the designated bulletin board in the Pool House.
  17. Realtors and owners will be permitted to place “Open House” signs on Hanson’s Landing common elements by submitting a written request and subsequently receiving written approval by the Board of Directors. Approval will be for a single open house event; and, all signs must be removed at the completion of that specific “open house” event.

## **6. NOISE AND DISTURBANCE**

1. Ball playing and games are strictly prohibited near residential units where glass might be damaged or residents might be disturbed.
2. Noises of all kinds must be kept low enough that they will not disturb neighbors.
3. Nothing may be done on the premises that might interfere with the rights, comfort or convenience of other owners or residents.

4. No Jacuzzi pumps may be installed in the living areas of second floor apartments.
5. No ceramic **or clay-based** tile may be installed in the living areas of second floor apartments. Ceramic/**clay-based** tile may be installed on porches with proper **sound-silencing** underlayment and the approval of the Architectural Review Committee.

## **7. PRIVATE BALCONIES, PORCHES AND WINDOWS**

1. No awnings, window guards, ventilators or air conditioning devices may be installed without prior approval of the Board of Directors.
2. Proper coverings must be installed at apartment windows and doors within a reasonable time after occupancy.
3. Mops, laundry, clothing or any other item may not be shaken or hung from any window, door, balcony or other exposed part of the building.
4. **An architectural review form and plans must be submitted and approved by** the Board of Directors prior to the installation of porch enclosures **or storm shutters. Hurricane shutter policy and forms are available at [www.hansonslanding.com](http://www.hansonslanding.com).**
5. No flower boxes or other plantings may be placed on entrance balconies, exteriors of screened porches or terraces of any apartment.
6. Bird feeders or baths may not be attached to windows or balconies.
7. No signs, notices or advertising may be placed in the windows, on the doors or on any exterior part of the buildings.

## **8. GUESTS**

1. Guests and visitors of residents are welcome to use the pool, tennis courts and other recreational facilities but they are expected to observe all of the Rules and Regulations.
2. Owners and other residents are responsible for the conduct of their guests and visitors.
3. Occupancy of a unit by more persons than it can comfortably accommodate is prohibited.

## **3. POOL RULES**

1. **Access to the pool is via a card access system. Each unit will be issued one access card. Each unit will be entitled to an additional card at current cost, currently \$4. In the event of a lost or stolen access card, a replacement card will be issued between the hours of 7 am and 3 pm, Monday through Friday in the maintenance shed. Cost for replacement cards will be at current cost.**
2. All persons using the pool do so at their own risk.
3. All persons must shower before entering the pool.
4. Food is not permitted in the pool area except in the designated outdoor cooking areas.
5. No glass is permitted in the pool area.
6. No pets are permitted in the pool or other recreational areas.
7. Diving or jumping in the pool is prohibited.
8. Children under 12 years of age must be **supervised in the pool** by an adult over 18 years of age.
9. No inflatable toys or devices are permitted in the pool area unless being used in association with swimming instruction.
10. Incontinent persons in diapers must change or be changed before entering the pool and wear leak-proof plastic or rubber panties over their diapers.
11. Running, boisterous conduct, unnecessary splashing and ball throwing are not permitted in the pool or pool area.
12. Persons with infections or contagious diseases are not permitted to use the pool.
13. Only proper attire is permitted in the pool and pool area.
14. Suitable clothing and shoes must be worn while going to and from the pool area.
15. Cigarettes, cigars and pipes **are prohibited in the pool and pool house.**

## **10. TENNIS RULES**

1. Hanson's Landing Tennis Courts are for the exclusive use of residents and their guests on a first come, first served basis. A resident and his/her guests

may use only one court at a time so that the other courts are available for other residents and their guests.

2. Only one court may be used by residents of a single unit at any one time.
3. A resident(s) who wishes to reserve two or more courts for group play on specific dates or series of dates and times may do so by written request to the Board of Directors at least two weeks prior to the requested date(s). The request should include the name(s) of the sponsoring resident(s) and the estimated number of players. Notice of approvals of such requests by the Board of Directors or an authorized officer will be posted on the bulletin board at the tennis court.
4. Conventional tennis attire, including regulation tennis shoes (no jogging or exercise shoes), must be worn while playing tennis. Shirts are required at all times.
5. No food may be taken onto the courts.
6. During periods of heavy play, courtesy dictates that singles play should be limited to one hour and that doubles play should be limited to one and one-half (1 1/2) hours so that others will have an opportunity to play.
7. No play is permitted after 9:30 p.m.
8. All players are to assist in keeping the courts clean and in good condition.
9. When not in use, the tennis courts should remain locked. Owners should contact the Management Company to obtain a key.
10. Children under the age of 12 are not permitted on the tennis courts without adult supervision.

#### **11. RULES GOVERNING PRIVATE PARTIES AT THE POOL AREA**

1. A party is defined as any social gathering of eight (8) or more persons for the purpose of mutual enjoyment in an environment conducive to the objective.
2. It must be understood that permission to have a private party at the pool area does not prohibit any resident or resident's guest from using the pool facilities and rest rooms during the private party. The swimming pool area is always available to any resident or resident's guest at all times. Reservation of the pool house and adjacent area does not reserve the pool area for the exclusive use of the private party. **However, courtesy would indicate that swimmers should enter the pool from the rear gate and not through the pool house when a private party or meeting is in progress.**

3. To reserve a party at Hanson's landing Pool House, these guidelines are to be observed:

a. Persons requesting permission must be unit owners in Hanson's Landing.

b. Permission must be obtained from the President of Hanson's Landing Association, Inc., or his/her designated representative(s) at least fourteen (14) days prior to the date of the party.

c. The sponsoring unit owner, if granted permission, must post notice of the party in the pool house at least ten (10) days prior to the date of the party. The notice must include:

Date of the party

Time and duration of the party

Expected number of people attending

Sponsor's name, address and telephone number

d. When music is provided, it must terminate at 10:00 p.m.

e. It is recommended that the entertainment source be placed on the east side of the entrance to the pool area (i.e. the sunbathing area).

f. If two owners request parties on the same date, the first to apply for permission will have precedence.

g. The responsible unit owner must clean up after the party on the evening of the party.

h. Any damage resulting from the party will be billed to the sponsoring owner.

i. The use of glass or other breakable materials in the pool area is prohibited.

j. No material of any kind may be thrown into the lake or pool.

k. Owners may not sponsor private parties for any outside group or organization (e.g. social clubs, church groups, community organizations, fund-raising organizations, etc.) that is not affiliated with Hanson's Landing Association, Inc.

**12. AUTOMOBILE AND MOTOR VEHICLE PARKING, WASHING, ETC.**

1. House trailers, boat trailers, all-terrain vehicles, motorbikes, mopeds, motorcycles, recreational vehicles, vans containing sleeping, cooking and/or lavat-

ory facilities, vans with solid side panels, vans without factory installed seats behind the driver's and front passenger's seats, and trucks of all types, including pick-ups and panel trucks, may not be parked on or adjacent to the premises. Vehicles and other items parked or otherwise stored in violation of this rule may be ticketed for towing or removal from the premises at the owner's expense.

2. Vans which contain factory installed seats behind the driver's and front passenger's seats may be parked on the premises.
3. All automobiles owned or used by residents and regularly kept on the premises must have a Hanson's Landing parking sticker permanently attached to the rear bumper or window of the vehicle.
4. All automobiles owned or used by short-term guests of residents must display a Hanson's Landing temporary parking permit on the rear view mirror of the vehicle. Hosts are responsible for obtaining these permits for their guests from a Building Captain, **the maintenance man, or a board member.**
5. The Hanson's Landing car wash is to be used for washing automobiles only. The designated car wash area is located at the pool parking area. Automobiles may not be washed anywhere else on the premises.
6. Vehicles which are not operable or not currently licensed will be removed from the premises at the owner's expense.
7. No major repairs or alterations to automobiles are permitted on the premises. This prohibition includes oil changing and similar activities.
8. The display of advertising, including "FOR SALE" signs, on any automobile or motor vehicle is prohibited.
9. ***One*** designated parking space has been assigned to each unit. ***All*** of these spaces are located in the covered car ports. Residents are asked to use the parking space assigned to their units. Except in those cases where modifications have been previously approved, the parking space assigned to each unit is as follows:

Unit Number	Parking Space
1	P
2	O
3	N
4	M
5	L
6	K
7	J

8	I
9	H
10	G
11	F
12	E
13	D
14	C
15	B
16	A
17	X
18	W

10. Owners are responsible for damage to roadways and parking areas caused by leaks of oil, gasoline or other damaging substances from their automobiles and those of their lessees and guests.

**13. BOATS**

Boats may not be stored anywhere on the premises except in the Limited Comment Element Boat Docks. Boats can not be left on the shoreline or be secured to any tree or bush.

**14. PETS**

1. Owners only are allowed to have in their apartment, while in residence, tropical fish, one parakeet, one domestic cat OR one dog which may not exceed, when fully grown, twenty-five (25) pounds in weight.
2. Tenants or guests of owners are not permitted to keep a pet while in residence.
3. Pets are absolutely forbidden in the pool and/or recreation areas.
4. All dogs must be kept on a leash at all times when outside of the owner's unit.
5. Each pet owner must be properly equipped when walking his/her pet to immediately clean up, seal, and properly dispose of their animal's waste in the dumpster.
6. All dogs and cats must be properly licensed, immunized and registered with the Association when brought on the premises.
7. The registration of all dogs must be renewed in January of each year. At registration and each annual renewal, each dog must be weighed in the presence of a representative of the Association and the owner must present evidence that the animal has a current license from Martin County, Florida, or the

jurisdiction in which the owner is domiciled and a certificate from a Doctor of Veterinary Medicine that the animal has been inoculated within the previous 12 months against the diseases of rabies, distemper, hepatitis, parainfluenza, parvovirus and bordatella. In addition, the owner must present a certificate from a Doctor of Veterinary Medicine indicating that the dog has been examined for heartworm within the previous 12 months, that no evidence of the disease has been found and that monthly prophylactics to prevent heartworm infection have been prescribed.

## **15. GENERAL INFORMATION**

1. A copy of these Rules and Regulations must be kept for reference in all units at all times.
2. Complaints or suggestions may be submitted in writing and delivered to any board member or the Management Company or placed in the work order box at the Pool House at any time. Written complaints and suggestions should be dated and signed and include the address of the person submitting it. The Board of Directors will respond in writing to only one inquiry per owner per month.
3. Requests for repairs and/or maintenance work should be made by completing a work order form and placing it in the work order box at the Pool House.
4. The Board of Directors and its authorized agents are entitled to access to any unit in the event of an emergency. Access for any other purpose is strictly prohibited unless authorized by an owner. The Declaration of Condominium specifically requires that all owners furnish keys to their units to the Association and the Management Company has been designated as the repository of such keys.
5. Each owner must take whatever steps are necessary to prevent insect infestations that could affect adjoining units or areas of the condominium.
6. Each owner must keep his unit in a good state of repair and cleanliness. Residents must not sweep, throw or hose down debris from doors, windows and balconies. Debris of any sort may not be deposited on streets, walkways or grassed areas.
7. Proper attire is required at all times in all common areas of the condominium (except for the pool area). Men must wear shirts at all times. Bathing suits are not considered proper attire.
8. All unit owners are asked, when leaving their units unoccupied for long periods of time, to turn off the water supply to the unit, to remove all furniture from porch areas, bring in their bicycles from the rack, unplug all appliances not in use (such as television sets, radios, electric clocks, etc), to turn off cir-

cuit breakers supplying electric power to any equipment not in use and to secure all windows and doors. It is also suggested that a disinfectant such as Clorox be poured into all plumbing drains to prevent growth of bacteria or other organisms. These requests and suggestions apply primarily to those owners who leave their units unoccupied during the summer months.

## **16. FINES FOR VIOLATIONS OF RULES AND REGULATIONS**

1. The Board of Directors is authorized to levy fines against unit owners for violations of Rules and Regulations previously approved by the Board of Directors or the provisions of the Condominium Documents.
2. The Board is not obliged to levy a fine in every case of a violation if, in the opinion of the Board, the owner(s) intends to comply with the Rules and Regulations and the provisions of the Condominium Documents.
3. When, in the opinion of the Board of Directors, it is appropriate to levy a fine against an owner(s) as a result of a violation of the Rules and Regulations or the provisions of the Condominium Documents, the Board must comply with the provisions of §718.303, Florida Statutes, and Rule 61B-23.005, Florida Administrative Code.

## **17. ASSOCIATION MAILING ADDRESS AND TELEPHONE NUMBER**

The permanent mailing address of Hanson's Landing Association, Inc., is:

***Hanson's Landing Association, Inc.  
c/o Advantage Property Management, Inc.  
1111 SE Federal Highway  
Suite 100  
Stuart, FL. 34994***

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