

*Southampton POA dba
Hampton Cay Homeowners Association, Inc.*

RULES AND REGULATIONS 02.12.2024

Intended as a *complimentary supplement* to, not a replacement or encompassing summary of the Declaration of Covenants. All Owners and Residents are required to read the Declaration of Covenants, Restrictions and Easements for Southampton POA dba Hampton Cay HOA.

1. The speed limit on all roads in Hampton Cay is **20 Miles** per hour.
2. All leases must be for a minimum of 12 months, all leases must be approved by the Board. Please contact Management at HCMGR@tritoncam.com for the rental application and fees. An Owner must own their Townhouse for twenty-four (24) consecutive months before the Townhouse may be rented or leased. (Amended Article 3.3.1)

The sale or transfer of any ownership interest of a Townhouse to a corporation, company, partnership, Limited Liability Company, trust, or other entity (non-natural person) is prohibited. (Amended Article 3.3.2)

A Townhouse eligible to be leased under the provisions of this Article may only be leased once in any twelve (12) consecutive month period, for a term of twelve (12) months. (Amended Article 3.3.3)

3. Businesses are prohibited from being conducted in our community, with some exceptions. An internet-based related business is permitted if it does not generate retail traffic. (Article 3.4).
4. No signs of any nature shall be displayed without written approval. There is an exception with 'For Sale' signs, limited to 6" x 10" in size. (Article 5.2) House number signs are okay.
5. No Antennas or satellite dishes may be installed without Architectural Review Committee (ARC) approval. (Articles 5.3 & 5.19).
6. Trash must be in closed containers and kept in an orderly fashion and kept inside until no earlier than 12 hours prior to pick-up and empty containers must be put away, in the garage, 10 hours after pick-up. (Article 5.4).

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Hampton Cay Parking Rules:

7. The parking or storage of automobiles and other motor vehicles is permitted only in garages and driveways. Street parking is only allowed in designated parking areas. NO parking is allowed in the dead ends as these have been designated as Fire Lanes by the City of Palm Beach Gardens. (Article 5.5).
8. There is no parking or storage of boats, boat trailers, campers, commercial vehicles, or other recreational vehicles. No repairs to any and all of the aforesaid boats, trailers or vehicles shall be made on any land in the Property except repairs made for emergency purposes such as to repair a flat tire. (Article 5.6).
9. All Vehicles must be operable, licensed and with current registration to be parked or stored in the development. (Article 5.7).
10. Overnight parking of trade or commercial vehicles more than ½ ton is not allowed. (Article 5.8).
11. Motorcycles are not permitted, except with the proper written consent of the Board, and must be parked in the garage and may require muffling equipment so that operation does not create an annoyance to the residents. (Article 5.11).
12. No motorized scooters, mopeds, bicycles, go-carts, golf carts or any other electric or gas vehicles not licensed, registered, and insured with the State of Florida are allowed. (Article 5.18).

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13. Street parking is defined as those areas in Hampton Cay designated for authorized parking:
- a. Vehicles shall not be parked on any part of the lawn.
 - b. Vehicles shall be parked in the proper direction of traffic.
 - c. Vehicles shall not block the driveway of other residents.
 - d. Parking on the unpaved portion of the HOA rights-of-way and/or any part of the lawn/grass is always prohibited. Vehicles parked in these areas are subject to removal as authorized by the Board.
 - e. Street parking (including parking by the Clubhouse) is for the temporary and non-overnight parking of residents, vendors, and guests. However, guests are permitted to park overnight.
 - f. Overnight parking is from **11pm – 7am**.
 - g. All overnight guests **MUST** have a guest parking pass visibly displayed on the vehicle dashboard. Overnight parking passes can be obtained from the property manager at: HCMGR@tritoncam.com
 - h. **Passes are only issued for a period not to exceed 2 weeks.**
 - i. Unregistered vehicles parked on the street or in the driveways are not permitted as stated in the Association Documents.

It is understood that there may be rare times when a resident will need to park on the street overnight due to driveway repairs, moving trucks or such in their driveway. All requests **MUST be sent via email to the property manager 24 hours in advance.**

14. No more than two (2) dogs, cats or other household pets may be kept. An Owner's two (2) dogs cannot exceed 150 lbs. in total weight, and any one (1) dog cannot weigh more than 100 lbs. Dogs **MUST** be kept on a leash when outside of the residence. A pet may not be left unattended or unsupervised. Any owner is required to immediately pick up animal waste. (Article 6) Dog waste can be disposed of at the dog waste stations that are located on each side of one of the lakes.
15. No dog waste shall be disposed of in the trash receptacles outside the clubhouse and gym or by the pool and no dog waste/bags to be stored or placed in the planted areas, driveways, grass, or sidewalk of any townhouse.
16. All sports equipment must be stored out of sight (inside garage or house) when not in use and may only be used between the houses of 10am and dusk.
17. Park in a designated parking spot when retrieving your mail.

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18. Vendor hours in the community are 7am - 7pm Monday through Saturday. NO SUNDAYS unless emergency.
19. Residents may move into their homes Monday through Saturday, at reasonable times so as not to disturb neighbors. Sundays is from 9am - 5pm only.
20. No clothes or other items are allowed on the railings of the balconies.
21. No bird feeders are allowed in any common area because they attract pests.
22. No bird baths are allowed in any common area because they are a mosquito breeding nuisance.
23. Seasonal Decorations:

Seasonal Fall/Halloween/Thanksgiving decorations may only be displayed between October 1st to Thanksgiving Day. No blow-up decorations are permitted in the driveway or other common areas. No lighting will be attached to any shrubbery or lawn areas. Any seasonal decorations which include audible sound must be turned off by 10pm. Seasonal Christmas/Holiday decorations may only be displayed between the Day after Thanksgiving to January 10th. No lighting will be attached to any shrubbery or lawn areas. No blow-up decorations are permitted in the driveways or other common areas. Any other Holidays (example Passover/Easter) decorations may be displayed only 2 weeks before the Holiday to 2 weeks after the Holiday. No blow-up decorations are permitted in the driveway or other common areas. No lighting will be attached to any shrubbery or lawn areas. decorations which All outdoor lighting extension cords must be three-pronged grounded UL approved. Homeowners must recognize the inherent risk that decorations in the common area may be damaged by landscapers during their work.

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Common Area Amenities Rules & Regulations

24. Pool/Spa Area:

Pool & Spa rules are posted on walls, please read, and follow all rules as posted while enjoying the pool and/or spa in Hampton Cay.

- a. No bicycles in the gated area by the pool, clubhouse, and gym.
- b. Pool and spa hours are from sunrise to sunset.
- c. No lifeguard on duty. swim at your own risk.
- d. Maximum bathing load is 28 persons.
- e. All children in the pool area must have adult supervision.
- f. No running, ball playing, or rough play of any kind is allowed in the pool area or in the pool.
- g. No diving or jumping into the pool.
- h. No pets allowed in the pool area or in the pool.
- i. No glass allowed within 6 feet of the pool area.
- j. Only non-breakable containers in the pool and pool area and deck.
- k. Any person that is not toilet trained or incapable of controlling bodily functions is not permitted in the pool without swim diapers or other protective covering.
- l. No food allowed in the pool.
- m. No smoking in the pool or pool area including e-cigarettes and any vaping of any substance.
- n. No bicycles, skateboards, or motorized vehicles of any kind in the pool area.
- o. Please return all pool furniture to its original location and dispose of all of your trash.
- p. No climbing over the gates and fence.
- q. Please be considerate of others.

25. Fitness Center:

- r. Access permitted as posted 5am - 11pm.
- s. Make sure that all doors are closed properly so they lock when leaving.
- t. Proper gym attire is required.
- u. Athletic shoes are required.
- v. Please turn all the lights off when leaving.
- w. Children under the age of 16 must always be accompanied and supervised by an adult.

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26. Clubhouse:

- a. Anyone under the age of 16, must be accompanied by an adult.
- b. Please review the Rental Rules and Restrictions.
- c. Make sure that all doors are closed properly so they lock when leaving.
- d. Please turn the lights off when leaving.
- e. Please turn the TV off when leaving.
- f. Hours of operation 8am – 9pm.

Maintenance Obligations:

27. The Hampton Cay Homeowners Association is responsible for and will maintain all landscaped areas outside of the townhomes located within the development. Modifications, additions, or alterations, of the landscaping anywhere inside of Hampton Cay is NOT permitted without PRIOR written permission from the Association. Any alterations may be deemed to require remediation by the Association's Board of Directors and the cost of such corrective action will be the responsibility of the homeowner.

28. Garage doors should always remain closed unless entering or exiting the garage or engaging activity to reduce the attractiveness to thieves.

29. Nuisances and Removal Thereof:

All Lots and buildings and Common Areas shall be kept free from nuisances and noxious conditions and in a clean and tidy condition and free of conditions offensive to the eye and/or ear or permitting foul or obnoxious odors and all structures and improvements built shall be kept in good condition, repair, and appearance by the Owners of each lot and by the Association for the Common Areas. No Lot shall be used in such manner as to cause noise which will disturb the peace, quiet, comfort or serenity of the occupants.

or surrounding properties and such activity may be enjoined by the Declarant, The Association, or the Owners of any Lot. Assessments and /or fines may also be levied as set forth herein. (Article 11).

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30. Gate:

Each resident that strikes the gate/barrier arm will be notified, and a \$100.00 fine will be imposed per incident. When a guest or visitor is going to a residence and strikes the gate/barrier arm (including but not limited to family members, friends, UBER, food delivery, furniture delivery, home repair, etc.) the resident will be notified, and a \$100.00 fine will be imposed on the resident. It is strongly suggested that the homeowner give instructions to guests and visitors on the location of the marked Virtual Guard Call Box and how to safely enter the community. The fine could be more if there is substantial damage to the gate/barrier arm.

IF YOU OBSERVE ANY VIOLATION OF THESE RULES, PLEASE CONTACT THE PROPERTY MANAGEMENT COMPANY. VIOLATION OF ANY OF THESE RULES MAY RESULT IN FINES AND OR SUSPENSION OF ACCESS PRIVILIGES.