

AUBURN HAMMOCKS OWNERS ASSOCIATION, INC
Rules & Regulations
Updated 5/20/2026

Auburn Hammocks Villas, limited in size by design, are a rare breed among the many larger villa communities in Venice. There are just twenty-three buildings, each with two units equating to a most congenial neighborhood of only forty-six families. We all know each other and strive to make Auburn Hammocks Villas the finest little gem in the Venice area.

Amenities include a clubhouse, pool, gate, two ponds - one with a fountain and both with mild Florida wildlife - regular grounds and pond maintenance and a desire to keep us the "best little community" in the area.

The Auburn Hammocks Home Owners Association, Inc. is a Florida non-profit Corporation responsible for the operation, maintenance, preservation and architectural control of Auburn Hammocks, a community of 46 residents. The powers of the Association are granted to it by Florida law and the governing documents of the Association - the Declaration, Articles of Incorporation and the Bylaws. The powers are exercised by the Board of directors, composed of five residents. All owners are encouraged to attend Board meetings and be involved in one of the Association's standing committees:

Architectural Review, Pool, Social/Sunshine/Welcoming, Landscape and Finance.

All owners and renters in Auburn Hammocks are required to abide by the applicable provisions of Florida law and the Association's governing documents. These provisions are summarized in the following paragraphs.

General Guidelines

No stones, pavers or rocks are allowed around the resident's lamp posts. Only plants and mulch are allowed.

Only plants and mulch are allowed in front of the common wall between the gates of neighboring residents. It must be completed within 30 days of removal.

Replacement planting in front of the common wall will be triple Pygmy Palm. End units have the option to replace with a single or triple Pygmy Palm. No Exceptions.

Stones are allowed along the garage wall and only up to the front gate. Once the current plants along the garage wall die they must be replaced with Viburnum Suspensum, no exceptions.

Replacement planting between driveways will be podocarpus. When hibiscus is removed, podocarpus will be planted, no exceptions.

Any change in the exterior appearance of any dwelling, building, wall, fence, pavement, swimming pool or other structure or improvement, any material change in landscaping and any change in finished ground elevation must be reviewed in writing by the Architectural Review Committee and/or Landscape Committee and approved by the Board of Directors of the Association.

The Association shall be responsible for the painting of the exterior of the dwelling, excluding roofs, screened porches and lanai's, and shall be responsible for the cleaning of roofs, driveways, sidewalks, walkways and patios up to the front door and including any patio areas and rear patios of all dwellings, or serving the recreation area. Such painting or cleaning shall be paid for by special assessment.

All front entrance gates to the individual units shall be either all black or all white and shall be the responsibility of the unit owner.

Architectural

- Separate or detached structures of any kind are not permitted.
- Screened garage doors, breeze ways or courtyards are not allowed without approval.
- Aluminum foil, reflective film or similar treatment placed on windows or glass doors are not permitted.
- Window coverings must show white to the outside.
- Fences are not allowed.
- Solar devises of any nature are not allowed.
- Attachments to the exterior of dwellings are not permitted, with the exception of the United States flag and garden hose holders. US flags must be properly displayed according to the US Flag Code.
- Window air conditions are not permitted.
- Storm shutters are allowed but must conform to design approved by the ARC and the Board of Directors (see Rules and Regulations Addendum for Shutters).
- Awnings are not permitted.
- Lattice work on gates is not permitted.
- Structural changes in common areas are not allowed unless recommended by the ARC and approved by the Board of Directors.

- Exterior antennas or aerials are not allowed (see Rules and Regulations Addendum for Satellite Dishes).
- Above ground swimming pools, trampolines, swing sets and similar playground equipment are not permitted.
- Clothes hanging devices exterior to a building are not permitted.

Specific Guidelines

- During hurricanes or extended absences residents must turn off water to their unit, place grills and propane tanks in garage and remove all items from the lanai.
- Signs on the property are not permitted, except one sign not exceeding 6" x 8" for purposes of sale of the dwelling, and home security system notification.
- Holiday decorations are allowed but must be removed after the holiday period.
- Docks, chairs, grills, tents, etc., are not permitted around the ponds.
- Outdoor wood-burning fire pits/fireplaces are not allowed.
- Illegal activity is not permitted. Anything that may become a nuisance or source of embarrassment, discomfort or annoyance to other residents is not permitted.
- The use of skateboards, roller blades, "trick bikes, etc., is not permitted.
- Outdoor light posts shall use only clear/frosted or fluorescent white light bulbs.
- All garage doors shall be kept closed except while a vehicle or other article is being placed into or removed from the garage.
- Garbage must be placed in a tied or secured container and placed on the even numbered side of the street. Garage and recyclables may be placed at the curb after dark the evening before collection day or the early morning of collection day.

Parking

- The owner of a villa may not have more than four (4) vehicles per villa and an owner of a townhouse may not have more than two (2) vehicles per townhouse. Furthermore, no vehicle may be parked on the grass. Any cars, pickup trucks or other vehicles in excess of the limits stated must be parked off premises. Owners and owner's guests are to park in the garage and/or driveway of the owner's unit. Owners guest may park on the street, facing the direction of traffic, temporarily. There shall be no overnight parking on the street.

- The parking spaces at the clubhouse are for those visiting the clubhouse and for occasional overflow parking for an owner's guest. Owners may not use the parking spaces at the club house when they are not using the club house facilities.
- The parking space directly in front of the mail boxes is reserved for mail delivery and pick up only.
- Boats, trucks and commercial vehicles are allowed but such vehicles must be parked within a garage with the door closed for overnight parking.
- Recreational vehicles/motor homes are not allowed on Auburn Hammocks property.
- Vehicles parked in a driveway shall not block the sidewalk.

Pets

- Animals are not permitted for commercial purposes (including breeding).
- No more than two pets per unit are allowed.
- All pets shall be kept on a leash outside the owner's property and shall be under the control of the owner at all times. Feces should be promptly picked up.
- Any animal that becomes a nuisance may be ordered to be removed from the property after a hearing before the Board of Directors, i.e. feces collection.
- No pets are permitted in the club house or on the pool deck except service animals, properly harnessed.

Rental and Sale of Units

- Signs on the property are not permitted, except one sign not exceeding 6" x 8" for purposes of sale of the dwelling, and home security system notification.
- Trade, business, or other commercial activity is not permitted except for showing dwellings for sale or lease.
- Dwellings shall not be leased for a term of less than three months; A Rental Application Form must be presented to the Board of Directors for approval at least 30 days prior to occupancy.
- The sale of any unit requires completion of a Request for Approval to Sell form and must be presented to the Board of Directors prior to closing.

Landscaping

- Alterations/activities that would hinder lawn care or mowing are not permitted.
- Gravel or stone yards are not permitted.
- Flowers and small bushes planted around the light post are permitted and shall be maintained by the owner.
- Mulch must be uniform throughout the complex.
- One lawn ornament per unit is allowed.

Pool/Clubhouse/Ponds/Fountain/Gate

- The retention ponds shall not be utilized for swimming, bathing, boating or other recreational purposes, except fishing (residents only).
- Clubhouse furniture may not be removed from the clubhouse for personal use.
- No one under the age of 16 is permitted to use the pool or clubhouse fitness equipment without parent/guardian supervision.
- No pets are permitted in or on the pool deck except service animals, properly harnessed.
- No glass or breakable objects are permitted in, near or on the swimming pool deck.
- Smoking is not permitted in the club house or in, near or on the swimming pool deck.
- Pool hours are dawn to dusk.
- No one under the age of 16 can be in the pool area without a supervising adult. This does not mean that a 16 year old is considered to be an adult.
- The pool is for residents only. Non-residents are allowed to use the pool as long as an adult resident or immediate family member adult is also in the pool.

Fines

The Board of directors may vote to impose fines against an owner, which shall not exceed \$100 per violation per day, with a maximum total of \$1,000. The owner (and tenant) shall be afforded an opportunity for a hearing after reasonable notice to the owner of not less than fourteen (14) days listing the Bylaws or Rules and Regulations which have allegedly been violated.

Any suggestions, comments or complaints are best handled by submission on the Request Form and mailed to the current management company or dropped in the management company mailbox in the clubhouse or given to a Board Member.

The Auburn Hammocks Owners Association, Inc., By-Laws specifically address the following issues:

- Care and appearance of the dwellings
- Party/common walls
- Damaged/destroyed dwellings
- Residential Use
- Rental
- Unsightly objects
- Parking and storage
- Above ground pools
- Commercial uses and nuisances
- Animals
- Garage/trash collection
- Clothes hanging/antennas
- Window treatments
- Signs
- Electrical interference

The above are not a complete listing of all By-Law guidelines. A copy of the By-Laws is available in the club house for review. Any questions about the By-Laws should be submitted to the Board of Directors and/or your management company.