

CRITICAL INFORMATION FOR ALL NEW ISLAND ESTATES OWNERS

Every neighborhood within the Hammock Dunes Community has a special “**DRC Manual.**” The **DRC** is the **Design Review Committee** of the Hammock Dunes Owners Association Inc. This manual sets forth all standards specific to a neighborhood with regards to both the initial design and construction of homes, any changes to the home and/or property, as well as the standards for ongoing maintenance and upkeep of the exterior of the home and the landscape on the property. The initial approval for home construction is made by the DRC Committee; ongoing enforcement of the standards is the responsibility of the neighborhood’s HOA: in our case the IENA. This manual is periodically updated by the Design Review Committee. You can obtain the most recent version of the Island Estates DRC Manual, (which is dated May 22nd, 2017, by going to <http://www.hammockdunesoa.com>, select “DRC Manuals” in the far right column and then select the “Island Estates” document.

Additionally, starting in 2018, an Island Estates Rules and Regulations Handbook was issued which combines into one document all rules and regulations contained in the various legal documents governing the neighborhood. The Handbook is updated annually and is available at www.IslandEstates.org under the Owners Menu.

Key Information for all New Owners

1. Know what the guidelines are for home construction, as well as ongoing maintenance/changes. Unless there is an emergency situation, **always call first before making any exterior modifications.**

Be certain to obtain a copy of the most recent version of the Island Estates DRC Manual at time of settlement on your property or home. Additionally, if you are purchasing an existing home, **ask for a copy of the DRC approved landscape plan** for your property. Section Three of this handbook provides you with the Rules and Regulations governing Island Estates.

2. Know the name and contact number of the DRC coordinator.
The DRC Coordinator is Travis Houk. His office is located at the Southern States Management Group Inc office in the building immediately outside the

Main Gate for Hammock Dunes. The office number is 386-446-6333. Email contact information is Travis@SSMGFL.org.

3. When constructing a new home....

Extensive guidelines are laid out in the first eight pages of the DRC Manual with regards to the process and standards for use of architects and builders.

4. When purchasing an existing home any changes to the exterior of the home, as well as any changes to the landscape, **require submission of the proposed changes and approval by the DRC.** For example:

- Change in Exterior Paint Colors: Roof, Walls, Doors, Driveway, Walkways, etc
- Change of Exterior Doors: if different from existing door design/color
- Change of Exterior Windows: if different from existing window design/color
- Change in Driveway Material: concrete to pavers, for example
- Adding/eliminating pool cage, gazebo or other ancillary structure
- Adding/eliminating fences, walls
- Adding games and play structures
- Adding generators, solar power units, geothermal systems
- Adding garages
- Adding docks, seawalls
- Eliminating and/or adding additional trees: landscape plan required
- Eliminating and/or adding screening at the property line: landscape plan required
- Modifying the topography of the property

5. The DRC Manual specifics standards for certain items:

- Grass: only St Augustine or Empire Zoysia; no astro turf
- Lighting
- Lawn furnishings
- Mailboxes; must be on the Island Estates approved list
- Palms: No Washingtonians
- Signage on the property– for example: security signs must be within 10 feet of the home
- Walls, fences

6. For ongoing maintenance standards, see Section II - C of the Rules and Regulations Handbook.
7. Become familiar with the Access Control Procedures provided at Section II - A of the Rules and Regulations Handbook. If you have questions, contact the Security Supervisor at the Island Estates Main Gate.