

# *Jasmine at the Hammocks*



## Welcome Packet

I have received and will abide by the rules and regulations as well as the guidelines provided to me in this packet by Jasmine at the Hammocks Association, inc. and Hammocks Community Association.

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Applicant Signature

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Date

# JASMINE



*The  
Designer Series*

AT THE VILLAGE OF JASMINE

**THE HAMMOCKS COMMUNITY ASSOCIATION**  
9020 Hammocks Blvd.  
Miami, FL 33196  
tel.(305) 382-3999 • fax (305) 388-4006  
[www.HammocksCommunity.com](http://www.HammocksCommunity.com)

## **LIVING IN JASMINE AT THE HAMMOCKS INCLUDING BRIEF HIGHLIGHTS OF JASMINE BY-LAWS, RULES & REGULATIONS**

(Residents are responsible for reading and complying with the complete Jasmine at the Hammocks Association, Inc. By-Laws. This document only highlights a few key points.)

1. Dogs must be leashed. Dog owners **MUST** pick up after their pets! (Miami-Dade County can issue a fine for failing to do this!)
2. Do **NOT** feed the ducks. All of the ducks at Jasmine are Muscovy Ducks. These ducks are **NOT** native to Florida. They are an exotic, introduced species. (They are native to Mexico and Central America.) These ducks often have ticks and their feces soil the sidewalks and the driveways. The best way to discourage the ducks from coming to Jasmine is to stop feeding them.
3. Do **NOT** dump furniture or electronics (TV's, computers, cell phones, etc.) in the Designer Home dumpsters. Please read the separate page listing the County Trash & Recycling Centers where these items can be dropped off. In addition, the Estate Homes are entitled to a bulk trash pick-up twice a year. (Go to [www.MiamiDade.gov](http://www.MiamiDade.gov) to schedule your pick-up.)
4. All work on the exterior of your house must be approved by both the Jasmine Homeowners Association and by the Hammocks Architectural Control Committee. See the separate page entitled "Hammocks Community Association Architectural Control Committee" regarding the procedure for getting this approval.
5. The front lawns of the Estate Homes and the Courtyards in the Designer Homes are mowed by the Jasmine Homeowners Association. Residents are responsible for the maintenance of their backyards. Estate Home residents are responsible for the maintenance of the bushes and trees in their yards. Designer Home residents are responsible for the maintenance of the bushes (or other plantings) directly in front of their home. Designer Home residents are **NOT** responsible for the bushes or trees in their Courtyard.
6. Miami-Dade County picks up the garbage from the Estate Homes on Tuesdays and Fridays. Please have your EZGO Waste Cart out by 7 a.m. Miami-Dade County empties the dumpsters for the Designer Homes on Mondays and Thursdays.
7. Jasmine has a DECAL system for residents's vehicles. All residents are encouraged to get decals. Any vehicle parked in Guest Parking after midnight **WITHOUT** a decal or Visitor Overnight Pass will be towed.
8. The Jasmine HOA Board meets once a month. The meeting is posted on the bulletin board by the mailboxes and at the guardhouse 2 days in advance.
9. Please contact the management company for any questions or concerns (305-228-7326). The Jasmine guards are also very knowledgeable and can answer many questions (305-400-8555).

# *Jasmine at the Hammocks*



## Reference Numbers and Contact Information

Management Company

**L & C ROYAL MANAGEMENT CORP.**

13155 SW 42nd St., Suite 103; Miami, FL 33175

Tel: 305-228-7326/27 / Fax: 305-228-7328

Property Managers: Jose Luis Lopez & Nayma Cardona

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Jasmine Security

**Guardhouse**

10910 Hammocks Blvd; Miami, FL 33196

Tel/Fax: 305-400-8555

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**HAMMOCKS COMMUNITY ASSOCIATION**

9020 Hammocks Blvd. (SW 150 Ave.); Miami, FL 33196

Tel: 305-382-3999 / Fax: 305-388-4006

**HAMMOCKS PUBLIC SAFETY**

Tel: 305-382-8232 / Fax: 305-388-4006

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**MIAMI-DADE POLICE DEPARTMENT**

**HAMMOCKS POLICE STATION**

1000 SW 142<sup>nd</sup> Ave.

Tel: 305-383-6800

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**JASMINE HOMEOWNERS ASSOCIATION  
PARKING RULES & REGULATIONS  
Revision Dated September 1, 2010**

1. DECALS represent an authorization to park in the property without requiring a VISITOR OVERNIGHT PASS.
2. DECALS are ONLY intended for vehicles owned or leased by residents.
3. Management reserves the right to revoke any DECAL if misused or used in a vehicle other than the one to which it was assigned.
4. A DECAL must be attached to the front windshield, driver's side, lower corner, so that it is visible by security as the vehicle is entering Jasmine. A second DECAL must be attached to the rear windshield, on the driver's side, lower corner.
5. The DECAL number will be associated with the LICENSE PLATE number of your vehicle and entered in a database. If you change the LICENSE PLATE of your vehicle, or you change your vehicle, please contact the Jasmine guard or the Management Company to update your information in our database. This is a simple process of filling out a short form.
6. If a vehicle is found in Jasmine with a DECAL not associated with its LICENSE PLATE number, it will be given a WARNING. After 24 hours from the WARNING, the vehicle will be towed immediately. Please call the Management Company if you receive this type of warning to be instructed how to correct the problem.
7. If an owner/renter has two or more vehicles with decals and only one parking space assigned, any of his vehicles can be parked in the assigned parking space and the additional vehicles should be parked in guest parking spaces.
8. A vehicle without a DECAL will be considered a visitor vehicle.
9. Visitors staying PAST MIDNIGHT must request a VISITOR OVERNIGHT PASS from security personnel. A sign will be placed at the entrance of Jasmine, in a visible place, to notify all visitors. Residents are responsible for notifying their visitors that a VISITOR OVERNIGHT PASS is required. (Security Tel. No: 305-400-8555)
10. **From midnight (12:00 AM) until 7 AM, any vehicle in a guest parking space without a valid DECAL or a VISITOR OVERNIGHT PASS will be given ONE WARNING. After 24 hours from the WARNING, if the vehicle is still without a valid DECAL or a VISITOR OVERNIGHT PASS, the vehicle will be towed immediately. THE 90 DAY RULE FOR REPEAT OFFENDERS: If the same vehicle is parked in a guest parking space without a valid DECAL or a VISITOR OVERNIGHT PASS within 90 days from the original WARNING, the vehicle will be towed immediately. Please make sure you request a VISITOR OVERNIGHT PASS before midnight (12:00 AM) for your visitors.**
11. Any vehicle parked in a NO PARKING area will be given a ONE HOUR WARNING, and then it will be towed. No vehicle may be parked on the grass or on a street. All grass areas, including the common areas and the lawns of all residences, and all streets are NO PARKING areas.
12. Any vehicle parked without authorization in a numbered (reserved) parking space will be towed immediately.
13. Any vehicle found in the property without a LICENSE PLATE will be towed immediately.
14. Any vehicle found in the property with an EXPIRED REGISTRATION will be given one WARNING. After 24 hours from the WARNING, the vehicle will be towed immediately.
15. Any vehicle found in the property leaking oil, antifreeze or any other contaminant fluid will be given a WARNING. After 24 hours from the WARNING, the vehicle will be towed.
16. No repair of a vehicle shall be made in any of the roadways, driveways or parking areas of Jasmine.

Please note that these are rules and regulations for vehicle parking & towing for all of Jasmine. They apply to both the Estate Home residents and to the Designer Home residents. Any violation of these will result in towing at the vehicle owner's expense. NO EXCUSES. Jasmine residents must understand that we do not have as many parking spaces as we would like, and therefore, PARKING RULES AND REGULATIONS WILL BE STRICTLY ENFORCED. Our goal is to live in an organized and decent community to be enjoyed by all.

THESE PARKING RULES & REGULATIONS ARE IN ADDITION TO THE GOVERNING DOCUMENTS OF JASMINE AT THE HAMMOCKS AND THE HAMMOCKS COMMUNITY ASSOCIATION.

Should you have any questions, please contact L & C Royal Management Corp. at 305-228-7326 or 305-228-7327.

# Jasmine at the Hammocks



## RESIDENT AUTHORIZATION

RESIDENT NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
PHONE NUMBER: (Home) \_\_\_\_\_ (Work) \_\_\_\_\_ (Cell) \_\_\_\_\_

**AUTHORIZATIONS FOR VISITORS TO ENTER JASMINE MUST BE FOR A SPECIFIC INDIVIDUAL. THE GUARDS WILL NOT ACCEPT "GLOBAL AUTHORIZATIONS" SUCH AS "ALL MY FRIENDS"**

Please allow the following people to come through without calling.

Visitor's Name	Expiration Date/Open	Visitor's Name	Expiration Date/ Open
1.		4.	
2.		5.	
3.		6.	

In order to verify identity he/she will show you driver's license or any picture ID. If you have any questions, please contact me at the phone number above.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## PARKING DECAL REGISTRATION

Date: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Homeowner: Yes or No (please circle one) If no, Homeowner's name: \_\_\_\_\_  
If a Designer Home, assigned parking space number: \_\_\_\_\_

## VEHICLE INFORMATION

Vehicle 1

Vehicle 2

Vehicle Owner's Name:		
Vehicle Driver's Name:		
Driver's Tel. Number:		
Make and Model:		
Year and Color:		
License Plate #:		
Vin #:		
Jasmine Decal #:		

Is this vehicle replacing a vehicle that currently has a Jasmine Decal? Yes or No (please circle one)  
If so, what is that vehicle's Decal #? \_\_\_\_\_

Is this vehicle replacing a vehicle that has a Jasmine Decal? Yes or No  
What is that vehicle's Decal #? \_\_\_\_\_

Attach to this form a copy of the Driver's License, Insurance Card, Vehicle Registration & a signed copy of JASMINE PARKING RULES & REGULATIONS 2010 (Rev. Sept. 01, 2010)

Account#: \_\_\_\_\_

Issued: \_\_\_\_\_

Entered into database: \_\_\_\_\_ by: \_\_\_\_\_

*Jasmine at the Hammocks*



**ALL VISITORS TO JASMINE  
STAYING PAST MIDNIGHT  
MUST OBTAIN A  
VISITOR OVERNIGHT PASS  
FROM THE SECURITY GUARD**

**Any vehicle without a decal or a  
Visitor Overnight Pass will be towed.**

Any vehicle parked in Jasmine after midnight without a Jasmine decal or VISITOR OVERNIGHT PASS will be towed at owner's expense. Any vehicle parked on the grass, blocking access to the garbage areas, blocking a driveway or another car will be towed at owner's expense. All overnight vehicles must comply with the Jasmine Homeowners Association Parking Rules & Regulations 2009.

**Any questions, contact L & C Royal Management Corp. at 305-228-7326.**

**TODOS LOS VISITANTES DE JASMINE QUE SE  
QUEDARAN PASADA LA MEDIA NOCHE, DEBEN  
OBTENER UN  
PERMISO DE VISITANTE  
NOCTURNO,  
DADO POR  
EL GUARDIA DE SEGURIDAD.**

**Cualquier vehículo sin un decal o el permiso de  
visitante nocturno, será remolcado por la grúa.**

Cualquier vehículo parqueado en la propiedad de Jasmine después de la media noche sin un permiso de parqueo válido será remolcado y el dueño será responsable de los gastos. Cualquier vehículo parqueado en la hierba, bloqueando el acceso a los contenedores de basura, la entrada de cualquier propiedad u otro vehículo será remolcado y el dueño será responsable de los gastos. TODOS los vehículos deben cumplir con las Reglas y Regulaciones para Parqueo 2009 de Jasmine at the Hammocks.

**Si tiene alguna pregunta, por favor llame al L & C Royal Management Corp. at  
305-228-7326.**





## MIAMIDADE.GOV    Trash & Recycling Centers

Our Trash and Recycling Centers provide a do-it-yourself disposal option for the Department's residential waste fee customers that reside in unincorporated Miami-Dade County and the cities of Aventura, Cutler Bay, Doral, Miami Gardens, Miami Lakes, Palmetto Bay, Pinecrest, Sunny Isles Beach and Sweetwater. Please note that personnel at the centers will ask customers to present photo identification before granting access to the facility.

Customers can drop-off household trash, tree and yard cuttings and up to one cubic yard of construction and demolition debris. You can also dispose of up to four standard automobile tires. The disposal of garbage (food or kitchen waste) at these centers is prohibited. Some centers accept used motor oil for recycling (for more information on used oil, visit the [Disposing of Used Oil page](#) on the Environmental Tips site). Centers are open daily from 7:00 a.m. to 5:30 p.m. year round, except for Dr. Martin Luther King, Jr. Day, Independence Day and Christmas Day, as observed by Miami-Dade County.

[Find a T&R Center near you.](#)

**North Dade 2\***

21500 NW 47 Avenue

**Norwood**

19901 NW 7 Avenue

**Palm Springs North 2\***

7870 NW 178 Street

**West Little River 2\***

1830 NW 79 Street

**Golden Glades 1, 2\***

140 NW 160 Street

**Sunset Kendall 2\***

8000 SW 107 Avenue

**Snapper Creek 1, 3\***

2200 SW 117 Avenue

**Richmond Heights**

14050 Boggs Drive

**Chapman Field 3, 4\***

13600 SW 60 Avenue

**Eureka Drive 2\***

9401 SW 184 Street

**West Perrine 2\***

16651 SW 107 Ave

**Moody Drive 1, 2\***

12970 SW 268 Street

**South Miami Heights**

20800 SW 117 Court

*Jasmine at the Hammocks*



## **HAMMOCKS COMMUNITY ASSOCIATION ARCHITECTURAL CONTROL COMMITTEE**

**The HAMMOCKS has requirements for the following exterior work:**

**Addition to House**

**Awnings & Canopies**

**Basketball Hoop**

**Bench**

**Doors and Windows**

**Driveway**

**Fence (Wood or Chain Linked)**

**Garage Door**

**Gutters**

**Hurricane Shutters**

**Landscaping**

**Ponds & Fountains**

**Roof Identical**

**Roof Repairs**

**Please make sure you are aware of the specific requirements for any exterior work being done on the property.**

**Attached is a sample of the architectural modification form that must be filled out and approved by the Jasmine Board of Directors and by the Hammocks Community Architectural Control Committee prior to making any renovations on the exterior of any property.**

*Jasmine at the Hammocks*



## **HAMMOCKS COMMUNITY ASSOCIATION ARCHITECTURAL CONTROL COMMITTEE**

Tel: 305-382-3999; Fax: 305-388-4006

**ARCHITECTURAL CONTROL COMMITTEE (ACC) meets on the first Thursday of every month at 6:30 p.m. in the main Hammocks Clubhouse. This committee reviews homeowners' Architectural Applications with requests for alterations to the exterior of their home or property. Homeowners must submit the completed application at least 2 days prior to the monthly meeting.**

**Jasmine MUST have already approved the application before it is submitted to the Hammocks ACC. (Without Jasmine approval, Hammocks ACC will not accept the application.)**

Homeowners may obtain the Architectural Control Committee Review Application at the main Hammocks office (9020 Hammocks Blvd.; Tel: 305-382-3999). The Jasmine guard often has blank applications also.

Homeowners may also obtain the ACC Review Application from the website: [www.HammocksCommunity.com](http://www.HammocksCommunity.com). (If obtaining the form from the website, the resident will need to Login. If they do not have a Login for the website, they can request one by choosing the eForms option from the website homepage, or by visiting the main Hammocks office.) Once logged in, click on "Documents" and the "Architectural Control Application" is one of the choices. It is a PDF file which the resident can then print.

**JASMINE AT THE HAMMOCKS ASSOCIATION, INC.**

**C/o L&C Royal Management Corporation**

**13155 SW 42 ST STE 103**

**MIAMI, FL. 33175**

**Ph: 305-228-7326 / 305-228-7327 Fax: 305-228-7328**

**E-mail: [lcroyal@lcroyalmanagement.com](mailto:lcroyal@lcroyalmanagement.com)**

April 22, 2015

RE: Jasmine **FINES - Violations of Animal Regulations**

Dear Jasmine Owner(s) and/or Resident(s):

Miami-Dade County ordinance, Hammocks By-Laws and Jasmine By-Laws all require that dogs be leashed and not permitted to run loose. Pet owners are required to pick up after their pets. Hammocks also prohibits any unattended animal food be placed in front of a house.

The common area INSIDE each of the courtyards is a "limited common area". This means that the area INSIDE each of the courtyards is only for the use of the residents of that courtyard and their guests.

In spite of many notices, letters and warnings from the Jasmine Association, we still have many residents who ignore and violate these By-Laws and ordinances.

At the Jasmine Board of Directors meeting held on April 20, 2015, the Board voted to institute fines for violations of these ordinances. When the first violation is issued, the owner will be given a warning. A second violation of the same By-Law or ordinance will result in a \$50 fine. If the person receiving the fine is an owner, the fine will be added to the owner's Association account. If a renter receives a fine and does NOT pay that fine within 30 days, the fine will be levied on the owner's Association account.

Any subsequent violation of that same By-Law or ordinance will result in an additional \$50 fine until the maximum fine of \$1000 is reached. (This is the maximum fine allowed for ONE violation by Florida Statutes.) Please be aware that each violation will be addressed separately. In addition, once the maximum fine of \$1000 is reached, the Association has the right to place a lien on your property.

**Violations will be issued for the following:**

- 1) Resident does not have their dog on a leash.**
- 2) Resident does not pick up after their dog.**
- 3) Resident walks their dog INSIDE a courtyard where the resident does NOT live.**
- 4) Resident leaves unattended animal food in front of their unit.**

If you have any questions, please contact the property manager, Jose Luis Lopez, at 305-228-7326.

Si usted tiene alguna pregunta, llame a L & C Royal Management Corp. 305-228-7326.

Sincerely,

Nayma Cardona, LCAM

For the Jasmine Board of Directors

# the Hammocks

## IMPORTANT RESTRICTIONS ON USE OF PROPERTY IN THE HAMMOCKS

Lots and the homes thereon must be kept in good repair and overall appearance. Failure to do so subjects the owner to fines. The Hammocks Community Association, Inc. has the right to correct violations, if necessary, at the owner's expense.

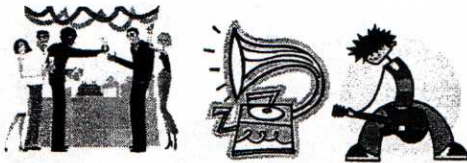
\* Residential lots shall only be used for residential purposes.



\*Only residents and their guests may use recreational facilities, greenbelt areas and lakes. I.D. cards are required and may be obtained from the Information Center.



\*No gasoline-operated vehicles can be used on any of the lakes and waterways.



\* No nuisances or activities are allowed which annoy or interfere with the peaceful possessions and proper use of The Properties. No improper, offensive or unlawful use of The Properties is permitted. All laws, zoning ordinances and regulations must be observed.

\* No permanent poles or clotheslines may be hung on or over individual lots or common properties, nor may garments or other articles be hung from any window or railing.



\* No farm or exotic animals are allowed. Only domestic animals may be kept. All dogs and cats must be leashed and under the owner's control.



\*Temporary buildings or unattached storage structures are not permitted.



\*No vehicles can be parked on lawn, neighborhood roads, and common areas or on such manner as to obstruct any parking spaces.



\*The Architectural Control Committee (ACC) must approve, prior to construction, all plans for buildings, fences, walls, pools, landscaping and other exterior modifications, including colors and materials.



\*No solar panels, television antennae, or satellite dish antennae are permitted on the exterior of any property unless plans for such installation are consistent with the aesthetics standards of the Hammocks and the ACC receives the written Notice of installation location for review.



\*No air-conditioning units may be installed through windows or walls, unless approved in advanced by the Architectural Control Committee.



\*Trash must be kept in approved containers and may not be left out except on the day of trash pick up.



\*No pyramid-shaped curbstones railroads ties, or boulders along the edge of roads. Only commercially sold round curbstones are permitted two feet away from the edge of roads and minimum of four feet apart.



\*No outdoor lighting that provides glare into adjacent properties or streets. NO high voltage mercury vapor or barnyard light are permitted.

\*No reflective solar coatings on glass areas are permitted.



\*No mechanical or bodywork on motor vehicles may be made other than inside garage.



\*No signs may be posted without the approval of the ACC, except for real estates signs for the sale or rental of properties in the Hammocks in accordance with the Architectural Guidelines, which limit each property to one sign no larger than 12 inches X 12 inches, placed on a post in the front lawn at least 5 feet from property line.



\*No shade tree can be removed without the approval of the ACC. Fruit trees are permitted only in rear yards.



\*Owners must notify the Association in writing when their home is sold or leased.



\*Holiday lights, decorations, ornaments and structures are permitted only from November 1<sup>st</sup> through January 30<sup>th</sup>.



\*No commercial or recreational vehicles, trucks, RV's, trailers, boats or unapproved vehicles except inside garages or in the designated vehicle and boat storage area.



OFF.  
REC. 149803188

Section 3. Nuisances. No noxious or offensive activity shall be carried on upon any lands within the Project, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

Section 4. Temporary Structures and Use. No structure of a temporary character, trailer, basement, shack, garage, barn or other building shall be moved to, erected on, or used on any of the lands within the Project at any time for a residence, workshop, office, storage room, either permanently or temporarily, provided, however, that Developer may place on the Project construction sheds, trailers or temporary sales offices or sales trailers used to facilitate the construction and sale of land, Condominium Units and Units in the Project. No canvas, pipe, or other type of carport shall be placed between the sidewalk and the front building line on any Lot. Except during the delivery to homes, no commercial vehicles shall be parked in areas zoned for residential uses, including the streets adjacent to the residential lots or condominiums. No business, service repair, or maintenance for the general public shall be allowed on any Lot or condominium common elements at any time. In order to prevent unsightly objects in and about each of the Units and Condominium Units to be erected in this Project, no gas tank, gas container, or gas cylinder, except those used by portable barbecue grills shall be permitted to be placed on or about the outside of any of the Units or Condominium Units built in this Project or any ancillary building.

Section 5. Oil and Mining Operations. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any Lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any of the Project lands. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted on any of the Project lands.

Section 6. Pets. No animals, livestock, or poultry of any kind, other than common, traditional house pets (i.e., dogs or cats, fish and caged birds), shall be kept by an Owner or his family members, guests, invitees or lessees, provided, however, that (a) each attached single-family Unit or Condominium Unit may have only one dog or one cat, weighing no more than 40 pounds; (b) no animals whatsoever may be kept or maintained for commercial purposes, (c) no livestock or poultry of any kind may be kept on the property, (d) no animals shall be permitted to remain on any portion of the