RULES AND REGULATIONS OF THE HAMILTON PLACE PROPERTY OWNERS' ASSOCIATION OF PALM CITY, INC.

Pursuant to the authority granted it under the Declaration of Covenants and Restrictions for Hamilton Place Property Owners' Association of Palm City, Inc. dated May 25, 2004 and recorded May 28, 2004 at OR Book 1903, Page 1714, public records of Martin County, Florida ("Declaration"), the Board (as defined in the Declaration) has promulgated the following rules and regulations in order to supplement and clarify portions of the Declaration:

1) All Garbage Cans and containers, recycle bins carts, boxes and other receptacles designed primarily for the storage and disposal of garbage and waste shall be stored in garages or in courtyard areas so as to not be visible from Prosperity Way, Alleyways, carriageways, and Units. The sole exception to the foregoing is the placement of such items curbside for pick up no more than 12 hours prior to and after the scheduled pick up time.
2) Pickup trucks of any size and type must be parked, at all times, in garages or in parking spaces at the rear of Units, and may not be parked along Prosperity Way, unless otherwise specifically approved by the Board.
3) Only parallel parking in conformance with the direction of traffic is permitted in the parking spaces. No angle, reverse parking (contrary to the flow of traffic), of "Straight in" parking is permitted.
4) Parking is designated only is designated spaces. No parking is permitted in common areas, around the islands, along the eyebrow green areas, in the alleyways and carriageways, on grass areas, on yards, or in any other area of Hamilton Place not paved with bricks and specifically designated for parking.
5) Vehicles must pull into traffic on Prosperity Way as with any other street and proceed around the island to the rear of Hamilton Place to park or leave the development. U-turns and multi-point turns in the middle of the street are prohibited. Similarly, all traffic turning into alleyways must proceed around traffic circles, and not cut across the traffic flow as a short cut.
6) Front porches must be kept clean and neat, and may not be used for the storage of toys, bicycles, skateboards, tools, storage bins, or any other items typically stores in Units or in garages.
7) All roadways, including Prosperity Way, the alleyways and carriageways, within Hamilton Place must be kept clear and be fully accessible by vehicles, including emergency and trash vehicles. No vehicles or other items of any kind may be parked or placed anywhere in the development so as to block or impede full vehicular access to all roadways.
8) The maximum vehicle speed on Prosperity Way is 10 MPH. The maximum vehicle speed on all alleyways and carriageways is 5MPH.
9) Only one (1) owner or occupant vehicle per Unit may utilize on street parking at any given time, during evening and overnight hours (6pm - 7am daily). **Please note that the restriction affects residents only and does not impact vendors or guests.**

It is each member's responsibility to educate guests and invitees on the above rules, and to ask guests to comply with all rules, including parking rules, immediately upon their arrival.

Board of Directors
Hamilton Place Property Owners' Association of Palm City, Inc.

Revised March 10, 2022