



HAMMOCK BAY APOLLO BEACH

FREQUENTLY ASKED QUESTIONS

LOT SALE

How much is the Lot Reservation Deposit?

\$10,000 due at the time of signing the *Lot Reservation Agreement* payable to the Escrow Agent. Deposit is fully refundable at any time.

If I sign a Lot Reservation, when do you anticipate an additional deposit?

Total of 10% of Lot Purchase Price (non-refundable) deposit due at time of signing *Lot Contract*. Buyer will receive a credit for the \$10,000 deposit already paid at the time of *Lot Reservation*

When will I be expected to sign a Lot Purchase Contract?

Upon start of site construction (projected to be in early 2025) all Buyers with valid *Lot Reservation* agreements will receive a *Notice of Commencement* from the developer together with the *Lot Sales Contract* for the subject Lot. Buyer to return signed *Contract* with a total of 10% non-refundable deposit. [Deposit IS fully refundable if Developer fails to start construction of the project].

When will I have to close on the Lot Purchase?

Projected in October 2025 at completion of Site Construction. Buyer will receive a *Notice of Completion* from then Developer and both Buyer and Developer will work in good faith on the Lot Closing and as further outlined in the *Lot Purchase Contract*.

Site Development and Construction

What is the projected Site Construction start date?

January 2025

What is the projected Site Construction completion date?

Approximately 8 months after start of construction – currently projected to be by September 2025.

When do you anticipate Plat approval?

Projected date: March – April 2025.



When will the community roads be complete?

Projected date September 2025.

When can I start designing my home Construction plans?

At Buyer discretion and date to be determined between Buyer and Builder.

While Developer is in Site Development phase will Hillsborough County Building Department review individual home constructions plans for each Lot?

Yes, after plat approval date.

When can I start home construction?

Can begin anytime upon completion of site construction and delivery of a Lot to the Buyer – date to be determined between Buyer and Builder.

What is the estimated home construction completion date and move in date?

Date to be determined between Buyer and Builder

Can I bring in my own builder?

No

Can I be my own General Contractor?

No

What are the Home Design Guidelines - Coastal, Modern, is Mediterranean allowed?

The ACC does not seek to restrict design to any specific type – but rather maintain the overall aesthetic relationship between homes, natural amenities, waterways, and surrounding neighbors.

See HOA Declaration & Design Standards Manual for detailed information on design standards and requirements and Plan approval process.



Seawall & Boat Docks

What's going to happen with seawalls?

New Seawall to be built by developer and delivered to the Lot Buyer at Lot Closing.

Who owns & maintains the seawall?

Upon purchase of the Lot the seawall which is located next to each Lot is owned by the Lot Owner and to be maintained by the Lot Owner. *See HOA Declaration for more details.*

Who is warranting the seawall?

Seawall Contractor - 1 Year warranty on the seawall CAP (materials & labor) and 50 years' warranty on fiberglass seawall panels.

Are boat docks allowed and can we choose our own dock contractor?

Yes, on both.

Is there a limit on the size or # of boats I can have?

See HOA Declaration & Design Standards Manual for detailed information on Boat Docks.

How did the land do during the last two storms?

We had no water intrusion onto our property during the recent Hurricanes - Helene & Milton

What will the finished Road Elevation be? How does that compare to other neighborhoods?

Roads will be at 8.5 feet to 9 feet – same as the Marisol development adjacent to Hammock Bay.

What height must my 1st floor slab be?

12 feet.

What height must my 1st finished floor be?

Minimum is 12', but Buyers can build higher if they want.

Will my home be “generator ready” if the event of power outages?

Buyers to coordinate this with the Builders.



Homeowners Association (HOA) and Architectural Control Committee (ACC)

Who runs the HOA/ARC Boards?

The Declaration of Covenants, Conditions, Restrictions and Easements for Hammock Bay (“Declaration”) was established by the Board of Directors of Impact Apollo Beach Ventures, LLC. (“Developer”). Hammock Bay Homeowners' Association, Inc. (“Association”) was also formed by the Developer for administering this Declaration and providing administrative support to the Architectural Control Committee (“ACC”).

The Board of Directors and ACC adopted and approved certain architectural design standards and procedures for Hammock Bay in order to preserve the harmonious design of the community. These standards and criteria will be enforced by the HOA and the Hammock Bay Board of Directors.

What are the landscaping requirements?

See HOA Declaration & Design Standards Manual for detailed information on landscape requirements.

Can we build Garage underneath?

Yes, garage on grade.

Do we need to build on Stem walls?

No - you can build on stem walls OR fill the lot to the required elevation (FF 12 feet)

What roofing Materials are acceptable? Solar Tiles?

Roofing material shall be architectural asphalt shingle, slate, flat clay/concrete tile, barrel clay/concrete tile, fiberglass, solar or metal and are subject to ACC approval.

See Design Standards Manual for detailed information on roofing requirements.

Are flat roofs allowed?

Yes.

Are Rooftop Decks allowed?

Yes – if allowed by code and is located in the back of the residence.

What's my time limit to begin and complete construction of a home?

The purchaser of a Lot in Hammock Bay shall commence construction within twenty-four (24) months from the date of original purchase and complete the construction of the home within thirty-six (36) months from the date of original purchase.



Will the neighborhood have street lights?

Yes, there will be street lights.

Are rentals allowed?

No rentals allowed.

What flood zone are we in?

Most Lots are Flood Zone AE.10 & AE 11 – Lots at the end are VE 12

(For more information on your specific Lot please contact the developer, broker or your Builder.)

How much is the HOA assessment and what does it cover?

HOA Assessments are currently estimated at \$600 per month.

The Assessment will cover all the costs of maintenance of the HOA common areas to include roadways, gated entryway, landscaping and irrigation, lighting, HOA insurance and management costs.

Will the roads be privately owned or dedicated to the County?

The section of Signet Drive that is located on Hammock Bay property will be a private road owned and maintained by the Hammock Bay HOA.

How will the gates be managed?

Third Party remote access for guests. Key Fobs for residents.

Can my pool be at ground level or must it be elevated?

No above-ground pools shall be permitted. All pools, hot tubs and spas to be in-ground – and shall require the prior written approval of the HOA.

More specifically, can my in-ground pool be at ground level, or must I build up a retaining wall to surround the pool?

There is gradient change from the top of the seawall cap to the first-floor elevation – to maintain the pool flat a retaining wall will need to be added adjacent to the seawall.

Are Pool Screens allowed?

Yes - See HOA Declaration & Design Standards Manual for detailed information on Pools.



What are the Vehicle Restrictions?

No commercial vehicles, trucks or vans, limousine, recreational vehicle, boat, trailer, including without limitation, boat trailers, house trailers, mobile homes or RV's, and trailers of every other type, kind or description, or camper, may be kept within HAMMOCK BAY - except in the garage of a Home. See HOA Declaration for more detailed information.

Can I choose my own house colors or are there set schemes I have to choose from?

Yes - you can choose your own colors, but all color and material selections shall be reviewed during the Design review process. Visible elements such as gutters, trellises, pergolas and downspouts shall match the color of the architectural element they are attached to, or be of a complimentary or contrasting color. Stark white, bright pastels or bright intense colors in large expanses shall be discouraged. Color selections shall be denied if they contrast greatly with adjacent homes or match too closely other homes

Can I park my cars in the driveway?

Owners' automobiles shall be parked in the garage or driveway of the respective Owners' Lot and shall not block the sidewalk, streets or driveways of other Lot Owners.

Can I park my boat/trailer in the driveway?

NO

Is Street Parking allowed?

NO

Is there a place for me to park my boat trailer?

NO

Is there a place for me to park my RV?

NO

What are the Building Code setbacks - Side, Front and Rear for building and Pool?

20' front / 5' side / 20' rear for primary structure. Pool setbacks in Hillsborough County are 3' from side & rear lines. 5' setback from seawall for pool decks etc.



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