

HUNTER'S GREEN COMMUNITY ASSOCIATION, INC.

9456 Highland Oak Drive; Tampa, Florida 33647
(813) 991-4818 Fax (813) 991-5809
hgca@huntersgreen.com

USE OF LAKES

**Hunter's Green Declaration of
Covenants, Conditions and Restrictions**

Article X (Protected Areas) - Protected areas include Preservation Areas, Conservation Areas and Recreational Areas. Section 3 calls for the Board of Directors to organize a Preservation Committee whose duties shall include the establishment of rules regarding the protected areas. Section 1 C (recreational areas) 2 states that lakes created on the Property will be open to recreational activities.

For the protection of the man-made lakes in Hunter's Green and the privacy of its' residents whose property lies adjacent to any of the lakes, the Preservation Committee has established the following rules which were adopted by the Master Association Board of Directors.

Fishing - residents and their guests may fish from common area lake banks, subject to the following: fishing licenses required per State of Florida law; parking on common area roadways is prohibited.

Watercraft - the use of watercraft (i.e. canoe or Jon boat) is permitted by residents and their guests, subject to the following:

- Prohibited in lakes containing fountains.
- No motor of any type is permitted.
- Allowed only between noon and 5 p.m. seven days a week.
- Watercraft must be hand-carried over lake bank and placed into water.
- Parking on common area property prohibited.
- Resident will be held responsible for repairs to any littoral shelf/bank damage caused by launching watercraft.
- Watercraft may not be within 50' of shoreline to any resident's home or commercial property.
- Music and loud noise is prohibited.

Article IV (Functions of Master Association); Section 1 (J):
Publishing and enforcing such rules and regulations as the Board deems necessary.

Article XI (Enforcement of Rules and Regulations) of the Hunter's Green Declaration of Covenants, Conditions and Restrictions:
Residents/Tenants/Owners of Record who fail to comply may be referred to the Fining Review Committee or HGCA Board of Directors for consideration of maximum fines allowed by the recorded documents.