

HAMMOCK LAKES HOMEOWNERS' ASSOCIATION, INC.  
LAKE BANK GEOTUBE ZONE RULES

1. Background

In late 2013 and 2020, a marine contractor hired by Hammock Lakes Homeowner's Association, Inc. installed a series of tubes made from special geotextile fabric along the shoreline in the West Lake to address lank bank erosion issues. The geotubes were filled with sand dredged from the bottom of the lake. The geotubes are mostly hidden from view because they were covered with sand fill. The fill was graded to the water's edge and then planted with St. Augustine sod to stabilize the reconstructed shoreline.

2. Objective

The objective of these Rules is to prevent the geotubes from being damaged by activities conducted on the reconstructed lake banks. The fabric used to make the bottom geotube is tough and resistant to rips and tears, but it can be cut or damaged if these Rules are ignored. If it is cut or damaged, sand can wash out of the geotube and collapse a portion of the reconstructed lake bank. Fixing the problem would be expensive. Therefore, it is very important that the fabric not be cut or damaged.

3. Geotube Zone Defined

For purposes of these Rules, the term "Geotube Zone" means the strip of land located within 10 feet of the water's edge along the lake shoreline on the properties where the geotubes are installed. The Geotube Zone also includes any portion of the sand-filled geotubes situated below the surface of the lake or extending outward from the shoreline into the lake.

**MAINTENANCE OF THE GRASS**

**The proper maintenance of deeply-rooted turfgrass on the lake bank is critical to the effectiveness and long term success of the geotube project. In this regard, it is the responsibility of the affected homeowners to properly water and maintain the grass in the Geotube Zone.**

4. Watering

Landscape irrigation in the Geotube Zone should be conducted in accordance with the watering restrictions adopted by the St. Johns River Water Management District, as the same may be modified or changed from time to time. The current watering restrictions can be found on the District's website [www.sjrwmd.com](http://www.sjrwmd.com) or at [www.floridaswater.com/wateringinstructions](http://www.floridaswater.com/wateringinstructions).

5. Fertilizing and Landscape Management Practices

As the Geotube Zone is located within 10 feet of the lake, no fertilizer shall be applied in the Geotube Zone. Fertilizing and landscape management practices in the Geotube Zone should be conducted in accordance with the Indian River County Fertilizer and Landscape Management Ordinance (Ordinance No. 2013-012), as the same may be modified or changed from time to time. The current ordinance can be found on the County's website at [www.ircgov.com/Lagoon/Fertilizer/index.html](http://www.ircgov.com/Lagoon/Fertilizer/index.html).

6. Lawn Mowing

- (a) Lawn mowing equipment weighing 150 pounds or more may be used in the Geotube Zone, but not any closer than 3 feet to the lake shoreline.
- (b) Walk-behind lawn mowers weighing less than 150 pounds may be used in the Geotube Zone, but not any closer than 1 foot to the lake shoreline.
- (c) If used properly, stringer trimmers may be used to trim the grass along the lake shoreline.

- (d) The grass in the Geotube Zone should not be cut shorter than 3.5 inches and should not be mowed when it is wet.
- (e) Mowers should be operated only at a moderate ground speed in the Geotube Zone.
- (f) No powered lawn care equipment shall be operated before 8:00 AM anywhere in Hammock Lakes.

7. Use of String Trimmers Restricted

- (a) The recommended practice is to leave some untrimmed grass along the lake shoreline rather than to risk cutting or nicking the exposed geotube with a string trimmer (also called "weed eater," "weed whacker," or "line trimmer").
- (b) **WARNING:** Because of the potential to cut or nick the exposed geotube at the water's edge, the use of string trimmers along the shoreline in the Geotube Zone is restricted as follows:
  - i. If a string trimmer is used to trim the grass near the lake shoreline, it shall be used horizontally (that is, with the trimmer operated so that the cutting line is parallel to or level with the surface of the water).
  - ii. A string trimmer shall not be used vertically (that is, with the trimmer operated so that the cutting line is perpendicular or at a right angle to the surface of the water) or at a steep angle to trim or edge the grass near the lake shoreline.
  - iii. String trimmers should not be used in a manner that scalps the grass or trims it shorter than 3.5 inches.

- (c) **WARNING: The trimmer head and cutting line must never make contact with the geotube fabric**

<b>SUMMARY OF LAWN MOWING EQUIPMENT PERMITTED WITHIN THE 10-FOOT WIDE GEOTUBE ZONE</b>	
<b>Distance From Shoreline</b>	<b>Permitted Mowing Equipment</b>
0 to 1 foot	-string trimmer used horizontally only
1 to 3 feet	-walk-behind mower (less than 150 lbs.) -string trimmer used horizontally only
beyond 3 feet	-any conventional lawn mowing or string trimming equipment

**PROTECTION OF THE INTEGRITY OF THE GEOTUBES**

**It is the responsibility of the homeowners to take appropriate steps to protect the integrity of the subsurface, sand-filled geotubes within the Geotube Zone.**

8. Homeowners Shall Alert Contractors

- (a) It is in the best interest of the homeowner to prevent harm from occurring to the geotubes. A contractor or service provider who is unaware of the subsurface geotubes located within the Geotube

Zone is more likely to damage the geotubes than a contractor or service provider who has been made aware of their existence.

- (b) It is the responsibility of homeowners to alert any lawn care contractor, landscape contractor, irrigation system contractor, surveyor, or any other Person or contractor performing services for or at the request of the homeowners in or near the Geotube Zone of the existence of the subsurface geotubes and of the restrictions and prohibitions contained in these Rules.
- (c) Upon request, the homeowner(s) shall provide the Association with the name and contact information for their lawn care contractor and other contractors performing services in or near the Geotube Zone.

9. Use of Cutting and Digging Tools Prohibited

- (a) Edgers, brushcutters, saws, machetes, or other cutting tools (other than properly used string trimmers as permitted in Paragraph 8 above) or digging tools shall not be used in the Geotube Zone.
- (b) Aerating, dethatching, verticutting, powering raking, sod cutting, or other turf renovation equipment shall not be operated in the Geotube Zone.

10. Digging and Trenching Prohibited

Excavating, digging, or trenching shall not be conducted in the Geotube Zone, and underground tunneling, boring, drilling, "jetting," or other trenchless excavating shall not be conducted in, under or through the Geotube Zone.

11. Irrigation and Drainage Systems

- (a) All of the affected homes have landscape irrigation systems that use a pump to draw irrigation water from the lake through a PVC suction pipe. As part of the construction work, the geotubes were placed over top of those underground irrigation suction pipes that pass through the Geotube Zone. An existing irrigation suction pipe may remain where it is, but within the Geotube Zone it may not be dug up to be repaired or replaced.
- (b) No underground sprinkler pipes or any sprinkler heads or other irrigation system components shall be installed or permitted in the Geotube Zone.
- (c) No underground or aboveground drainage pipes, including any which are connected to a homeowner's rain gutter system, shall be installed or permitted in the Geotube Zone.

12. Landscape Improvements

No structures, retaining walls, concrete pads, trees, shrubs, bushes, plantings, or other landscape improvements shall be located, planted or installed within the Geotube Zone.

**OTHER PROVISIONS**

13. "Person" Defined

For purpose of these Rules, the term "Person" means any natural person (including any homeowner), business, firm, joint venture, partnership, limited liability company, corporation, or association and includes any trustee, receiver, assignee or personal representative of a person.

14. Surveyors and Mappers

- (a) The subsurface, sand-filled geotube structures located within the Geotube Zone shall constitute "physical obstructions" within the meaning of Florida's Minimum Technical Standards for professional surveyors and mappers, Chapter 5J-17.052 (2) (b) 1., F.A.C., and shall not be disturbed.
- (b) In the course of performing surveying and mapping services, no digging or excavating shall be conducted in the Geotube Zone to locate or recover boundary monuments that may already exist underneath a geotube structure.
- (c) No Person shall set or reset any permanent boundary monument in the Geotube Zone and no Person shall pound, drive or otherwise insert any post, stake, rod, or pin into the ground in the Geotube Zone. Notwithstanding the foregoing, however, survey flags or marker flags with a wire, fiberglass or PVC

staff not exceeding #10 gauge (AWG) or 1/10<sup>th</sup> of an inch in diameter may be used to temporarily mark locations within the Geotube Zone, including property corners and angle points.

- (d) If a property corner is located in the Geotube Zone, the recommended practice is for the surveyor to set a witness monument on the side property line, at an offset measurement from the actual property corner location. Witness monuments typically are used by surveyors when the actual property corner location is obstructed by a physical object.
- (e) A surveyor or survey firm conducting any activities in the Geotube Zone shall be liable for any damages in the Geotube Zone caused to the geotextile fabric or the geotubes.

15. Notification Signs

- (a) When a home affected by these Rules is under contract and a sale is pending (a "Pending Sale Parcel"), a sign or signs provided by the Association shall be posted near the rear (i.e., lake side) property corner(s) near the geotube structures. The purpose of the sign(s) shall be to alert land surveyors of the existence of the subsurface geotube structures located within the Geotube Zone and of the restrictions set forth in Paragraph 14 above.
- (b) An owner of a Pending Sale Parcel shall notify the Association's property management company or the Association's President of the "pending sale" status within seven (7) days after the parcel is under contract and a sale is pending so the sign(s) can be posted.
- (c) A purchaser of a Pending Sale Parcel shall notify the Association's management company or the Association's President once the sale has closed so that the sign(s) can be removed from the property. Signs shall remain the property of the Association and shall not be discarded by any owner or purchaser.

16. Aquatic Management Services

Any Person or company (such as Superior Waterway Services, Inc.) hired by the Association to provide aquatic management services to control aquatic weeds, algae and exotic plants in the West Lake shall be advised by the Association or its property management company not to operate its vehicles equipped with spray equipment any closer than 3 feet from the lake shoreline in the Geotube Zone. Any such Person or company shall also be requested to exercise due care to avoid using any sprayed herbicide or other chemical in any manner that may damage the grass growing on the shoreline in the Geotube Zone.

17. Damages to Geotubes

Any Person becoming aware of any damage or suspected damage to the geotextile fabric or the geotubes shall immediately notify the Association's property management company or the Association's President of the location and nature of the damage or the suspected damage. In the event the geotextile fabric or geotubes are damaged, the Association shall be responsible for the repair. The Association may seek to recover any repair costs from any Person who caused the damage.

18. Liability of Homeowners

Each owner of a home affected by these Rules shall be responsible for his or her own actions and for the actions of any of his or her family members, guests or tenants, conducted in the Geotube Zone, including, without limitation, any damages caused to the geotextile fabric or the geotubes.

19. Liability of Contractors

Any Person or company hired by an owner of a home affected by these Rules shall be responsible for his or her own actions and for the actions of any of his or her employees or subcontractors (or their employees) conducted in the Geotube Zone, including, without limitation, any damages caused to the geotextile fabric or the geotubes.

20. Contact Information

Contact information for the Association's property management company and the Association's President can be found on the back page of the Association's newsletter. The management company is Elliott Merrill Management, located at 835 20<sup>th</sup> Place, Vero Beach FL 32960. The telephone number is 772-569-9853. Please ask the receptionist for the community association manager who is responsible for Hammock Lakes Community.

Adopted by the Board of Directors of  
Hammock Lakes Homeowner's Association, Inc.