

HAMMOCK LAKES HOMEOWNERS' ASSOCIATION, INC.
RULES RELATING TO SURVEYING PRACTICES IN THE GEOTUBE ZONE

Geotube Location: ALONG THIS HOME'S SHORELINE

1. Why should I review a copy of these Rules?

This home has subsurface geotubes installed along the lake shoreline behind the house. There is very important information you need to know about conducting survey work near the geotubes.

2. What are geotubes?

Geotubes are large tubes made from a special geotextile fabric, with a diameter of 3 to 4 feet. Geotubes were installed along the shoreline in January 2014 & 2020 to remediate lake bank erosion problems. 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 the lake bank was planted with sod to stabilize the shoreline.

3. What is the purpose of these Rules?

The purpose of these Rules is to prevent the geotubes from being damaged by common surveying activities such as digging, setting monuments or driving stakes. The fabric used to make the geotubes is tough and resistant to rips and tears, but it can be damaged if these Rules are ignored. If it is cut, punctured or damaged, sand can wash out of the geotube and collapse a portion of the repaired lake bank. Fixing the problem would be expensive. Therefore, it is very important that the fabric not be damaged.

4. Where are the geotubes located in Hammock Lakes?

Complete West Lake Shoreline.

5. What is "Geotube Zone"?

For purposes of these Rules, the "Geotube Zone" is 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.

6. What common activities by surveyors are prohibited in the Geotube Zone?

It is important that the buried geotubes and the sand fill and sod on top of them not be disturbed. Therefore, in the course of performing surveying 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.

7. What about setting or resetting boundary monuments in the Geotube Zone?
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 1/10th of an inch in diameter may be used to temporarily mark locations within the Geotube Zone, including property corners and angle points.
8. Can I set a witness monument outside the Geotube Zone instead?
If a property corner is located in the Geotube Zone, the recommended practice is for the surveyor to set a witness monument outside the Geotube Zone 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.
9. How do the Minimum Technical Standards apply to the geotubes?
In the Association's view, the subsurface, sand-filled geotube structures located within the Geotube Zone 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. Under the Association's Rules, the geotubes must not be disturbed.
10. Can my company or I be held responsible if the geotube is damaged?
Yes. A surveyor firm conducting any activities in the Geotube Zone may be liable for any damages in the Geotube Zone caused to the geotextile fabric or the geotubes by the surveyor or survey firm or any employee thereof. But if these Rules are followed, it is unlikely that any damages will occur.
11. What happens if my company or I do not follow these Rules?
The failure to follow these Rules may result in unintended damage to the geotubes. However, whether or not any damage is caused, the failure to follow these Rules may result in you and your company not being permitted to perform any services on any property with geotubes in Hammock Lakes. It is very important that these Rules be followed.
12. If I have questions, who should I contact for more information?
You should contact the Association's property management company:

Elliott Merrill Community Management
835 20th Place, Vero Beach FL 32960
Phone Number: 772-569-9853
Email: meganm@elliottmerrill.com