

RULES AND REGULATIONS

In addition to the rules and regulations set forth in the Declaration, the following rules and regulations included in these By-Laws, together with such additional rules and regulations as may hereafter be adopted by the Board of the Association, shall govern the use of the Units, Common Elements, Limited Common Elements, and any other Condominium Property, and also the conduct of all residents thereof. Any amendment to the rules and regulations set forth herein shall be accomplished as an amendment to the By-Laws. The Unit Owners shall, at all times, obey said rules and regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, lessees and persons over whom they exercise control and supervision. Said rules and regulations are as follows:

Section 1. The personal property of all Unit Owners shall be stored within their Units or in the assigned storage space.

Section 2. No garbage cans, supplies, recycling containers, or other articles shall be placed on the Common Elements and Limited Common Elements of the Condominium except as authorized by the Association, nor shall any linens, cloths, clothing, curtains, rugs, mops or laundry of any kind, or other articles, be shaken or hung from any of the windows, doors, balconies or entryways, or exposed on any part of the Limited Common Elements or Common elements. If applicable, fire exits shall be kept free and clear of rubbish, debris, any other unsightly material. No clothes line or similar device shall be allowed on any portion of the Condominium Property nor shall clothes be hung anywhere within the Condominium Property except within the boundaries of a Unit (as defined in the Declaration and as specifically described in the Condominium Plat.)

Section 3. Where applicable, no Unit Owner shall allow anything whatsoever to fall from the windows, porches, patios, entryways; or doors, nor shall such Unit Owner sweep or throw any dirt or other substance from such Owner's Unit or the Limited Common Elements appurtenant to such Owner's Unit onto the Common Elements or any portion of the Condominium Property.

Section 4. Refuse and bagged garbage shall be deposited only in the area provided therefore.

Section 5. Agents or employees of the Association shall not be sent off the Condominium Property by any Unit Owner at any time for any purpose. No Unit Owner of resident shall direct, supervise, or in any manner attempt to assert any control over the agents or employees of the Association.

Section 6. The parking facilities shall be used in accordance with the provisions of the Declaration and any rules and regulations duly promulgated by the Association. A vehicle shall be considered inoperative if it cannot operate on its own power and shall not remain on condominium property for more than twenty four (24) hours, or after such period it shall be subject to removal by the Association at the unit owner's expense.

Recreational vehicles, commercial vehicles (including pick up trucks over 1 ton load capacity), boat and trailers shall not be parked on Association premises.

Section 7. No Unit Owner shall make or permit any disturbing noises by himself, his family, servants, employees, agents, visitors, and licensees (including, but not limited to, vocal and instrumental instruction or operation of televisions, stereos, radios, or the like), nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of other Unit Owners.

Section 8. Except as may be otherwise provided in the Declaration, no awning, canopy, shutter or other protection shall be attached to or placed upon the outside walls or doors of a Unit or the building without the written consent of the Board of Directors. Balconies may not be enclosed, which includes the screening of same, nor may anything be affixed to the walls within such balconies or entryways except with the prior written consent of the Board of Directors, and said consent may be given as to certain Units and not given as to others.

Section 9. Balconies/walkways are not to be used for the storage of anything other than normal balcony-type furniture and furnishings. A unit Owner shall not place or use any item thereon or upon any portion of the Common Elements except with the approval and as designated by the Board of Directors.

Section 10. Each Unit Owner who plans to be absent from such Owner's unit during the hurricane season shall remove all items not permanently affixed to the balcony or patio appurtenant to such Owner's Unit prior to departure. The Association shall promulgate hurricane shutter specifications in accordance with Section 718.113, Florida Statutes.

Section 11. The Board of Directors may, from time to time, on behalf of the Association adopt or amend rules and regulations governing the details of the operation, use, maintenance, management and control of the Units, Common elements or Limited Common Elements or other property of the Condominium or services made available to the Unit Owners. A copy of any additional rules and regulations adopted from time to time, as herein provided, shall from time to time be posted in a conspicuous place and/or copies of same shall be furnished to each Unit Owner.

Section 12. The occupants of units may have no more than two (2) dogs, cats or birds (2 being the maximum number of such animals in any combination but specifically excluding reptiles, pot belly pigs, bit bulls dogs, and other livestock/wildlife), provide that such pets shall be permitted so long as they are not in excess of 40 lbs. Unit owners are also bound by The Declaration of Condominium Section 18.6.