

HOUSE RULES AND REGULATIONS

A substantial rewording and re-numbering of The By-Laws, Section 9, was properly adopted by the Board of Directors on April 5, 2017 (Previously amended and restated as Exhibit "II" in 1999).

9. HOUSE RULES. In addition to the other provisions of these Amended and Restated Bylaws, the following house rules and regulations, together with such additional rules and regulations as may hereafter be adopted by the Board of Directors, shall govern the use of the condominium units located, and the conduct of all residents thereof.

9.1. RESIDENTIAL USE: All condominium units shall be used for residential purposes only, for the owners thereof, for their immediate families and social guests, and for tenants occupying said units under lease. They may not be used for any business or commercial use whatsoever.

9.2. OCCUPANCY DEFINITIONS: A family is defined as a single individual or two (2) or more individuals related by adoption, by blood of the first degree (e.g., children), or by marriage.

9.3. OCCUPANCY RESTRICTIONS: Continuous occupancy shall be limited to families, no more than two (2) individuals per bedroom plus one (1). This restriction does not apply to guests. Age restrictions apply for residents and guests as stated in Declaration and Bylaws in regards to the 55 and Older provision.

9.4 SALES AND LEASING PROCEDURE: Sales and Leases must be approved in advance in writing by the Board of Directors. The Board of Directors reserves the right to implement procedures, and adopt forms for application and background checks for applicants to obtain approval. The Board of Directors reserves the right to charge reasonable fees for processing said applications.

9.5 RENTAL RESTRICTIONS: Rentals may not be less than 60 days, or longer than 12 months. No subletting permitted.

9.6. NUISANCE: Condominium unit owners shall not use or permit the use of the premises in any manner which would be disturbing to or a nuisance to other said owners, or in such a way as to be injurious to the reputation of said condominium, or prohibits peaceful enjoyment of the property. All parts of the property shall be kept in a clean and sanitary manner, no rubbish, refuse, or garbage allowed to accumulate, or fire hazard allowed to exist. Trash or Storage Receptacles must be hidden from public view when not out for pick up, and placed back same day upon pick up. Lids must be kept on all bins. Bins should be cleaned out as necessary not to cause an unsanitary condition or odor.

9.7. LAUNDRY ROOM: No clothes, wash, or laundry shall be hung outside of the laundry room or in any other location not approved by the Board of Directors. Laundry facilities are for residents only. Allowed use is between the hours of 8:00 A.M. and 10:00 P.M. Please observe washday schedule posted in laundry room (residents may sign up with days and times, subject to availability Monday through Friday. Nobody may sign up for a weekend schedule, machines are to be used on a first come first serve basis on Saturday and Sunday. Schedules subject to change, check with your neighbors for additional days / times when not in use. Do not overload washers or dryers (maximum 30 lbs). Do not dye clothes in washer, or use self-dry cleaning kits in dryers. No liquid softener (dryer sheets only). Clean washers,

and dryer (including filter) after each use. Keep rooms and floors clean. Personal items kept in laundry rooms are private property of the owner, and must not restrict the use of washers and dryers. No smoking inside laundry rooms.

9.8. PARKING: Neither unit owners, occupants nor their guests shall be permitted to park automobiles or other vehicles on any grassed area within the condominium property. One parking spot is assigned to each unit. Guest parking is for guests only, not for additional vehicles. Any occupant with more than one vehicle must obtain a letter of permission from another owner to use their parking space. Letter must be on file with management or Board of Director.

9.9. GUESTS: All guests will comply with all rules and regulations, and will enjoy all benefits of owners and renters. 9.9. Such guests' occupancy shall be limited to not more than thirty (30) consecutive days or a total of thirty (30) days within any ninety (90) day period. The count of days beginning with the first day of occupancy. Guests staying longer than 48 hours shall register their names and vehicles with management, or the Board of Directors.

9.10 MAINTENANCE AND MODIFICATIONS: Owners, tenants, and guests are responsible for maintaining the 3' perimeter of the unit, including plantings, and any items placed within back lanais, and front courtyards. Plantings should be trimmed away from buildings and are not to exceed the height of the soffit. Areas should be kept clean, free of dirt, mold, trash, rubbish, debris, or weeds. Owners are responsible for maintaining and cleaning their owner exterior lights. No trees, bushes, flowers, or other may be planted outside the 3' perimeter of a unit or in "common areas". No painting or resurfacing courtyard or sidewalk areas without ARB written approval. No other exterior alterations (including additions of satellite dishes, replacement of windows or doors, other items listed in the Declaration) may be allowed without first written approval from the Architectural Review Committee, or Board of Directors. The Board of Directors may adopt procedures and forms for the application process.

9.11 SIGNS: Only one sign in the front window for Sale or For Lease is permitted. No estate sale, or yard sale signs permitted. The Association may hold an annual Yard sale, and will provide signs for such. Open house signs are permitted on the day and hours of the open house.

9.12 PET RESTRICTIONS. Condominium unit owners or occupants having pets must keep said pets on leash and said pets shall not be permitted to roam over the condominium property unless accompanied by the owner or the owner's representative, to the end that a unit owner's or occupant's pet shall not be permitted to disturb other unit owners or occupants or to create a condition of nuisance or discomfort to other unit owners. Not more than one (1) commonly accepted household pets, such as a dog or cat, may be kept in a Unit or Limited Common Element Area, subject to other reasonable regulation by the Association. The Association may restrict the walking of their pets to certain areas Commercial activities involving pets, including without the limitation, boarding, breeding, grooming, or training, are not allowed. In the sole opinion of the Board, any pet that becomes the source of unreasonable annoyance or a threat to the health, safety, and welfare to others, or if the Owner of the pet fails or refuses to comply with the restrictions, the Owner, upon written notice, shall remove the pet from the community. Pets may not be left unattended or leashed in yards, front courtyards, or screened

back lanais. In addition to the foregoing, no dog which weighs more than 40 pounds is permitted and certain aggressive breeds of dogs and exotic animals as determined by the Board of Directors, including but not limited to Pit Bull's, Rottweiler's, Doberman's and Chow's, or exotic hybrid animals, shall not be permitted. All animals currently on-site and which have further been registered with the Association within 30 days of the enactment of this amendment are hereby grandfathered until their death, as of the date of this Amendment.

9.13 INTERIOR WINDOW COVERINGS: The following is a list of what is allowed on the interior of unit windows for privacy: shutters (plantation, etc), blinds, curtains, drapes, non-reflective tint or similar covering. All must be in good condition.

9.14 WALKWAYS: Walkways are for residents only (trespassers should be reported to local sheriff). All areas must be clear and free of debris, No picnicking, sunbathing, or chairs permitted on walkways. No bicycles, skate boards, or rollerblades allowed on walkways. Do not leave fishing pools unattended or blocking canal sidewalk.

9.15 OTHER LIMITED COMMON AREA RESTRICTIONS: No BBQ's allowed under soffit of roof area of front courtyard, or under the back lanai. Outdoor Storage is permitted in courtyards only, and must be kept clean.

9.16 POOL RULES: Posted pool rules to be obeyed at all times. Pool use is for residents and guests only. Hours from 6:00 A.M. to 12:00 A.M.. Minors under the age of 12 must be accompanied by an adult. No diving. No Glass in pool or on deck. No food or drink in pool. Place pool rope back after swimming. Do not hang on rope. Do not remove pool furniture. Shower before entering. Use protective covering on lounges and chairs. Dispose of any food, containers, or debris after use. Remove all trash and close umbrellas upon leaving pool deck. Be sure to keep bathrooms clean. Report any damage or concerns of uncleanness to management or the Board of Directors. Ensure gates are locked at all times. Swim at your own risk.

Amended 4/5/17