

The use of the condominium property shall be in accordance with the following provisions as long as the condominium exists and the apartment buildings in useful condition exist upon the land.

A. Units

Each of the units shall be occupied only by one family, as a residence and for no other purpose.

B. Common Elements

The common elements shall be used only for the purpose for which they are intended in the furnishing of services and facilities for the enjoyment of the units by their occupants.

C. Pets

Pets shall be restricted to small domestic birds or fish, or one (1) cat or one (1) dog. Pets shall not exceed 25 pounds when fully grown and must always be on a leash. Absolutely no Pit Bull type dogs are allowed on the property. The owner of each pet shall be required to clean up after the pet in order to properly maintain the common areas. If, after receipt of written notice by the Association that the owner is violating the provision of this paragraph, and/or the owner does not correct such violation, the Association shall have the right to impose a fine of fifty (\$50.00) dollars against said unit owner. In the event that the fifty (\$50.00) dollar fine is not promptly paid, then the Association shall also have the right to seek appropriate legal action against the unit owner in order to obtain payment. In addition, the Association shall seek a judgement for all fees and costs incurred in such action.

D. Nuisances

No nuisances shall be allowed upon the condominium property nor any use or practice that is a source of annoyance to the residents, which interferes with the peaceful possession and proper use of the property by its residents. All parts of the condominium shall be kept in clean and sanitary conditions. No rubbish, refuse or garbage accumulating, nor any fire hazard, are allowed to exist. No unit owner shall permit any use of his unit or make any use of the common elements that will increase the cost of insurance upon the condominium property above that required when the unit is used for the approved purposes. This includes loud mufflers on vehicles.

E. Trash

Trash shall be placed in receptacles. Please put your unit number on your trash receptacles. For sanitary reasons, all trash except newspapers shall be in plastic bags and tied securely before being placed in trash receptacles. Trash shall be placed outside no earlier than the evening before pick up. (Tuesday night for Wednesday pick up and Friday night for Saturday pick up.)

F. Hanging Clothes

No clothes, towels, rugs, or similar items shall be hung outdoors for any purpose except within the unit owner's courtyard, below the height of the fence.

G. Bicycles

Bicycles, toys, or clutter shall not be left outside courtyards at any time. Bicycles or clutter so left, shall be impounded. It is permissible to store bicycles in the unit owner's rear courtyard. In the event that such items are impounded by the Association, the unit owner will be assessed a fee of five (\$5.00) dollars for their release.

H. Repairs

There shall be no assembling or disassembling of motor vehicles, except for maintenance such as the changing of a tire, battery, etc., nor any vehicle repairs.

I. Antenna

The only approved antenna allowed in the community would be a dish antenna. However, the antenna cannot be attached to any part of the building and must be inside of the unit's courtyard. Attaching it to a self-contained pole is the only method subject to approval.

If you wish to have a dish antenna installed, please submit the application page to the Association prior to engaging in the installation. Any unapproved installations are subject to removal at the owner's expense. Expenses shall include, but not be limited to, removal, disposal, and restoration to the Association common property.

J. Exterior Displays

No signs of any kind may be displayed on any exterior portion of the dwelling, the courtyard or in the windows of the dwelling or in any of the common areas. No reflective substance shall be placed on any window.

K. Temporary Shutters

Unit owners may install hurricane shutters, storm shutters or security shutters in a permanent installation provided said installation consists solely of bronze colored folding track mounted type accordion shutters. All other hurricane or storm shutters must be of a temporary nature and be installed only prior to a hurricane or storm and completely removable and be removed when the hurricane or storm ceases. Any damage to the building due to temporary shutters will be charged to the owner of the unit. Tracks for panel shutters will not be allowed to be left on the building.

L. Vehicles

Trucks larger than ½ ton pick-up or trucks used for commercial purposes, vans used for commercial purposes, motorcycles, boats, trailers, motorhomes, and other such vehicles shall not be allowed to park overnight on condominium property. All motor vehicles must be maintained as to not create an eyesore in the community or be abusive to the ears/disturb the peace. Parking will be allowed in the designated areas only. **No parking on the grass.** Any motor vehicle that is unlicensed and/or cannot be driven can be towed from the condominium property.

Auto Parking Spaces

Only two (2) parking spaces are assigned to each unit owner. Your spaces are _____ & _____.

All parking spaces are assigned unless specifically marked as "guest" parking. Parking in any other location may result in your vehicle being towed from the property at your expense.

M. Lake

There shall be no swimming or fishing in the lake.

N. Lawful Use

No immoral, improper, offensive, or unlawful use shall be made of the condominium property nor any part of it. All valid laws, zoning ordinances, and regulations of all governmental bodies having jurisdiction shall be observed. The responsibility of meeting the requirements of governmental bodies for maintenance, modification to, or repair of the condominium property shall be the same as the responsibility for maintenance and repair of the property concerned.

O. Roof

There shall be no climbing or storing items on the roof of the condominium.

P. Trees and Shrubs

The Board of Directors must approve all tree and shrub plantings in order to protect our complex from undesirable plants and root problem trees that can create costlier maintenance. NO PLANTING ON COMMON GROUNDS.

Q. Leasing

After approval by the Association elsewhere required, entire units may be rented provided the occupancy is by only one family, its servants, and guests. No rooms may be rented, and no transient tenants may be accommodated. The owner must own the unit for one year prior to leasing it.

R. Regulations

Reasonable regulations concerning the appearance and use of the condominium properly may be made and amended from time to time by the Association in the manner provided by its Articles of Incorporation and By-Laws. The Association shall furnish copies of those regulations and amendments to all unit owners and residents of the condominium upon request.

I have read and fully understand Signature: _____

Signature: _____ Date: _____

NO VEHICLES ALLOWED ON GRASS AT ANY TIME.

PLEASE DO NOT FEED THE WILDLIFE.

SINCE THERE ARE NO PLAYGROUND FACILITIES ON PROPERTY,

ALL BALL SPORTS, SKATEBOARDS, ELECTRIC TOYS, SCOOTERS AND

OTHER PLAY THAT CAN BE A NUISANCE IS PROHIBITED ON COMMON GROUNDS.