

RULES AND REGULATIONS

OF

CASA GRANDE I TOWERS CONDOMINIUM ASSOCIATION, INC.

1. The sidewalks, entrances, passages, vestibules, stairways, elevators, corridors, halls and like portions of the Common Elements of the Condominium Buildings shall not be obstructed or used for any purpose other than ingress and egress to and from Condominium Units.
2. No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed on any part of the outside of a Condominium Unit or Building or on any part of the Common Elements without prior written consent of the Association. Additionally, no awning, canopy, shutter or other projection shall be attached to or placed upon the outside walls or roof of the building unless approved by the Association. Notwithstanding the foregoing, the Developer may place signs or other displays or advertising on any part of the Common Elements, the outside of the building and the roof.
3. Neither the exterior of the Condominium Units, including all appurtenances, nor any part of the Common Elements shall be painted, decorated or modified by any Condominium Unit Owner or resident without the prior written consent of the Association, which consent may be withheld on purely aesthetic grounds within the sole discretion of the Association.
4. A Unit Owner shall not cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies or windows of the building, nor shall such Unit Owner screen or otherwise enclose his connecting balcony, atrium, terrace or roof deck without the consent of the Association. Curtains and drapes (or linings thereof) blinds, shutters, shades or other window covering which face on exterior windows or glass doors of Units shall be white or off-white in color.
5. Nothing other than balcony-type furniture and plants may be kept on patios, balconies, atriums, terraces and roof decks.
6. The exterior portions of all doors which face Common Elements shall be uniform in appearance and color and all exterior hardware shall be identical.
7. No door mats may be placed in the hallways or corridors and no ornaments or decorations may be hung on the walls of the hallways and corridors.
8. No Unit Owner may install or permit to be installed any window air conditioning unit in his Unit or in the Common Elements.
9. No radio or television installation may be permitted in a Unit which interferes with the television or radio reception of another Unit. No antenna or aerial may be erected or installed by a Unit Owner on the roof or exterior walls of the building and, if same is erected or installed, it may be removed, without notice, by the Association at the cost of the Unit Owner installing same. Citizens band and ham radio installations are strictly prohibited.
10. All doors leading from the Condominium Unit to Common Elements shall be closed at all times except when in actual use for ingress and egress.

11. No Condominium Unit Owner or resident shall play upon or permit to be played any musical instrument or operate or permit to be operated a phonograph, radio, television set or other loudspeaker in a Condominium Unit between the hours of 11:00 P.M. and the following 8:00 A.M. if the same shall disturb or annoy other occupants of the Condominium.

12. All garbage and refuse are to be deposited only in the facilities provided for that purpose.

13. No garbage cans, supplies, milk bottles, or other articles shall be placed in the halls, balconies, or staircase landings, 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 or balconies, terraces, roof decks, patios or the like.

14. There shall not be kept in any Condominium Unit or in any storage facility any inflammable, combustible or explosive fluid, material, chemical or substance, except for normal household use. The Association will not be responsible for loss of or damage to any property in the storage rooms.

15. Pets shall not in any way disturb any other Condominium Unit Owners and shall be kept on leashes at all times or hand carried through the Common Elements of the Condominium Property. Pets must be with their owners at all times. A Unit Owner may keep fish in a fish tank or small caged birds. No other pets are permitted. Lessees, tenants or guests are not permitted to keep any pets.

16. No motor vehicle which cannot operate on its own power shall remain on the premises for more than twenty-four (24) hours, and, except in emergencies, there shall be no repairs of motor vehicles made while on the Condominium Property.

17. Employees of the Association are not to be sent out of the building by Unit Owners for personal errands. The Board of Administration and/or its management agent shall be solely responsible for supervising employees of this Association.

18. The personal property of Unit Owners must be stored either in their respective Units, or (if applicable) assigned storage areas.

19. No Unit Owner shall make or permit any disruptive noises or noxious fumes in the building, or permit any conduct by any persons that will interfere with the rights, comforts, or conveniences of other Unit Owners.

20. A Unit Owner who plans to be absent during the hurricane season, must prepare his Unit prior to his departure by:

(a) Removing all furniture, plants and other objects from his patio, terrace, atrium, roof deck or balcony; and

(b) Designating a responsible firm or individual if other than the Association, to care for his Unit, should the Unit suffer hurricane damage, and furnishing the Association with the names of such firm or individual. Such firm or individual shall contact the Association for clearance to install or remove hurricane shutters, and such parties shall be subject to the approval of the Association.

21. Food and beverages may not be consumed outside of a Unit and its appurtenant patio, balcony or roof deck, except in designated areas. There shall be no cooking on balconies or roof decks.

22. No drilling of floors or ceilings is allowed for attachment or hanging of any material, including, without limitation, planters and hammocks, unless reviewed and approved under competent engineering supervision as required by management.

23. Fire Exits shall not be obstructed in any manner.

24. No commercial or business purpose shall be conducted in any Unit. No Unit Owner may actively engage in solicitation for commercial purposes.

25. Recreation facilities may be reserved for private parties only through the Manager. All functions must conclude by 11:00 p.m.

26. Before a Unit is to be occupied by guests in the absence of the Unit Owner, a written guest identification notice listing names and length of stay must be furnished to the Manager.

27. No Unit Owner or Occupant may alter, change or remove any furniture, furnishings or equipment in the Common Elements.

28. A Unit Owner shall be liable for the expense of any maintenance, repair, replacement or damage to the Common Elements rendered necessary by his or her acts or by those of any member of such Unit Owner's family or the guests, employees, agents or lessees of the Unit Owner or his family.

29. No Unit Owner or lessee shall invite in his absence any person not in residence to use the Condominium facilities.

30. A Unit Owner seeking to make an alteration, addition or improvement to his Unit shall submit the plans and specifications for same to the Board of Administration whether or not the approval of the Board is required under the terms of the Declaration of Condominium or the Bylaws of the Association. A Unit Owner who causes damage to another Unit or to Common Elements as a result of his making an alteration, addition or improvement to his Unit shall be liable therefor to the Owner of such other Unit or to the Association as the case may be.

31. A Unit Owner is responsible for repairing plumbing problems, i.e. clogged drains, within their Units.

32. Park only in spaces marked for residents of the Condominium. Advise guests and visitors to avoid reserved spaces, even for a few minutes, and to park in guest spaces. The Association reserves the right to tow any and all improperly parked vehicles. All costs associated with towing such vehicle will be paid by the owner of the towed vehicle.

33. No repair or washing of vehicles is permitted within the condominium property.

34. Make all minor repairs as needed and comply with the following maintenance requirements:

General Maintenance

- a. Regularly inspect bathroom tiles to make certain, that they are all properly sealed with bathroom grout in order to prevent damage to the walls, floors and ceilings of units on the lower floors.
- b. Regularly inspect ceiling to check for stains caused by water, filtration or humidity.
- c. If you experience problems with your circuit breakers contact a licensed electrician.

- d. If you feel a slight electric shock when touching and electrical appliance, unplug and repair the appliance.
- e. If your lights flash on and off or fluctuate in strength, contact a licensed electrician.

Plumbing Maintenance

- a. Regularly check the faucets and water valves for leaks
- b. Regularly make certain that there are no water leaks in the tub or sinks.
- c. Clean any sediments which have collected in the water heater monthly or as recommended in the water heater's manual.

Air Conditioner and Heating Unit Maintenance

- a. Regularly change and/or clean the filters on the air conditioner and heating unit.
- b. Service the units annually or as recommended in the unit's manual.

In the event of conflict between the provisions of these Rules and Regulations and the Bylaws of the Association or the Declaration of Condominium, the Bylaws shall supersede the Rules and Regulations and the Declaration of Condominium shall supersede both.

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