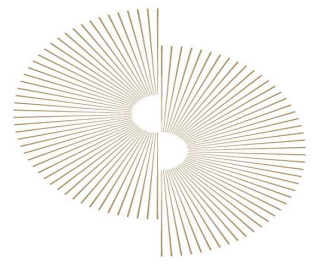


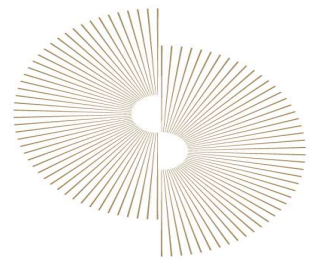
RULES AND REGULATIONS



The Associations' Board of Directors has adopted the following Rules and Regulations, which apply to both the Condominium Association. **In addition to these rules, please refer to the Occupancy and Use Restrictions in Section 17 of the Declaration.**

1. **DESTRUCTION OF PROPERTY:** The Condominium facilities are for the exclusive use of Owners and their approved lessees, guests, family, invitees, servants, licensees, and/or employees (except as otherwise provided in the Declaration). Any damage (mark, deface, or engrave) to any part of the buildings, recreational facilities, Common Elements, or equipment caused by any Owner or his lessees, guests, family, invitees, servants, licensees, and/or employees shall be repaired at the Owner's expense. Any equipment, such as carts from the valet, must be returned to their proper location immediately after use, and shall not be left in the hallways for any period of time.
2. **TOBACCO USAGE:** Tobacco use shall ONLY be permitted in the Residences, which will be deemed to include residence balconies and terraces. "Tobacco use" includes the personal use of any tobacco product, whether intended to be lit or not, which shall include smoking, as well as the use of an electronic cigarette or any other device intended to simulate smoking and the use of smokeless tobacco, including snuff; chewing tobacco; smokeless pouches; any other form of loose-leaf, smokeless tobacco; and the use of unlit cigarettes, cigars, and pipe tobacco.
3. **OBSTRUCTIONS:** Sidewalks, entrances, driveways, passages, terraces, elevators, vestibules, stairways, corridors and halls, and all Common Elements shall be kept open and unobstructed. Owners must not place rugs or mats in passageways, stairways, corridors, or halls. No signs, notices, or advertisements shall be inscribed or exposed on or at any window or any part of the Condominium, unless approved in writing by the Association as provided by the Declaration.
4. **CHILDREN:** Children will be the direct responsibility of their parents or legal guardians, including full supervision of them while within the condominium property, and including full compliance by them with these Rules and Regulations and all other rules and regulations of the Association. Loud noises will not be tolerated. All children under the age of twelve (12) years must be accompanied by a responsible adult when entering and/or utilizing the recreational facilities.
5. **PLAY EQUIPMENT, STROLLERS, ETC.** The personal property of owners and residents must be stored in the individual units and storage lockers. Bicycles, tricycles, scooters, skateboards, and other play equipment, baby strollers, and similar items shall not at any time be left in the hallways or other Common Elements or in the Limited Common Elements (including parking spaces, balconies, and terraces), except for those areas specifically designated by the Association as a storage area for such items, if any.
6. **GARBAGE:** Garbage, which includes rubbish, trash, and/or refuse, shall not be allowed to accumulate in places other than the receptacles provided. Each Unit, the Common Elements, the Limited Common Elements, and Association Property shall at all times be kept in a clean and sanitary condition.
7. **TRASH CHUTES:** Except for recycling, all refuse shall be securely wrapped in plastic garbage bags and deposited in the trash chute in a container not exceeding the width of the chute. Trash chutes may be used only between 7:00 AM and 10:00 PM.
8. **STORAGE AREA:** Owners and lessees shall not place objects or substances that would create a fire hazard or may be subject to infestation or spoilage in the storage areas.

RULES AND REGULATIONS



9. RIGHT TO ENTER UNITS/UNIT KEYS:

- Subject to any restrictions contained in the Declaration, the Association, its management firm and the firm's agents and employees shall, at all reasonable times, have the right to access any Unit to make any repairs or replacements to the Common Elements contained in such Units and to remedy any situation or condition which, if not remedied, would result in damage to any other Unit or the Common Elements. If the Association provides for regular pest control for the Units, each Owner shall permit exterminators retained by the Association to enter the Unit for such purpose in accordance with the standard set forth by the Board.
- The exterior of the unit entry door is a limited common element, and any modifications, including a change of lock and/or door decor, require Association approval. Unit owners may install an interior lock (not visible from the exterior of the door), at their expense, which installation shall be performed by a licensed and insured locksmith. If, due to a modification of the door, entry cannot be made by the Association personnel and the door or door frame is damaged to gain entrance, the cost of repairs shall be borne solely by the unit owner.
- If it is necessary to gain access and/or cause repairs to be made to any Unit or Limited Common Element because of failure of the unit owner to make such repairs on a timely basis, the cost of such repair shall be promptly reimbursed and collectible from the Owner in the same manner as an Assessment.

10. ATTIRE: Owners, lessees, guests, families, invites, servants, licensees, and/or employees shall not appear in the lobby or Common Elements except in appropriate attire, including footwear.

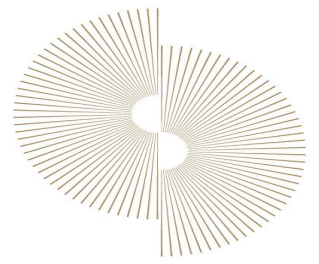
11. PLUMBING: Water closets and other plumbing shall not be used for any purposes other than for which they are constructed, and no sweeping, rubbish, rags, or other foreign substances shall be thrown in them. The cost of any damage resulting from misuse shall be borne by the Owner who is responsible for the damage.

12. SOLICITATION: There shall be no solicitation by any person anywhere in the Common Elements for any cause, charity, or for any other purpose whatsoever, unless specifically authorized by the Board of Directors.

13. HURRICANE PREPARATIONS:

- No Owner may install hurricane shutters or similar equipment in or upon his or her Unit and/or the Limited Common Elements appurtenant thereto unless approved by the Association.
- Each Owner, who is not a permanent resident, shall appoint an agent to be available during the hurricane season if needed and shall notify the Association of the name, address, and telephone number of such person. If no agent is designated or such person is not available, the management firm is authorized (but shall not be obligated) to take whatever steps are necessary in its discretion to protect the Unit and neighboring property at the cost and expense of the Owner.
- Each Owner or lessee who plans to be absent from his Unit during the hurricane season must prepare his Unit before departure by removing all items from his terrace, patio, or balcony.

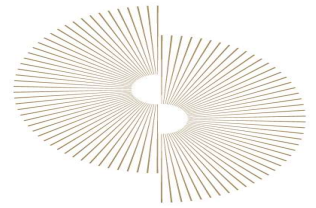
RULES AND REGULATIONS



14. PETS:

- Each unit may have up to two (2) dogs or cats (or other household pets defined as such and specifically permitted by the Board of Association) appropriately registered with the county and management office, including photos.
- Pets are subject to the following; (a) no pets may be left unattended on balconies, Lanai terraces, or in the Common Element areas, (b) such pets are not a nuisance to residents of other Units or neighboring buildings, (c) such pets are not a pit bull or other breed considered to be dangerous by the Board of Directors and (d) prior written notice is given to the Board of Directors, which notice shall describe such animal(s) by species, height, weight and coloring.
- Pets shall not be permitted outside of their owner's Unit unless attended by an adult and on a leash not more than six (6) feet long. Pets shall only be walked or taken upon those portions of the Common Elements designated by the Association from time to time for such purposes. Each Owner must immediately clean up after his/her pets and fix any damage caused by his/her pets. Owners shall use the closest ingress/egress route to their units with their pets and shall not walk through residential corridors other than that of their unit.
- Visitors are not permitted to bring pets onto the property without pre-registering them with management.
- Pets are NOT allowed in amenity areas except for the dog park. This includes the Amenity Deck, Pool Deck, Spa, Fitness Center, Card Room, Business Center, Club Room, Yoga Area, Catering Kitchen, and Theater Room at any time.
- Pets that are loose, disorderly, or not within transport containers may be delivered to the appropriate animal authorities without notice to the Owner.
- Violations of the above shall entitle the Association to all of its rights and remedies, including, but not limited to, the right to fine unit owners and/or require any pet to be permanently removed from the Condominium Property upon three (3) days' notice.

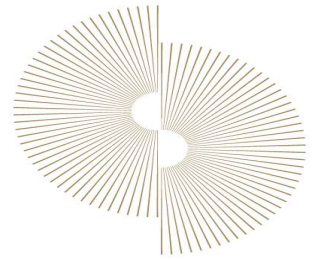
RULES AND REGULATIONS



15. **BALCONIES, TERRACES, LANAIS:** Only appropriate patio furniture may be placed on a balcony, terrace, or lanai. Nothing may be hung or attached to a railing, wall, ceiling, or floor, including artwork or any decorative item, unless approved by the Association. Smoking tobacco, as defined earlier, is permitted as long as it is not deemed a nuisance. Nothing can be thrown or dropped at any time, including, but not limited to, cigarette butts. **BALCONIES** Your balcony or lanai is an important part of the overall appearance of the building. To ensure that all balconies remain attractive, the Association requests that the following rules be observed: Curtains and drapes (including linings) that face the exterior windows or doors shall be white or off-white in color and shall be subject to disapproval by the Association, in which case they shall be removed and replaced by the unit owner or resident at their sole cost, with items acceptable to the Association. Balconies may not be enclosed, covered with an awning, increased in size, or altered in configuration. No articles shall be placed on the balconies, terraces, and/or lanais or other common elements or limited common elements. No linens, clothes, shoes, bathing suits or swimwear, curtains, rugs, mops, or laundry of any kind, or other articles, shall be shaken or hung from any of the windows, doors, balconies, terraces, patios, railings, or other portions of the Condominium or Association Property. Owner or resident shall not permit anything to fall from a window or door of the Condominium or Association Property, nor sweep or throw from the Condominium or Association Property, any dirt, cigarettes, or other objects and/or substances onto any of the balconies, patios, and/or lanais or elsewhere in the Building or upon the common elements. Each unit owner/resident shall be responsible for cleaning up after themselves, their guests, Residents, and invitees when within the Association Property, including, without limitation, placing all trash and/or garbage in the proper receptacles. Window air conditioning units may NOT be installed by unit owners or residents. No Unit shall have any aluminum foil placed in any window or glass door, or any reflective or tinted substance placed on any glass, unless approved in advance by the Board of Directors in writing. No unsightly materials may be placed on any window or glass door or be visible through such a window or glass door. Unit owners and residents are responsible for maintaining the highest level of sanitation and upkeep of their balcony or lanai. At no time shall pets be allowed to use the balcony as a bathroom. Unit owners and residents are responsible for maintaining all-balcony/terrace, lanais sealants, drains (if applicable) and waterproofing materials in good working order and shall maintain all balcony/terrace, lanais surfaces (exclusive of railings) with the compatible materials necessary to achieve the expected upkeep of all such existing materials when each begins to show signs of wear (subject to the prior approval of the Association with respect to material, color and the like). **BALCONIES (CONTINUED)** Stickers, adhesives, and other foreign objects are not permitted on (or inside) your windows. No unit owner or resident shall cause anything to be affixed or attached to, hung, displayed, or placed on the exterior walls, doors, balconies, railings or windows of the Building without first obtaining the prior written approval of the Association.

Notwithstanding the foregoing, any unit owner may display one portable, removable United States flag respectfully, and, on Armed Forces Day, Memorial Day, Flag Day, Independence Day and Veterans Day, may display in a respectful way portable, removable official flags, not larger than 4 ½ feet by 6 feet, that represent the United States Army, Navy, Air Force, Marine Corps or Coast Guard. No barbecues or outdoor grills are permitted to be installed, stored, or operated on covered balconies or lanais. No bicycles or the like may be stored on your balcony or lanai. Garbage or waste of any kind shall not be left, stored, or placed on your balcony/terrace or lanais. If a resident will not be in their residence during unusual weather, all movable objects must be removed from the balcony. The Association will have the right to approve the exact material to be used on balconies, terraces, patios, and/or lanais. Any use guidelines set forth by the Association shall be consistent with good design practices for the

RULES AND REGULATIONS



waterproofing and overall structural design of the building. Unit owners will be held strictly liable for violations of these restrictions and for all damage resulting therefrom, and the Association has the right to require immediate removal of violations. No cutting of any material is permitted outside of your Unit, including on the balcony. The unit owner's responsibility for compliance herewith includes, but is not limited to, meeting all other requirements of the Association, such as obtaining permits and insurance for the Association, and must be installed before the residential unit is occupied. Please refer to the Architectural Modification Forms and the Management Office for further details. The installation or placement of any improvement or heavy object or plant, except typical outdoor furniture on any balcony or lanai, must be submitted to and approved by the Association, and be compatible with the overall structural design of the building. No unit owner/resident shall install and/or affix television antennae or satellite dishes which in any manner change the appearance of any portion of the building or the exterior of said Unit, without first obtaining the prior written approval of the Association

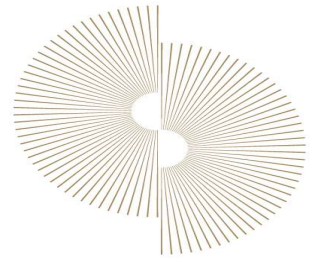
16. ASSOCIATION EMPLOYEES, CONTRACTORS: No Owner or resident shall give orders or instructions to Association employees. Complaints or suggestions must be addressed to the Association manager in writing. No Association employee shall perform private work for any owners.

17. ELEVATORS: Elevators shall not be abused or overloaded. No children shall be permitted to play or loiter in elevators. No carriages, shopping carts, or other objects remain unattended in the elevators. Padding or other protective coverings must be installed when moving furniture or other objects that may damage the interior. All deliveries and the moving of furniture or other large objects are governed by the Association's rules. Move In – Move Out and Vendor Delivery/Pickup Rules. The owner shall be responsible for any damage to the elevator caused by him, his agent, or contractors.

18. HAZARDOUS SUBSTANCES: No flammable, combustible, or explosive fluids, chemicals, or other substances may be kept in any Unit, Limited Common Elements, or Common Elements, except such as are generally used for normal household purposes. No gas or charcoal cooking devices are permitted on any terrace or balcony.

19. FOOD AND BEVERAGES: Food and beverages may only be consumed inside Units, in designated kitchen areas, or in other locations as approved by the Board of Directors. Food is strictly prohibited in the pool areas; however, water and non-alcoholic beverages in non-breakable containers are permitted on the pool deck.

RULES AND REGULATIONS



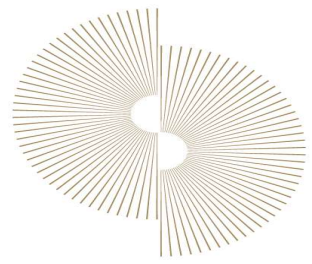
20. EXTERIORS:

- Exterior improvements shall be restricted as outlined in the Declaration.
- Owners shall not cause anything to be affixed, attached to, hung, displayed, or placed on the exterior walls, doors, balconies, terraces, or windows of the building, including awnings and/or storm shutters. No laundry, garments, or other unsightly objects shall be placed where visible from outside of the Units. Except for seasonal decorative lights, which may be displayed between December 15 and January 15 only and in compliance with any regulations of the Association promulgated with respect thereto, the use and nature of all exterior lights and exterior electrical outlets must be first approved in writing by the Association. Exterior sculpture, flags, and similar items must first be approved in writing by the Association; provided, however, that nothing herein shall prohibit the appropriate display of the American flag.
- No owner/resident shall permit anything to fall from a window or door of the Condominium or Association property, nor sweep or throw from the Condominium or Association property any dirt or other substance onto any of the balconies or elsewhere in the building or upon the Common elements or Common Areas.
- Each owner/resident is responsible for cleaning and maintaining their balcony and shall be considered by neighbors by cleaning balconies in such a manner, and taking proper precautions, to assure nothing drops or drips below.
- Owners/Residents shall not overwater plants located on balconies or terraces.
- No window or wall-mounted air-conditioning units which are visible from outside of the Unit may be installed in any Unit. No Unit shall have any reflective or tinted substance placed on any glass (other than any tinted substance placed by Developer initially) unless approved in advance by the Board of Directors in writing. No unsightly materials may be placed on any window or glass door or visible through such window or glass door.
- No curtains shall be installed within Units which are visible from the outside of the buildings, unless the same have appropriate linings as approved by the Association.
- No Owner shall allow anything to remain in or on the Common Elements, Limited Common Elements, or Association Property which would be unsightly or hazardous.

21. PARKING: Any vehicle that belongs to a guest of a resident or any vehicle that belongs to a resident which does not have an assigned parking space shall be parked by valet, subject to the availability of an appropriate parking space. Valet shall have the right to refuse acceptance of any vehicle based on capacity. The driver must remain with the vehicle until the Valet accepts the vehicle from the driver. **SPEEDING IN THE GARAGE IS PROHIBITED AND ALL GARAGE SIGNAGE MUST BE FOLLOWED.** Cars that leak oil or are in need of maintenance should be repaired immediately. If cars are parked in the garage while Owners are out of town, Owners shall leave the keys in the Association's office. No repair or washing of vehicles is permitted within the Condominium Property unless approved by Management. The Association may reassign or change the Limited Common Element parking space(s) assigned to a Unit, without the consent of the affected Owner(s), if such change is required to comply with applicable federal, state, or local laws or regulations promulgated.

22. FIREARMS: The discharge of firearms or weapons within the Condominium or Master property is prohibited. The term "firearms or weapons" includes, but is not limited to, "B-B" guns, pellet guns, slingshots, wrist rockets, crossbows, bows, and firearms of any type, regardless of size. Transport of any firearms or weapons must be done discreetly, utilizing a case designed for that purpose, when upon Condominium or Master property.

RULES AND REGULATIONS



23. CLUB LOUNGE: Unless reserved for a private function, the Club Lounge is available on a first-come first-served basis. For private functions, Club Lounge reservations are made through the Management Office with the completion reservation packet.

- Open 7 am to 11 pm daily.
- Room must be reserved in advance with the Welcome Desk to guarantee availability.
- Light snacks, water, and soft drinks permitted.
- Please pick up after yourself.
- No smoking.
- No Reservations will be accepted for Holidays.

24. THEATER ROOM:

- Open 7 am to 11 pm daily.
- Room must be reserved in advance with the Welcome Desk to guarantee availability.
- Light snacks, water, and soft drinks permitted.
- Please pick up after yourself.
- No smoking.

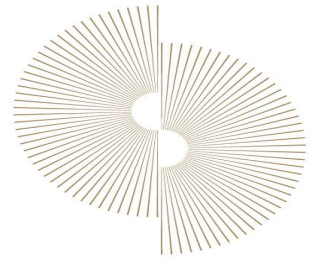
25. POOL/WET SPA & OUTDOOR KITCHEN AREA:

- The pool is open from dawn to dusk, during daylight hours only.
- Pets are not permitted on the Pool Deck, in the Wet Spa/Pool, or Fitness Center.
- Appropriate swimming attire is required at all times.
- Tobacco use (as defined earlier) is prohibited on the Pool Deck, NO SMOKING.
- Audio equipment on the Pool Deck shall be used only with headphones.
- Water and soft drinks (no alcohol) are permitted in the pool deck area and must be in a non-breakable container.. No beverages are allowed inside the pool or spa.
- Preparation, consumption, or cooking of food is permitted only in designated outdoor grill /kitchen areas
- All people are required to wear robes/coverings and footwear while travelling to and from the pool area.
- Residents using lounge chairs are required to place a towel to cover the cushion.
- Grill & grill area must be reserved before usage via the Front Desk and cannot exceed 8 residents (including their guests). Reservations can be made 24 hours in advance

26. FITNESS CENTER:

- Open 24 hours a day.
- Proper workout attire must always be worn, including closed-toed athletic shoes.

RULES AND REGULATIONS



26. FITNESS CENTER:

- Open 24 hours a day.
- Proper workout attire must always be worn, including closed-toed athletic shoes.
- Equipment must be wiped down before and after use.
- The time limit for any piece of equipment is 20 minutes if someone is waiting to use that type of equipment and no other is available.
- Headphones must be used when listening to your audio device.
- Be considerate of your fellow Fitness Center users; cell phone use is prohibited.
- Children under the age of 16 cannot use the equipment unless authorized by management.
- Regardless, children under the age of 12 cannot use any equipment. Notify the Management or the Front Desk if any equipment is not functioning properly.
- Personal Trainers are permitted but must be licensed or certified (and produce any license as required by the State, County, or Municipality), sign a waiver of liability in favor of the Association (provided by Management), and provide copies of their certification, license(s), and liability insurance to management in advance of training session.
- Use of the facility is at your own risk.

27. FINES: The Association may impose fines against a Unit for failure to comply with any provisions of the Declaration and By-Laws, Articles or these Rules in an amount of \$100.00 for each infraction. A fine of \$100.00 may be imposed for each day in which a violation exists or continues to exist for a maximum aggregate. amount of \$1,000.00.

28. Fees: In connection with the sale, lease, or other transfer of a unit, and in accordance with the Declaration, the Association may charge a fee, as determined by the Board, for review of the required paperwork to the Association. The Association may also require a refundable security deposit and/or fee to be submitted for any move (in or out), as well as a refundable security deposit from any tenant held against common area damages throughout the term of their lease. The initial move (in or out) security deposit is \$1000, with a fee of \$500. The initial lease security deposit is \$2500.