



Community Rules and Regulations

The following Rules and Regulations govern Caribbean Isles Villas Condominium. All initially capitalized terms not defined herein shall have the meanings set forth in the Declaration of Condominium for Caribbean Isles Villas Condominium. These rules and regulations have been promulgated by the Board, and are subject to change from time and time.

1. The entrances, and like portions of the common elements shall not be obstructed nor used for any purpose other than for ingress and egress to and from the Condominium property; nor shall any carts, bicycles, carriages, chairs, tables or any other similar objects be stored therein.
2. The personal property of unit owners must be stored in their respective units.
3. No garbage cans, supplies, milk bottles or other articles shall be placed on the patios and terraces, or on any common elements except for designated trash areas, if any. No liners, cloths, clothing, curtains, rugs, mops, or laundry of any kind, or other articles, shall be shaken or hung from any of the windows, doors, fences, patios, terraces, if any, or other portions of the condominium property.
4. No unit owner shall permit anything to fall from a window or door of the condominium property, nor sweep or throw from the condominium property any dirt or other substance into any of the patios, terraces or upon the common elements.
5. All refuse must be deposited in tied plastic bags and placed in areas designated for refuse disposal.
6. No unit owner, tenant, visitor, licensee or invitee shall park any type of motor vehicle other than in marked parking spaces.
7. No unit owner shall make or permit any disturbing noises in his unit by himself or his family, servants, employees, agents, visitors or licensees, nor permit any conduct by such persons that will interfere with the rights, comforts or conveniences of other unit owners. No unit owner shall play or permit to be played any musical instrument, nor operate or permit to be operated a phonograph television, radio or sound amplifier in his unit in such a manner as to disturb or annoy other residents. No unit owner shall conduct, nor permit to be conducted, vocal or instrumental instruction at any time which disturbs other residents.
8. No radio or television installation may be permitted in any unit which interferes with the television or radio reception of another unit.
9. No sign, advertisement, notice, lettering or descriptive design shall be exhibited, posted, displayed, inscribed or affixed to the exterior of a unit or in, on or upon any part of the condominium property, except signs used or approved by association. Signs, advertisement, notice, lettering or descriptive design of any kind advertising the sale or rental of a unit shall not be more than one (1) square foot and may only be placed adjacent to the front entry of the respective unit. All signs shall be subject to design standards approved or adopted by the Architectural Control Committee, as defined in the Community Declaration.

10. Association shall have the right to retain a pass key to all units for the purpose of access to such units during reasonable hours, when necessary for the maintenance, repair or replacement of any common elements or for making emergency repairs which are necessary to prevent damage to the common elements or to another unit or units. If a lock is altered or a new lock installed the unit owner shall provide association with an additional key and security code, if applicable.
11. No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any unit or on the common elements.
12. Employees of association are not be sent out by unit owners for personal errands. The Board shall be solely responsible for directing and supervising employees of Association.
13. A unit owner who plans to be absent during the hurricane season must prepare his unit prior to his departure by designating a responsible firm or individual to install and remove hurricane shutters, if any, and care for his unit should the unit suffer hurricane damage, and furnish Association with the name (s) of such firm or individual. Such firm or individual shall be subject to the approval of association.
14. Food and beverages may not be consumed outside of a unit except on terraces or patios which are limited common elements appurtenant to the unit.
15. A unit owner shall not cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, terraces, patios, or windows of the building; provided, however, an American flag and official flags that represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard may be displayed as permitted by the Act. Curtains and drapes (or linings thereof) which face on exterior windows or glass doors of units shall be subject to disapproval by the Board, in which case they shall be removed and replaced with acceptable items. NO unit owner shall install a screen enclosure, glass enclosure or the like, to or upon the outside walls of the building or on the common elements or limited common elements without the prior written consent of the Board.
16. Unit owners and occupants of unit shall park their bicycles and tricycles only within the unit.
17. The units come equipped with hurricane shutters. Unit owner are responsible for the maintenance, repair and replacement of the hurricane shutters. Subject to the applicable building codes, in the event that the hurricane shutters need to be replaced, a unit owner shall replace the hurricane shutters with the same color and type of shutters that the unit was equipped with from the Developer. Unit owners may seek the approval of the Board for the installation of hurricane shutters that are different than those originally provided with the unit by the developer. The Board may approved or deny the request in its sole discretion. Notwithstanding the foregoing, the Board may not deny the installation of hurricane shutters conforming to specifications adopted by the Board. The rules and regulations, along with the hurricane shutter specifications set forth in this Section 17, have been adopted by the Board.
18. These rules and regulations shall not apply to the developer, nor its agents or employees, and contractors, or to Institutional First Mortgagees, or to the units owned by either the developer or such Institutional First Mortgagees, unless the rules of the Florida Department of Business and Professional Regulation or the Act require otherwise. All of these rules and regulations shall apply, however, to all other unit owners and occupants even if not specifically so stated in portions hereof. The Board shall be permitted (but not required) to grant relief to one or more unit owners from specific rules and regulations upon written request therefore and good cause shown in the sole opinion of the Board.

7. Restrictions. The following restrictions, among others, are found in the Declaration of Condominium and the Community Declaration. Please see Article 17 of the Declaration of Condominium, which is attached as Section 2 to this Prospectus and Article 14 of the Community Declaration, which is attached as Section 3 to this Prospectus, for a list of the restrictions imposed on the Unit Owners and/or the Units.

7.1. Minors. There is no restriction on minors residing in the Condominium. Use by minors of recreational facilities requires the supervision of a parent or other responsible adult. Parents shall be responsible for all actions of their minor children at all times in and about the Community.

7.2. Pets. There are restrictions on pets. Each Unit may house no more than two (2) in the aggregate, common domestic dogs or cats with a weight not to exceed twenty (20) pounds per animal. If, however, such animals are of a breed prohibited by the County, City or any other ordinance, these animals are strictly prohibited. Additionally, Unit Owners may house fish and/or two (2) domestic (household type) birds, as long as the birds are kept indoors and do not become a source of annoyance to other Unit Owners. Additional restrictions on the maintaining of pets by Unit Owners can be found in Section 17.13 of the Declaration of Condominium which is attached as Section 2 of this Prospectus and in Section 14.2 of the Community Declaration which is attached as Section 3 of this Prospectus.

7.3. Use Restrictions. No nuisances shall be allowed upon the Community or the Condominium Property. No immoral, improper, offensive, unlawful or obnoxious use shall be made upon the Community or the Condominium Property. See Article 17 of the Declaration of Condominium which is attached as Section 2 of this Prospectus and Article 14 of the Community Declaration which is attached as Section 3 of this Prospectus.

7.4. Leasing. No portion of a Unit, other than the entire Unit, may be rented. No Unit may be leased more than two (2) times per year. Each lease must be for a minimum period of six (6) months. All leases shall be in writing and shall be submitted to the Condominium Association and Community Association for approval. Further, the lease must be in compliance with Section 17.9 and Article 18 of the Declaration of Condominium, which is attached as Section 2 of this Prospectus, and Section 14.23 and Article 26 of the Community Declaration which is attached as Section 3 of this Prospectus. **THE SALE, LEASE OR TRANSFER OF UNITS IS RESTRICTED OR CONTROLLED.** See Section 17.9 and Article 18 of the Declaration of Condominium which is attached as Section 2 of this Prospectus, and Section 14.23 and Article 26 of the Community Declaration which is attached as Section 3 to this Prospectus.

17. Occupancy and Use Restrictions. In order to provide for congenial occupancy of the Condominium Property and for the protection of the values of the Units, the use of the Condominium Property shall be restricted to and shall be in accordance with the following provisions:

17.1. Assumption of Risk. Without limiting any other provision in this Declaration, each person within any portion of the Common Elements accepts and assumes all risk and responsibility for noise, liability, injury, or damage connected with use or occupation of any portion of such Common Elements including, without limitation, (a) noise from maintenance equipment, (b) use of pesticides, herbicides and fertilizers, (c) view restrictions caused by maturation of trees, shrubbery, or other buildings (d) reduction in privacy caused by the removal or pruning of shrubbery or trees within the Condominium, and (e) design of any portion of the Condominium. Each person also expressly indemnifies and agrees to hold harmless Developer, Association, and all employees, directors, representatives, officers, agents, and partners of the foregoing, from any and all damages, whether direct or consequential, arising from or relating to the person's use of the Common Elements including, without limitation, attorneys' fees, paraprofessional fees and costs pretrial and at trial and upon appeal. Without limiting the foregoing, all persons using the Common Elements do so at their own risk. **BY ACCEPTANCE OF A DEED, EACH UNIT OWNER ACKNOWLEDGES THAT THE COMMON ELEMENTS OR SURROUNDING AREAS MAY CONTAIN WILDLIFE SUCH AS ALLIGATORS, RACCOONS, SNAKES, DUCKS, DEER, SWINE, TURKEYS, AND FOXES. DEVELOPER AND ASSOCIATION SHALL HAVE NO RESPONSIBILITY FOR MONITORING SUCH WILDLIFE OR NOTIFYING UNIT OWNERS OR OTHER PERSONS OF THE PRESENCE OF SUCH WILDLIFE. EACH UNIT OWNER AND HIS OR HER GUESTS AND INVITEES ARE RESPONSIBLE FOR THEIR OWN SAFETY.**

17.2. Awnings, Canopies and Shutters. No awning or canopy or shutter, shall be attached or affixed to the exterior of a Unit unless such awning, canopy or shutter has been approved by the Board in writing. The Board has the absolute discretion to approve or disapprove such awning, canopy, or shutters.

17.3. Barbecue Grills. Barbecue grills are prohibited on any portion of the Condominium.

17.4. Bicycles. Bicycles may not be stored in the balconies or in any place that causes the bicycle to be visible from the exterior of the Building. Bicycles are not permitted in the lobby of the Condominium.

17.5. Common Elements. The Common Elements and Limited Common Elements shall be used only for the purposes of which they are intended in the furnishing of services and facilities for the enjoyment of the Unit Owners.

17.6. Effect on Developer; Association. The restrictions and limitations set forth in this Section 17 shall not apply to Developer or to Units owned by Developer unless the Rules of the Act as it currently exists require otherwise. Association shall have the power (but not the obligation) to grant relief in particular circumstances from the provisions of specific restrictions contained in this Section 17 for good cause shown.

17.7. Exterior Improvements: Landscaping. Without limiting the other provisions hereof, no Unit Owner shall cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, or windows of the Building (including, but not limited to, awnings, signs, storm shutters, furniture, fixtures, and equipment), nor to plant or grow any type of shrubbery, flower, tree, vine, grass or other plant life outside his Unit, without the prior written consent of the Board; provided, however, a removable United States of America flag and removable official flags not larger than four and one-half (4 1/2) feet by six (6) feet that represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard may be displayed as permitted by the Act. Prior to placing or affixing satellite dishes or antennas within a Unit or on the Limited Common Elements of the Unit, Unit Owner shall obtain Association's written approval. Due to the restrictions set forth in Section 17.14.4 relative to affixing satellite dishes or antennas, Association will in no way consent to satellite dishes or antennas being affixed in a way that penetrates the post tension concrete slab system.

17.8. Lawful Use. No immoral, improper, offensive or unlawful use shall be made of the Condominium Property or any part thereof; and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed. The responsibility of meeting the requirements of governmental bodies pertaining to maintenance, replacement, modification or repair of the Condominium Property shall be the same as is elsewhere herein specified.

17.9. Leases. No portion of a Unit (other than an entire Unit) may be rented. All leases shall be on forms approved by Association and shall provide (or, if it does not provide, shall be automatically deemed to provide) that (i) a material condition of the lease shall be the tenant's full compliance with the covenants, terms, conditions and restrictions of this Declaration (and all Exhibits hereto) and with any rules and regulations adopted by the Association from time to time (before or after the execution of the lease), (ii) Association shall have the right to terminate the lease upon default by the tenant in observing any of the provisions of this Declaration, the Articles and By-Laws of Association, applicable Rules or other applicable provisions of any agreement, document or instrument governing the Condominium or administered by Association, and (iii) Association shall have the right to collect all rental payments due to Owner and apply the same against Assessments. Unit Owners are responsible for providing to their tenants copies of all such documents or instruments. Leasing of Units shall also be subject to the prior written approval of Association, as more particularly explained in Section 18.2 hereof. No Unit may be leased more than two (2) times per year. Each lease must be for a minimum period of six (6) months. No subleasing or assignment of lease rights by the tenant is permitted. Association may also charge a reasonable fee to offset the costs of a background check on tenant. As a condition to the approval by Association of a proposed lease of a Unit, Association has the authority to require that a security deposit in an amount not to exceed the equivalent of one (1) month's rent (or such greater amount permitted from time to time by the Act) be deposited into an account maintained by Association as permitted by the Act. The security deposit shall protect against damages to the Common Elements or Association Property. A security deposit held by Association under this Section 17.9 shall be governed by Chapter 83 of the Florida Statutes, as it may be renumbered from time to time. The Unit Owner will be jointly and severally liable with the tenant to Association for any amount in excess of such sum which is required by Association to affect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenant. All leases shall also comply with and be subject to the provisions of Section 18 hereof.

17.10. Litter. No article of personal property shall be hung or shaken from the doors or windows of any Unit. No Unit Owner shall sweep or throw from his Unit any dirt or any other materials. No garbage, trash, refuse or rubbish shall be deposited, dumped, or kept on any part of the Common Elements except closed containers deposited in chutes or placed for pick-up in accordance with Rules promulgated by the Board.

17.11. Nuisances. No nuisances shall be allowed upon the Condominium Property, nor any use or practice which is the source of annoyance to residents or which interferes with the peaceful possession and proper use of the

Condominium Property by residents. No use shall be made of any Unit or of the Common Elements or Limited Common Elements which will increase the rate of Insurance upon the Condominium Property

17.12. Parking.

17.12.1. Assigned Parking Spaces are solely for non-commercial automobiles with a current passenger registration. No vehicle which cannot operate on its own power shall be permitted to remain on the Condominium Property for more than forty-eight (48) hours. No Unit Owner may park any vehicle in guest parking spaces.

17.12.2. No commercial vehicles, campers, mobile homes, motor homes, house trailers, or trailers of every other description, boats or boat trailers or vans shall be permitted to be parked or to be stored at any place on the Condominium Property; provided, however, the Board shall have the right to permit vans to be parked for specified periods of time in designated service parking areas. The term commercial vehicle shall not be deemed to include recreational or utility vehicles (i.e. Broncos, Blazers, Explorers, etc.) no longer than 19' or clean "non-working" vehicles such as pick-up trucks and vans not in excess of 3/4 ton or cars, if they are used by the Unit Owner on a daily basis for normal transportation. The term commercial vehicle shall also not be deemed to include law enforcement vehicles. Notwithstanding any other provision in this Declaration to the contrary, the foregoing provisions shall not apply to construction or maintenance vehicles in connection with the construction, improvement, installation, or repair by Developer of any part of the Condominium Property. This prohibition of parking shall not apply to temporary parking of trucks and commercial vehicles, such as for pick-up, delivery and other temporary commercial services, nor to any of Developer's vehicles.

17.12.3. No vehicle maintenance or repairs shall be performed on the Condominium Property, except for emergency repairs.

17.13. Pets. Each Unit may house up to two (2) animals, in the aggregate, which may only be domestic cats and/or dogs with a weight of not more than twenty (20) pounds per animal, unless such animals are of a breed prohibited by County, City or any other ordinance. Association may prohibit other breeds of dogs that the Board considers dangerous in its sole discretion. Further, each Unit may house fish and/or two (2) domestic (household type) birds, as long as the fish and birds are kept indoors and do not become a source of annoyance to other Unit Owners. Pets shall not be allowed on or about the Common Elements except on a leash of no longer than six (6) feet or when being carried by their owner. No pets shall be left unattended in or on the balcony, patio or other similar area even if the area has been enclosed. No reptiles, wildlife, amphibians, poultry or livestock shall be raised, bred or kept on the Condominium Property. No pets or other animals shall cause or be the source of annoyance, nuisance or disturbance to any other owner or occupant. Each pet owner shall be responsible for the removal and disposal of the pet's feces or waste. The ability to have and keep an animal or pet is a privilege, not a right, and the Board is empowered to order and enforce the removal of any animal or pet which becomes a source of annoyance to other residents of the Condominium or in any way causes any damage to the property. Unit Owners may provide in a lease that tenants shall not be permitted to keep or have pets of any kind. The pet restrictions provided for herein apply to pets visiting a Unit and pets permanently housed in a Unit.

17.14. Post Tension Concrete Slab System. The Condominium may be constructed using a post tension concrete slab system. Nothing can be allowed to penetrate the slabs of the Building without the permission of the Board, which may be withheld for any reason.

17.14.1. This means that there can be no penetration into the top or underside of a slab. By way of example, the Units are not designed to allow the installation of a ceiling fan, soffits or lighting in the ceiling unless the same are part of the original construction. No penetration into the surface is permitted in structural walls, columns and floors. Each Unit Owner indemnifies and holds harmless Association and every other Unit Owner from any and all damages, liabilities and costs including, without limitation, attorneys' and paraprofessional fees and costs (pretrial and at all levels including trial and appellate levels), resulting from such Unit Owner's improper penetration of any slab within the Condominium.

17.14.2. Trellis work and lattice work are not permitted if penetration that will in any way affect the post tension concrete slab system is required.

17.14.3. The installation of hurricane shutters may be restricted. There may be restrictions as to the types of installation permitted and the method of fastening the hurricane shutters to the Building.

17.14.4. Satellite dishes and antennas shall not be affixed in a way that penetrates the post tension concrete slab system.

17.15. Rules and Regulations. Reasonable Rules concerning the use of the Condominium Property may be made and amended from time to time by a majority vote of the Board. Copies of such Rules and amendments thereto shall be furnished by Association to all Unit Owners and residents of the Condominium upon request.

17.16. Sign. No signs, advertisement, notice, lettering or descriptive design of any kind shall be displayed or placed upon any part of the Condominium Property except in a place, style and manner approved by the Board in its sole discretion.

17.17. Units. Each Unit shall be used as a residence only, except as otherwise herein expressly provided and no commercial occupation or activity may be carried on in any Unit except as such occupation or activity is permitted to be carried on by Developer under this Declaration. Notwithstanding the foregoing, a Unit may contain a home office so long as no business invitees visit the Unit and the home business activities do not pose a nuisance to other Unit Owners and residents. A Unit owned by an individual, corporation, partnership, trust or other fiduciary may only be occupied by the following persons, in addition to such persons' families and guests: (i) the individual Unit Owner, (ii) an officer, director, stockholder or employee of such corporation, (iii) a partner or employee of such partnership, (iv) the fiduciary or beneficiary of such trust or other fiduciary, or (v) permitted occupants under an approved lease or sublease of the Unit (as described below), as the case may be. Occupants of an approved leased or subleased Unit must be the following persons, in addition to such person's families and guests: (i) an individual lessee or sublessee, (ii) an officer, director, stockholder or employee of a corporate lessee or sublessee, (iii) a partner or employee of a partnership lessee or sublessee, or (iv) a fiduciary or beneficiary of a fiduciary lessee or sublessee. Under no circumstances may more than one family reside in a Unit at one time. "Families" or words of similar import used herein shall be deemed to include spouse, parents, parents-in-law, brothers, sisters, children, grandchildren, unmarried couples and housekeepers. In no event shall occupancy (except for temporary occupancy by visiting guests) exceed two (2) persons per bedroom. The Board shall have the power to authorize occupancy of a Unit by persons in addition to those set forth above.

17.18. Utility Addition. No additional utility fixture or improvement including, without limitation, any water, sewage, electrical, air conditioning or heating system, line, duct, conduit, pipe, or wire shall be added to service any Unit without the prior written consent thereto by the Board.

17.19. Weight and Sound Restriction.

17.19.1. Unless installed by Developer or otherwise first approved by the Board, hard and/or heavy surface floor coverings, such as tile, marble, wood, and the like will be permitted only in foyers and bathrooms. Installation of hard surfaced floor coverings (other than by Developer) in any other areas must have sound absorbent padding approved by the Board, or a less dense floor covering, such as carpeting, must be used in such areas. Use of a hard and or heavy surface floor covering in a location other than the foyer or the bathrooms must be submitted to and approved by the Board and also meet applicable structural requirements.

17.19.2. Also, the installation of any improvement or heavy object must be submitted to and approved by the Board, and be compatible with the overall structural design of the Building.

17.19.3. The installation of a waterbed must be submitted and approved by the Board. The Board has the absolute right to deny the installation of the waterbed due to the weight restrictions affecting the Condominium. If the installation of a waterbed is approved by the Board, the Board may require Unit Owner to carry flotation insurance as is standard in the industry in an amount deemed reasonable to protect Unit Owner, Association and other Unit Owners against personal injury and property damage to the Unit and the rest of the Condominium.

17.19.4. The Board may require a structural engineer to review certain of the proposed improvements, with such review to be at the Unit Owner's sole expense. The Board will have the right to specify the exact material to be used on balconies and patios. Any use guidelines set forth by Association shall be consistent with good design practices for

the waterproofing and overall structural design of the Building. Unit Owners will be held strictly liable for violations of these restrictions and for all damages resulting therefrom and Association has the right to require immediate removal of violations. Applicable warranties of Developer, if any, shall be voided by violations of these restrictions and requirements.

17.19.5. Each Unit Owner, by acceptance of a deed or other conveyance of their Unit, hereby acknowledges and agrees that sound transmission in a building such as the Condominium is very difficult to control, and that noises from adjoining or nearby Units and or mechanical equipment can often be heard in another Unit. By way of example, certain fans in the Condominium may run continuously, causing noise and vibration. Noise from stairwells and elevator operation is normal for this type of building. Flushing toilets, generators, high heels walking on tiles or marble, alarms, pumps and intermittent fans all make noise and vibrations which will be noticeable to some Unit Owners. These sounds are normal, and to be expected. Volumes and pitches may vary, and are not guaranteed. Developer does not make any representation or warranty as to the level of sound transmission between and among Units and other portions of the Condominium Property, and each Unit Owner hereby waives and expressly releases Developer from any such warranty and claim for loss or damages resulting from sound transmission.

17.20. Hurricane Shutters. Developer is providing panel hurricane shutters for each first floor unit and accordion shutters for each second floor unit. Any other hurricane shutters or other protective devices visible from outside a Unit shall be of a type and color as approved in writing by the Board. The Association will specify the type and color of all hurricane shutters. Panel, accordion and roll-up style hurricane shutters may not be left closed during hurricane season (or at any other time). Any hurricane shutters may be installed or closed up to forty-eight (48) hours prior to the expected arrival of a hurricane and must be removed or opened within seventy-two (72) hours after the end of a hurricane watch or warning or as the Board may determine otherwise and if not so opened or removed by a Unit Owner, such shutters may be opened or removed by the Association at the expense of such Unit Owner. Except as the Board may otherwise decide, shutters may not be closed at any time other than a storm event. Any approval of the Board shall not be deemed an endorsement of the effectiveness of hurricane shutters.



Parking Rules and Regulations

The parking facilities of the Association are for the exclusive use of home owners, and their lessees. **Respective family members and guest are required to use marked guest parking.** Keep in mind that each unit is assigned to only ONE (1) parking space. Towing signs are posted within the community. In order to avoid having your illegally parked vehicle towed away, please note the following:

All home owners, lessees, and their respective family members and guest must be aware and understand these rules. All persons parking illegally do so at their own risk. *Caribbean Isles Villas Condominium Association, Inc and M & E Associates of Miami (Management Co.) are NOT responsible or liable for any occurrences ending in towing of vehicles. Vehicles will be towed at owner's expense.*

The following are basic rules and regulations for all persons parking in *Caribbean Isles Villas Condominium*:

1. No vehicle belonging to a home owner, lessee, or to a member of the family or guest, tenant or employee of a home owner or lessee shall be parked in such a manner as to impede or prevent access to another parking space. Home owners, lessees and families shall obey the parking regulations posted at the parking areas and drives, and any other traffic regulations promulgated in the future for the safety, comfort and convenience of the home owners.
2. No Vehicle of any nature shall be parked on any portion of Caribbean Isles Villas Condominium or the parking lot except on the surfaced parking area thereof.
All sidewalks, walkways, entrances, grass areas, street and swale.
3. No motor vehicle which cannot operate on its own power shall remain within the Caribbean Isles Villas Property for more than twelve (12) hours, and no repair of vehicles, except for emergency repairs, shall be made within the Community. Any motor vehicle parked or stored within the boundaries must bear an up-to-date- license plate.
4. Proper parking means having a vehicle parked in the driveway or garage of the home. No vehicle belonging to a home owner, lessee, or to a member of the family or guest, tenant or employee of a home owner or lessee shall be parked in such a manner as to impede or prevent access to another parking space.
5. Do not park in areas marked and "No Parking".
6. Do not double-park vehicles.
7. No Vehicles stored on blocks, flat tires or have tarpaulin covers on vehicles maybe kept within public view anywhere within the Association Property.

8. Each parking decal which is assigned as an appurtenance to a particular home may be used only by the home owner or the lessee of such home.
9. Any vehicles parked in guest parking spots must be parked within the painted lines and pulled up close to the bumper. As a security measure, all automobile doors should be kept locked.
10. No trucks, commercial vehicles, campers, mobile homes, motor homes, boats, storage trailers, boat trailers, house trailers, or trailers of every other description may be parked or stored within the Association Property.
11. The term "Commercial Vehicle" is defines as follows:
 - Vehicles with lettering or advertising.
 - Vehicles registered as a commercial vehicle.
 - Vehicles with extensions, ladders or attachments intended for commercial use.
 - Other vehicles classified by Governmental Agencies as commercial, excluding State or County passenger vehicles approved by the Board of Directors from time to time.
12. The term "Truck" is defined as follows:
 - Vehicles with more than 4 tires.
 - Vehicles weighing larger than one (1) ton
 - Vehicles longer than 17 feet.
 - Vehicles used for storage.
 - Vehicles with toppers which extend over the sides or above the top of the cab.
13. No vehicles bearing a "for sale" sign shall be parked within the public view anywhere on the Association Property.
14. **ALL VEHICLES MUST BE REGISTERED AND HAVE THEIR DECAL/STICKER VISIBLE AT ALL TIMES.**