

RULES AND REGULATIONS

1. The greens and walkways in front of the condominium units and the entranceways to the condominium units shall not be obstructed permanently or used for any purpose other than ingress to and egress from the condominium units.
2. The exterior of the condominium units and the balconies, terraces, storage areas and all other areas appurtenant to a condominium unit shall not be painted, decorated or modified by any owner in any manner without prior consent of the Association. Which consent may be withheld on purely aesthetic grounds within the sole discretion of the Association.
3. No article shall be hung from the doors or windows or placed upon the outside window sills of the condominium units.
4. No bicycles, scooters, baby carriages or similar vehicles or toys or other personal articles shall be allowed to stand in any of the common areas or driveways, except in areas specifically designated by the Board of Directors.
5. No owner shall make or permit any noises that will disturb or annoy the occupants of any of the condominium units in the development or do or permit anything to be done which will interfere with the rights, comfort or convenience of other owners.
6. Each owner shall keep his condominium unit clean and in a good state of repair. No owner or occupant shall sweep or throw, or permit to be swept or thrown, therefrom of from the doors, or windows thereof, any dirt of other substance.
7. No shades, awnings, window guards, light reflective materials, hurricane or storm shutters, ventilators, fans or air conditioning devices shall be used in or about the buildings except as shall have been approved by the Association, which approval may be withheld on purely aesthetic grounds within the sole discretion of the Association. The Association, acting through its initial Board of Directors, shall designate the color, type and specifications for all drapery liners to be used in all draperies which are exposed in any way to view from areas outside of any condominium unit, to the end that all of same shall be uniform in appearance.
8. Each condominium unit owner who plans to be absent from his unit during the hurricane season must prepare his unit prior to his departure by (a) removing all furniture, plants and other objects from his balcony or terrace and (b) designating a responsible firm or individual satisfactory to the Association to care for his condominium unit, should the unit suffer hurricane damage. Such firm or individual shall contact the Association for permission to install or remove hurricane shutters.
9. No sign, notice or advertisement shall be inscribed or exposed on or at any window or other part of the condominium units except as shall have been approved in writing by the Association, nor shall anything be projected out of any window in the condominium units without similar approval.
10. All garbage and refuse from condominium units shall be deposited with care in garbage containers which shall be kept in such locations as the Association shall direct. Garbage, trash and other refuse shall be stored and disposed of in accordance with further rules and regulations to be promulgated by the Association, to the end that there shall be a uniform procedure for storage and collection of same, so that no unit owner's garbage or refuse shall be or become a nuisance or annoyance to any other owner.
11. Water-closets and other water apparatus in the buildings shall not be used for any purposes other than those for which there were constructed, nor shall any sweepings, rubbish, rags, paper, ashes or any other article be thrown in the same. Any damage resulting from misuse of any water-closets or other apparatus shall be paid for by the owner in whose condominium unit it shall have been caused.

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12. No owner shall request or cause any employee of the Association to perform any private business of the owner.
13. The Association may from time to time prescribe rules and regulations with respect to the maintenance of domestic household pets within the condominium and, in particular, with respect to the maintenance of household pets upon the common elements. Be way of example, but not by way of limitation, the Association shall have the right to prescribe detailed rules and regulations with regard to the size of pets which may be maintained within the condominium units and with regard to the exclusion of pets from the common elements, or the manner in which pets may be brought upon the common elements. Each condominium unit owner who shall own or maintain a pet within the condominium property shall indemnify the Association and hold it harmless against any loss or liability or claim of any kind or character whatsoever arising out of or connected with the keeping of any animal or pet upon the condominium property, against animal attacks or bites or any other incidents in connection therewith of like character. No owner shall be permitted to keep a pet upon the condominium property to any other condominium unit owner. No pet shall be kept in any condominium unit or anywhere upon the condominium property except as provide in Article XXXIII of the Declaration of Condominium.
- ~~14. No radio or television aerial or antenna shall be attached to or hung from the exterior of the condominium units or the roofs thereon. The Developer has provided a master television system to which each unit is connected and no other television antenna shall be permitted. The cost of maintaining the master antenna system, which is declared to be a common element, shall be a common expense of the Association. No owner shall modify or add outlets to the television antenna system without prior written approval of the Association.~~
15. The agents of the Association and any contractor or workman authorized by the Association may enter any condominium unit, balcony or terrace at any reasonable hour of the day for any purpose permitted under the terms of the Declarations of Condominium, Bylaws of the Association or management agreement. Except in case of emergency, entry will be made by pre-arrangement with the owner.
16. The association may retain a passkey to each condominium unit. No owner shall alter any lock or install a new lock on any door leading into the unit of such owner without the prior consent of the Association. If consent is given, the owner shall provide a key for the use of the Association.
17. All repairs, renovation and painting or other maintenance required or permitted to be done by the condominium unit owner shall be accomplished, done or performed only by personnel or firms approved by the Association.
18. No vehicle belonging to an owner or to member of the family or to a guest, tenant or employee of an owner shall be parked in such manner as to impede or prevent ready access to another owner's unit or limited common elements or other parking spaces. The owners, their employees, servants, agents, visitors and licensees and the owner's family will obey the parking regulations posted at the private streets, parking areas and drives and any other traffic regulations promulgated in the future for the safety, comfort and convenience of the owners. No unit owner shall store or park or leave boats, trailers, trucks (other than personal light pickup trucks) or campers or any commercial vehicle (vehicles which display any commercial markings, signs, displays, equipment, tools, inventory, apparatus or otherwise indicate a commercial use) on the condominium property. No vehicle which does not have valid, current tags and registration, or which cannot operate on its own power shall remain within the condominium property for more than 24 hours, and no repair of the vehicle shall be made within the condominium property. The Developer of the condominium shall make assignments of vehicle parking spaces to unit owners initially. Thereafter, assignments of parking spaces shall be made by the Board of Directors to unit owners in accordance with such rules and regulations and priorities as the Board of Directors shall adopt from time to time. Owner vehicles must be parked in their designated parking spaces and guests shall park in designated guest parking spaces. The Association may authorize the towing of a vehicle that violates any

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portion of the Rule, as follows: A violation notice shall be posted on the vehicle, each day the violation is noted. A violation notice and a second, final notice shall be posted at least 24 hours prior to the towing of the vehicle. However, vehicles are subject to immediate towing without notice, in the event a vehicle is parked in fire lanes, unauthorized areas including any areas of the condominium property other than designated parking spaces, or in another owner's assigned parking space. All towing is at the vehicle owner's own risk and expense. Further, the owner of the unit may be fined and further legal action may be taken against such owner to enforce the parking rules, for which the owner shall also be responsible for all attorney's fees and costs incurred in connection with any enforcement action taken, whether or not a lawsuit or arbitration action is filed.

19. The owner shall not cause or permit the blowing of any horn from any vehicle of which his guests or family shall be occupants approaching or upon any of the driveways or parking areas serving the condominium property.
20. No owner shall use or permit to be brought into the condominium units any inflammable oils or fluids, such as gasoline, kerosene, naphtha or benzene, or other explosives or articles deemed extra hazardous to life, limb of property.
21. No owner shall be allowed to put his name on any entry of the condominium units or mail receptacles appurtenant thereto except of the proper places and in the manner prescribed by the Association for such purpose.
22. Any damage to buildings, recreational facilities or other common areas or equipment caused by any resident or his guests shall be repaired at the expense of the owner who has himself or whose guests or family have caused same.
23. Complaints regarding management of the condominium units and grounds or regarding actions of other owners shall be made in writing to the Association.
24. Any consent or approval given under these Rules and Regulations by the Association shall be revocable at any time.
25. The swimming pool and swimming pool area are solely for the use of the condominium residents and their invited guests. Those who swim in the pool and utilize the other recreation facilities shall do so at their own risk. The Association shall not be liable for any personal injury, loss of life or property damage in any way caused or arising from the use of the recreation facilities.
26. The use of the swimming pool, pool area and recreational facilities, permitted hours, guest rules, safety and sanitary provisions and all other pertinent matters shall be in accordance with regulations adopted from time to time by the Association and posted in the swimming pool area.
27. Adjacent to all condominium units on the first floor of the condominium buildings except unit 108, 109, 120 and 121 are situated landscaped sitting areas, the exclusive use of which landscaped sitting areas is reserved for the owners of the units to which such sitting areas are adjacent. No person shall disturb said sitting areas or the landscaping plan. and the unit owners for whose use they are reserved may not place, keep or store any personal property of any type or nature whatsoever therein except for appropriate lawn furniture.
28. These Rules and Regulations may be modified, added to or repealed at any time by the Association, except that the Board of Directors may not modify, add to or repeal the provisions of paragraph 7 hereof, relating to private sitting areas adjacent to ground floor units, without the approval of 75% of the members of the Association.