

REGULATIONS OF ASSOCIATION

Each owner, invitee, relative, guest, or otherwise, hereinafter referred to as Occupant of the condominium parcel, shall, in addition to the obligations and duties as set forth in the Declaration of Condominium, the By-Laws or any amendments thereto, be governed by the following regulations:

1. All automobiles shall be parked only in the parking spaces so designated for that purpose by the Association. Such designation may be by separate letter or appropriate marking of the parking space or spaces by the owner's last name or apartment number. All commercial vehicles of any kind or description, campers, boats and boat trailer, and trailers are specifically prohibited from any portion of the condominium property.

2. Each occupant shall maintain his apartment in good condition and repair, including all internal surfaces within or surrounding his apartment; and maintain and repair the fixtures therein. To promptly pay for any utilities which are metered separately to his apartment. Common areas of the building, such as the hallways, stairs, stairwells, elevators, landscaped and grassed areas, shall be used only for the purposes intended. No articles belonging to the apartment occupants shall be kept in such areas, temporarily or otherwise.

3. Each apartment shall be used only for the purpose of single family residence of persons over the age of fourteen (14) years and for no other purpose whatever; and each apartment occupant shall maintain his apartment in a clear and sanitary manner. The balconies, porches, terraces shall be used only for purposes intended and shall not be used for hanging garments or other objects, or for cleaning of rugs or other household items. Each apartment occupant may provide his apartment with laundry and drying equipment, but no drying of laundry will be permitted outside of the occupants apartment, excepting in the laundry room.

4. Except as hereafter provided pets are prohibited. An owner may have a small pet when he moves into his condominium parcel, but said pet cannot thereafter be replaced. Pets must be leashed at all times outside of the owner's apartment and cannot be walked around the common elements, day or night.

5. Apartment occupants are reminded that alteration and repair of the apartment building is a responsibility of the Association, except for the interior of the apartments. No exterior painting, or additions such as screen doors or lighting fixtures or any other item whatsoever, and no alteration may be made of any interior boundary wall, without first obtaining written approval of the Condominium Association.

6. No occupant may make or permit any disturbing noises in the building or on the condominium property, whether made by himself, his family, friends, guests or servants, nor do or permit anything to be done by such persons that would interfere with the rights, comforts, or other conveniences of other occupants. No occupant may play or suffer to be played any musical instrument, phonograph, radio or television set in his apartment or on or about the condominium property, between the hours of 11:00 p.m. and the following 8:00 a.m., if the same shall in any manner disturb or annoy the other occupants of the condominium.

7. No radio or television antenna or antennas, or any wiring for any such purpose may be installed on the exterior of any building or upon the condominium property without prior written consent of the Association or Maintenance Corporation.

8. All apartments above the ground floor shall be and remain carpeted, excepting bathrooms, kitchens and Florida rooms.

9. Disposition of garbage and trash shall be only by the use of garbage disposal units, or in receptacles supplied by the Association.

10. Each apartment may identify its occupant by a name plat of a type and size approved by the Association or Maintenance Corporation and mounted in a place and manner so approved.

11. No signs, advertising, or notices of any kind or type, whatsoever, including but not limited to, "For Rent" or "For Sale" signs, shall be permitted or displayed on the exterior of any apartment; nor shall the same be posted or displayed in such a manner as to be visible from the exterior of any apartment.

12. Each owner has the right to sell or lease his apartment provided that the proposed purchaser, or lessee, is first approved by the Condominium Association. Each new owner shall be bound by the provisions of the Declaration of Condominium and these Rules and Regulations.

13. Other than street apparel, bermuda shorts for both men and women shall be allowed while on or about the premises, provided that men are also attired in shirts and women are attired in blouses. No one shall be attired in a bathing suit on or about the premises unless they are wearing a covering.

14. It will not be permitted to mechanically make any adjustments whatsoever without first obtaining the permission of the Association or its agents with reference to any of the equipment found in the meter room, storage room, washer and dryer room, nor to mechanically touch, adjust or repair the television antenna, amplifier, or cable connections.

15. All official notices of the Maintenance Corporation, SUN PASS APARTMENTS, INC., shall bear the signature of one of its officers and the official seal of the Maintenance Corporation. Except as otherwise required by the By-Laws of the Association, all such notices shall be mailed to each member at the address on file with the Maintenance Corporation. No member shall make or permit to be made, any written, typed or printed notices of any kind or type whatsoever, or post the same on the bulletin boards, mail or otherwise circulate it to other members, which purports or represents to be, an official act or notice of the Maintenance Corporation. Notices of a social nature or purpose by a member in his capacity as a member, to other members are specifically excluded, provided that all such notices shall bear the signature of the member or members making or uttering such notices and shall be fully responsible for the contents thereof.