

Rules and Regulations

Section 1. The Board may, from time to time, adopt or amend previously adopted administrative rules and regulations governing the details of the operation, use or maintenance, management and control of the Property, Common Elements, Limited Common Elements, and any other facilities or service made available to Owners.

Section 2. The Board may, from time to time, adopt or amend previous rules and regulations governing and restricting the use and maintenance of Units. Copies of same shall be furnished to each Owner at least 72 hours prior to the time they become effective.

Section 3. Existing Rules and Regulations. The rules and regulations listed herein shall be deemed to be in effect until amended by the Board and shall apply to and be binding upon all Owners. Owners shall at all times comply with these rules and regulations and shall use their best efforts to see that they are observed and complied with by their employees, families, guests, invitees, servants, lessee and persons over whom they exercise control and supervision. The initial rules and regulations are as follows:

A. Owners shall not use or permit the use of their Units in a manner which would be disturbing to or be a nuisance to other Owners, or in a manner which would be illegal, immoral, improper or which would cause damage, or injury to the reputation of the Property.

B. Nothing shall be done or kept in a Unit which will either increase the Corporation's cost of insurance or result in the insurance being canceled.

C. No wasting of property will be permitted.

D. Owners will maintain their Units at all times in compliance with all laws, zoning ordinances and regulations of all governmental authorities having jurisdiction over the Condominium.

E. No Owner (other than the developer as provided in the Declaration) shall permit any structural modification or alteration to be made on the exterior of a Unit, including signage, without first obtaining the written consent of the Corporation, which consent may be withheld in the event that the Board determines, in their sole discretion, that such structural modification or alteration would affect or in any manner endanger the property. If the modification or alteration desired by the Owner involves the removal of any permanent interior partition, the Corporation shall have the right to permit such removal so long as the permanent interior partition to be removed is not a load bearing partition and so long as the removal thereof would in no manner affect or interfere with the providing of utility services constituting Common Elements.

F. The Corporation shall not have the right to make or cause to be made such alterations or improvements to the Common Elements which prejudice the rights of an Owner in the use and enjoyment of his Unit, unless in such instances, such Owner's written consent has been obtained. The making of such alterations and improvements must be approved by the Board and the cost of such alterations or improvements shall be assessed as a Common Expense to be collected from all Owners. However, where any alterations or improvements shall be assessed against and collected solely from the Owner exclusively or substantially benefited, such assessment is to be levied in such proportion as may be determined by the Board.

G. No vehicle which cannot operate on its own power shall remain on the Common Elements for more than 24 hours, and no repair of vehicle shall be made on the Common Elements. No commercial vans, trucks, boats or trailers shall be permitted on the property. Light vans may be permitted with the consent of the Board of Directors.

H. Payments of monthly assessments shall be made to the Corporation. Payments made in the form of check shall be made to the order of the corporation. Payments of assessments are due in advance on the first day of each month.

I. No Unit Owner in whose unit may be located where equipment or conduits is used for the benefit of the Common Elements or all units may deny reasonable access to his premises to obtain, replace, repair power or service to such equipment.

K. No Unit Owner may use the parking areas as a sales area.

L. All signs must be approved in writing by the Board of Directors.