PATIOS III AT ST. ANDREWS
RULES AND REGULATIONS
May 2000

The following rules and regulations apply to and are for the benefit of all owners, occupants, visitors to and guests of the condominiums in **PATIOS III AT ST. ANDREWS PARK AT THE PLANTATION** and are designed to maintain the property, buildings and facilities to the highest standards.

So that all may enjoy the use of these facilities it is requested that you familiarize yourself with the following house and ground rules, and abide by them. These Rules and Regulations are the provisions of the Declaration of Condominium, By-Laws and Articles of Incorporation of the Association. ALL RULES AND REGULATIONS WILL BE STRICTLY ENFORCED. Owners are responsible for any damage done to the common property by their tenants or guest.

1. No owner, tenant or other occupant of a condominium unit shall use the unit for other than residence purposes.

2. AVOID loud and objectionable noises or obnoxious odors to emanate from the unit or the common elements which may cause a nuisance to the occupants of other units.
Avoid making any use of a unit, which violates any laws, ordinances or regulations.

3. DO NOT erect, construct or maintain any wire, antennas, garbage or refuse receptacles, or other equipment or structures on the exterior of the building or on or in any of the common elements. (Except with the written consent of the board of directors.)

4. DO NOT obstruct the common way of ingress or egress to the other units or the common elements; nor hang any laundry, garments or other unsightly objects which are visible outside of the unit; nor allow anything to remain in the common elements which would be unsightly or hazardous; nor allow any rubbish, refuse, garbage or trash to accumulate in places other than the receptacles provided therefore, and or fail to keep the unit and the limited common elements appurtenance thereto in a clean and sanitary condition at all times.

5. DO NOT allow any fire or health hazard to exist in or about the unit; or make use of the common elements in such a manner as to abridge the rights of the other unit owners to their use and enjoyment.

6. DO NOT rent or lease a single room or less than an entire unit; lease a unit for a period of less than three months;

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7. DO NOT allow any animals to be kept in the unit other than one dog or one cat, caged birds, and small marine animals in aquariums, all of which shall be kept in conformity with the rules and regulations of the board of directors of the Association, provided that in the event any animal becomes a nuisance to the other unit owners in the sole opinion of the board of directors, such animal shall be removed from the unit immediately; or allow any authorized pets to use the common elements except when on a leash accompanied by its owner and then only so long as the pet does not make a mess or otherwise disturb the common elements.

8. Parking: No owner, tenant or other occupant shall park overnight any commercial truck, boats, camper, motor home, trailer, mobile home or similar vehicle in any parking area (other than in an enclosed garage), except as may be permitted in writing by the board and except service vehicles during the time they are actually serving the unit or common elements.

9. Golf Carts: No owner, tenant or other occupant shall store a **golf cart** any place other than in that unit's carport or garage.

10. Lanais: No owner, tenant or occupant shall enclose a lanai or patio without the written consent of the board of directors as to installation and design of the enclosure. Once any such enclosure is installed, maintenance thereof shall be the sole responsibility of the unit owner.

11. DO NOT discharge saline or other regenerating solution from water softening equipment or any other chemicals into any street, easement, surface water drain or portion of the common elements so as to harmfully affect any lawn or landscaping or pollute the Plantation drainage system.

The Board of Directors
May 2000