

EXHIBIT "F"
TO THE DECLARATION

**RULES AND REGULATIONS FOR
KENDALLWOOD PARK REPLAT BLOCK 2, LOTS 4 & 5 CONDOMINIUM
ASSOCIATION, INC.**

The initial Rules and Regulations adopted by KENDALLWOOD PARK REPLAT BLOCK 2, LOTS 4 & 5 CONDOMINIUM ASSOCIATION, INC., governing the use of the Building known as KENDALLWOOD PARK REPLAT BLOCK 2, LOTS 4 & 5 CONDOMINIUM and applicable to all Owners, tenants and other occupants thereof (referred to collectively as "Unit Owner"), are as follows:

1. The use and occupancy of the Condominium Property shall be subject to all applicable building and zoning regulations of governmental bodies having jurisdiction thereof.
2. The Board may take all reasonable measures as it may deem necessary or appropriate for the security of the Condominium and its Unit owners and their guests, invitees, customers, clients and employees.
3. Provisions relating to signs and advertising within the units, Limited Common Elements, if any, or in the Common Areas are contained in the Declaration establishing the Condominium. Further, no Owner shall advertise or permit any advertising which, in the opinion of the Association would tend to impair the reputation of the building or its desirability as a building for office/warehouse, and Unit Owners shall refrain from or discontinue any advertising in violation hereof upon written notice from the Association to such effect. The Developer and/or the Association shall have the right to place signs on or in unsold or unoccupied office/warehouse spaces indicating that such premises have been sold, are for sale or are for rent.
4. Provisions relating to the maintaining of a uniform and pleasing appearance of the exterior of the building are contained in the Declaration.
5. No Unit Owner shall commit or permit any nuisance, immoral or illegal acts in or about the Condominium Property.
6. No animals shall be permitted within the Common Areas without the prior approval of the Association.
7. No Owner or occupant shall cause or permit any motor vehicle, paint or body work or work of similar nature to be conducted on the Property, or a portion thereof, or within any improvement constructed upon the Property, or a portion thereof. Furthermore, no owner or occupant shall cause, permit or conduct any repairs, mechanical or otherwise, on any motor vehicle.
8. No Owner or occupant shall cause or permit any boat, vessel, aircraft, or engine repair, paint or body work or work of similar nature to be conducted on the Property, or a portion thereof, or within any improvement constructed upon the Property, or a portion thereof. Furthermore, no owner or occupant shall cause, permit or conduct any repairs, mechanical or otherwise, on any boat, vessel, aircraft or engine.
9. No Owner or occupant shall cause any fiberglass work to be conducted on the Property, or a portion thereof.

10. The parking areas located upon any portion of the Property shall be used only for the parking of private automobiles, motorcycles, trucks, or vans, and no other vehicles or equipment of any kind, whatsoever, including, but not limited to, boats, boat trailers, campers, etc., shall be parked, maintained, stored or otherwise kept within the designated parking areas of the Property at any time whatsoever.

11. No unit Owner shall permit the encumbrance and obstruction of any such Common Area. The Association reserves the right to control and operate all Common Areas in such manner as it deems best for the benefit of the Unit Owners generally.

12. Except as contemplated or permitted by the Declaration, no Unit Owner shall install any antenna or aerial wire, or radio or television equipment, inside or outside of the Unit, without the prior written approval of the Association, which may specify terms and conditions for any such installation.

13. Each Unit Owner shall park his automobile in the area which may be designated by the Association, and shall instruct his employees and invitees to park their automobiles in the area which may be designated for such purpose by the Association.

14. No unit Owner shall obstruct, litter, mark, damage or deface any part of the exterior doors or walls or the Common Areas, and a Unit owner shall be responsible for any such damage caused by himself or by mechanics or materialmen with whom he may contract.

15. No Unit Owner shall enter upon or attempt to enter upon the roof, nor shall an Owner enter upon the area of his Unit contained between the finished ceiling of Unit and the concrete ceiling slab thereof.

16. No Unit Owner shall use any part of his Unit, nor permit same to be used, at any time, as a store for the sale.

17. Each Unit Owner is fully responsible for the protection of his unit and the contents thereof from robbery, theft, vandalism, pilferage, or other loss.

18. The greens, walkways, and driveways in front of Units and the entrance ways to Units will not be obstructed or used for any purpose other than ingress to and egress from Units.

19. No exterior of any unit will be decorated by any owner in any manner without the prior written consent of the Association.

20. Each Owner will keep his Unit in a good state of preservation and cleanliness and will not sweep or throw or permit to be swept or thrown therefrom, or from the doors or windows thereof, any dirt or other substance.

21. No shades, awnings, window guards, ventilators, fans, or air conditioning devices will be used in or about the Units except such as will have been approved in writing by the Association.

22. No sign, notice or advertisement will be inscribed or exposed on or at any window or other part., of a Unit, except such as will have been approved, in writing by Association, nor will anything be projected out of any window in a Unit without similar approval.

36. Association will have the irrevocable right to have access to each Unit from time to time during reasonable hours for maintenance, repair, or replacement of any Common Elements or Limited Common Elements located therein or accessible therefrom.

37. Any consent or approval given under these rules and regulations by Association will be revocable at any time.

38. The Association reserves the right to make such other reasonable Rules and Regulations from time to time as is determined to be necessary or appropriate for the safety, care, protection, cleanliness and good order of the Condominium and its Unit Owners. Any such other Rules and Regulations shall be binding upon each Owner with the same force and effect as if the same had been included herein and in existence at the time the Owner acquired his interest in the Unit. The Association further reserves the right at any time to modify or revoke an existing Rule or Regulation.

23. All garbage and refuse from Units will be deposited with care in garbage containers intended for such purpose only at such times and in such manner as Association may direct. All disposals will be used in accordance with instructions given to the owner by Association, and, should there be excessive or unreasonable quantities of such garbage and refuse, Association reserves the right to levy a special assessment against the Owner causing same.

24. Owners and occupants shall exercise extreme care to minimize noises and odors on their portion of the Property so as not to disturb the other persons and parties occupying surrounding property.

25. Water closets and other apparatus in the units will not be used for any purposes other than those for which they were constructed nor will any sweepings, rubbish, rags, paper, ashes or any other article be thrown into the same. Any damage resulting from misuse of any water closets or other apparatus will be paid for by the Owner in whose Unit it was caused.

26. No vehicle which cannot operate on its own power will remain on the Property for more than 24 hours and no automotive repairs will be permitted on the Property.

27. All damage to Units caused by the moving or carrying of any article therein will be paid by the Owner responsible for the presence of such article.

28. Owners will not be allowed to put signs or names on any entry of Units, except in the proper places provided by Association for such purpose. Approval for all signs must be obtained from the Association.

29. No Owner will do any painting of the exterior of Units or to attendant areas.

30. Any Owner wishing to plant flowers, trees or shrubs outside of his Unit area must obtain written permission from Association before doing so.

31. Any damage to the Common Areas caused by Owners, their guests, licensees, invitees, lessees, or employees will be repaired at the expense of the Owner causing same.

32. Nothing will be done or kept in a Unit which would result in Association's insurance on the Property being canceled or increased, without Association's prior written consent, which may be granted on the condition that the Owner requesting same be required to pay any increased insurance premium resulting from such consent.

33. Owners are responsible to see that nothing is placed in Units which would create a fire hazard. No storage of flammable, volatile or corrosive liquids and/or chemicals will be permitted in Units.

34. Immoral activities, residential use, obnoxious manufacturing or processing, encouragement of vermin, storage of materials requiring lethal fumigation, manufacturing, processing or storage of explosives, shall not be permitted on the Property or a portion thereof. Further no uses will be permitted on the Property or a portion thereof which are prohibited by Miami-Dade County.

35. Employees of Association will not be sent off the Unit or Limited Common Element by any Owner, at any time, for any purpose.

ESTIMATED ANNUAL OPERATING BUDGET
KENDALLWOOD PARK REPLAT BLOCK 2, LOT 4 & 5
CONDOMINIUM ASSOCIATION, INC.

1.	Accounting	\$ 1,000.00
2.	Bank Charge	\$ 300.00
3.	Insurance	\$28,000.00
4.	Miscellaneous & Contingency	\$ 800.00
5.	Management	\$ 3,000.00
6.	Postage & Supply	\$ 300.00
7.	Electric	\$ 3,000.00
8.	Trash	\$ 3,200.00
9.	Landscaping	\$ 5,000.00
10.	Water	\$ 1,000.00
11.	Fire Alarm System	\$ 5,400.00
12.	Legal Expense	\$ 3,000.00

	TOTAL ESTIMATED EXPENSE	\$54,000.00