

EXHIBIT "C"

ADMINISTRATIVE / POOL RULES AND REGULATIONS
OF
DAVIS WOODS CONDOMINIUM ASSOCIATIONS, INC.
As approved by the Board of Directors in Compliance with Article 6
ByLaws of Davis Woods Condominium Association

These adopted "Rules and Regulations" are a supplement to Exhibit "B" ByLaws of the Association and shall be strictly adhered to. Owners are responsible for their guests, leasers and renters. It shall be the duty and responsibility of all owners to post within their unit(s), and/or to furnish leasers and renters with copies of, and to assist the Board of Directors and the Management Company with the enforcement of, all of the adopted Rules and Regulations. The Board may impose fines for any rule infractions in accordance with the ByLaws sub section 7.1

Be advised, this is only a summarized version and a quick reference guide. For all rules and regulations governing the Association see Exhibit "A" the "Certificate of Amendment to the Declaration of Condominium, Inc" and Exhibit "B" the "Amended and Restated ByLaws of Davis Woods Condominium Association, Inc." as adopted on 19 April 2000, and as Amended on March 14, 2004 & on March 29, 2011.

ADMINISTRATIVE

1. Units shall be occupied as one family dwelling and for no other use. At no time shall any two (2)-bedroom unit be occupied by more than six (6) individuals, nor shall any one (1) bedroom unit be occupied by more than four (4) individuals for a duration greater than fourteen (14) days in a six (6) month period. The unit owner or the owner's agent shall furnish the Management Co with an application, the required fee, with a contact name and address for the leaser(s), renter(s) of the unit. (Declaration 10.1 and 10.8)
2. All occupants under (18) years of age must be supervised at all times by an adult. (Declaration 10.2)
3. With the exception of tropical fish, no pets of any kind are permitted within any unit or any common element area of this condominium. No nuts, grain, seeds or any other type of foods may be placed on common elements to attract birds or animals. (Declaration 10.3)
4. No nuisances/disturbances that are an annoyance to occupants of another unit, including excessive noise after a reasonable hour (11:00PM). All persons shall have consideration of other persons, at all hours, when using radios, televisions etc. (Declaration 10.4)

POOL

Pool Hours: 8:00 A.M to Dusk

Warning: There is no lifeguard on duty. All persons using the pool do so at their own risk. Pool depths are measured in feet.

In Emergency: Call 911

1. Pool use is limited to the owners and/or the invited guests of owners of units at Davis Woods. The Association and Management reserves the right to deny use of the pool to anyone, at any time. The maximum number of persons allowed in the pool at one time is 16.
2. Shower before entering the pool.
3. Running, jumping, diving or use of toys, balls, rafts or floats is notll permitted.
4. All persons under 16 years of age must be supervised by an adult at all times. (Declaration 10.2) Toddlers or children who are not toilet trained are not permitted in the pool.

5. No person may post or display any signs, ornaments, statues, banners and the like anywhere outside a unit or lanai on condominium property. (Declaration 10.5)

6. No motor vehicle shall be kept anywhere on the condominium property except in designated parking areas. Assigned unit parking spaces are for owner/tenants use only. Guests are required to park in designated guests spaces. Vehicles not currently licensed or that cannot operate on their own power and certain other vehicles – commercial, trucks, boats, campers, trailers, mobile homes, motor homes or recreational as defined in Declaration 10.6 A-L - may not be parked anywhere on the condominium property. (Declaration 10.6 A – L)

7. Including lanais, outdoor cooking and barbequing is prohibited anywhere on the condominium property except near the lake. (Declaration 10.7)

8. Boating, fishing, swimming in the lake is prohibited.

9. Courtyards, walkways, stairs, under stairwells & lanai areas shall not be used for storage. When an owner/tenant is not in residence the above areas must be cleared & the items placed inside their unit. All unit doors to the exterior shall be unobstructed for safe exit in case of emergency.

10. Clothing or other materials shall not be placed for drying or for any purpose on the lanai, balconies or windows or hung from windows. Rugs, mops shall not be shaken from railings, balconies or windows. Drying racks are not permitted on any area outside an owners unit.

11. When owner or tenant is in residence, bicycle(s) should be tagged/marked with the unit number & owners name & may be stored outside the unit or under the stairwell for that unit. When the owner/tenant is not in residence the bicycle is to be placed in a provided bike rack or stored inside their unit.

12. All parts of the property shall be kept in a clean and sanitary condition. No rubbish, refuse or garbage shall be allowed to accumulate nor any fire hazard allowed to exist. Dumpsters and labeled recycling containers are provided on each side and at each end of the condominium property. For larger items, such as furniture and the like, the unit owner or an appointed agent shall be responsible for calling the trash removal company for disposal instructions.

13. All screen doors and lanai screen frames shall be Sherwin Williams flat medium bronze color. The Association will provide the paint. No other color is permitted. Contact a Board member.

5. Food and/or drink is not permitted on the pool edge or in the pool. Non-breakable containers only are permitted in the pool area. Trash, cigarette butts and other debris should be placed in the barrels, pots and recycle bins provided.

6. Except during authorized Association activities, placement of chairs, tables and the like in the area directly in front of the pool house, is not permitted. Pool furniture may not be reserved or removed from the pool deck area and should be left in an orderly fashion, not near the pool edge.

7. Radios should be kept at low levels so as to not disturb other pool patrons.

8. Restrooms for men and women are provided on the side of the pool house. Please flush, turn off lights and close doors after use. Children should be assisted by an adult as doors lock from the inside.

14. Hurricane shutters. For specifications re the installation thereof see the resolution adopted 29 March 1999. A copy is available on request from the Management company or the Association Board of Directors. (Declaration 9.11)

As revised: January 2015
