

COLLEGE PINES CONDOMINIUM ASSOCIATION

RULES AND REGULATIONS

THIS IS A CONDOMINIUM. ALL RULES AND REGULATIONS ARE STRICTLY ENFORCED. The following Rules and Regulations are a non-exhaustive part of the Condominium Documents, which all unit owners and tenants agree to abide by and may be changed from time to time. ALL UNIT OWNERS ARE RESPONSIBLE FOR THE ACTIONS OF THEIR TENANTS.

LIABILITY AND PROPERTY DAMAGE

Unit owners shall be liable to the Association for the defacing, marring or otherwise causing damage to any common element where the repair or replacement is caused by one of the residents.

OCCUPANCY

No more than four (4) occupants are allowed to permanently live in one unit. Visitors are allowed for up to three (3) weeks stay during any six months period.

NOISE AND DISTURBANCE

Loud and disturbing noises of any type (including but not limited to car stereos, barking dogs, yelling, honking horns, etc.) which annoy other occupants will not be permitted. QUIET HOURS ARE BETWEEN 9 P.M. AND 9 A.M. All noise must be kept to an absolute minimum. No resident or guest shall permit or commit any illegal act to the unit or in the common area.

COMMON AREAS

Residents shall keep all common areas free for their intended use and shall in no event use those areas for personal storage, This means that the walkways and steps may not be used for placement of personal items, toys, household goods, or any other items, THESE AREAS MUST BE KEPT CLEAN AT ALL TIMES!

VEHICLES

Each unit has one (1) parking space assigned to it. Additional vehicles may be parked in the visitor parking spaces DO NOT PARK ON THE GRASS! THERE IS A SPRINKLER SYSTEM AND DAMAGE CAN BE DONE! Park only in your designated, marked space. No disabled vehicles with expired tags are permitted on the property. THEY WILL BE TOWED! No boats, trailers, campers or large vehicles or motor homes are permitted on the property. Exceptions: pickup and delivery vehicles only are permitted. Vehicle washing and major repair of vehicles is not allowed on the property. THE SPEED LIMIT ON THE PROPERTY IS 10 MILES PER HOUR.

PETS

Residents shall be permitted to keep domestic animals if the animal does not disturb or annoy other residents. Residents shall be responsible for any inconvenience or damage caused by their pets. Waste must be picked up by the owner and disposed of properly. ANIMAL WASTE MUST NOT BE LEFT WHERE PEOPLE CAN SOIL THEIR SHOES, ETC. GOOD SANITARY RULES MUST BE FOLLOWED AT ALL TIMES! The board of directors will establish a pet walk area and all owners who have pets must use this area. The pet walk areas

will be well marked and consideration will be given to the location of the buildings as they relate to the walk areas.

Do not throw anything off the balcony, which includes food, cigarettes, cans, bottles, etc. No bedding, clothing, towels, etc., shall be dried or aired on any outdoor common area or within the unit or screened patio if it can be seen from the common areas. Toys, bicycles, and chairs may not be stored on the front walkways or under the stairwells. SUCH STORAGE WILL BE SUBJECT TO IMMEDIATE REMOVAL BY MAINTENANCE!

LOITERING

No loafing, lingering, or standing around at or around the exterior of the units, including but not limited to the parking lot, walkways, steps, and balconies is permitted. Law enforcement is aware that this rule is in place and violators are subject to arrest for trespassing. Allowing anyone to lean on any of the balcony railings is forbidden. THIS MAY WEAKEN THE RAILINGS AND THEREBY BE THE CAUSE OF AN ACCIDENT.

PEST CONTROL

Exterior pest control is provided. If interior pest control is needed, PLEASE CALL THE ASSOCIATION MANAGER AND SERVICE WILL BE PROVIDED. THE TELEPHONE NUMBER IS: 321-631-0000.

POOL RULES

POOL HOURS ARE FROM DAWN TO DUSK. NO SWIMMING OR BEING AT THE POOL IS PERMITTED AFTER DARK!

The pool is now under 24 hour security camera surveillance. Anyone seen violating any of the pool rules will be subject to losing all pool privileges!

The pool gates are to be kept CLOSED AND LOCKED at all times. No one is allowed access to the pool area without a pool pass. Should anyone be in the pool without proper registration, they will be immediately asked to leave and will be subject to a trespassing violation. Additionally, they will be subject to permanently losing pool privileges.

A parent or legal guardian must accompany children under the age of 14 (fourteen) at all times.

Infants under the age of two years (2 years) of age are not permitted in the pool (at any time). ALL CHILDREN MUST BE POTTY TRAINED.

NO RAFTS OR INNER TUBES WILL BE PERMITTED IN THE POOL!!!

NO ANIMALS OF ANY KIND ARE PERMITTED IN THE POOL OR SCREENED AREA.

FOOD AND DRINKS ARE NOT PERMITTED IN THE POOL AREA. GLASS CONTAINERS ARE ESPECIALLY PROHIBITED.

THOSE USING THE POOL MUST SHOWER BEFORE ENTERING THE WATER. THERE IS A SHOWER ON THE BUILDING ADJACENT TO THE BATHROOM AREA.

NO DIVING, RUNNING, PUSHING OR SHOIVING IN OR AROUND THE POOL AREA IS PERMITTED.

LIFE RINGS AND POLES ARE FOR EMERENCY USE ONLY AND MUST NOT BE REMOVED FROM THE HOLDERS TO WHICH THEY ARE ATTACHED!! THEY ARE NOT TOYS!

LOUD MUSIC IN THE POOL AREA IS PROHIBITED.

DO NOT EVER LOAN YOUR GATE KEY TO ANYONE. YOU ARE THE ONLY ONE TO WHOM THE KEY IS ISSUED.

particular accident or occurrence, the total aggregate OE any
cLei-ms for personal and/or inju=ies Chaz nay arise or be claimed
to have arisen against the Association and its members as
aforesaid. Said insurance shall also p=ovide \$50, 000.00 property
denega insurance. policies of insurance required
herein shall be endorsed to cover and include Phages II and IIIas
added.

The Association further, if requited by State laws .cc-zy a
LTockEen t s Compensation Tasurance •Palicy, which policy
willcomply the requirements of the of State of Florida.

The Association, upon the ELETjo-cley vota OE the
Directors may provide keep insurance for the protection of
its .

Directoz•s .

The Associatio-a shall obtain such other .iTEuzance and/or
security b?4ds as may be required By the Condominiuzt Acc, All .
inst=ance and bond premiums shall included and treated as a eoiion
expense ,

ARTICLE XV

Common Element s

The eletuencs shall include Zhe land eactl phase
included herein or as added and all improvements thereto which
are not included within the units, together with such other
items as are set forth in the Condominium Act. Unit owners,
for purposes of maintenance, shall be deemed to own the inner
decorated and/or finished surfaces of the perimeter walls,
floors and ceilings, together with the walls and partitions
contained within the perimeter boundaries of the owners'
respective units, including plaster, paint, wallpaper,
carpeting, etc., but shall not be deemed to own any portion of
those items defined as common elements by the Condominium Act.

No material alteration or substantial additions to the

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elements except for the adding of additional phases as provided
herein be eaept t.-tpoz affiz-native voce

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of seventy-five (75%) percent: OE the owners No unit owner shall
any ai,tezation, or do any -work hie respeeztve unless approval
therefore first be given by the
Board of Directors, appeoväl ZQt I-mreagonably
withheldunless the work, improvement, e-c addition would tend zo
jeop=dize the safety cc soundness of che comnozz elements, or
Zhe aesthetics buildings, or would any i'7ay impair
easements

ARTICLE XVI

Limited Common Elements

Limited Common Elements mean and include those common
elements which are reserved for the use of a certain unit or
units to the exclusion of other units. The screened porches
and balconies are declared to be limited common elements and
are reserved for the use of the unit owner in the unit having
access therero.

ARTICLE XVII

Restrictions

All unit owners addition to any other obligation 3 duty,
Eight and limitation inposed upon them by Chie DeclarZha
Articles of Incorporation and che By-Laws of the
association and che shall be zo
and agree to abide by foLLGi%7ing restrictive ,
Thieh shall be applicable Cc all their , guests , and
lesseee,

Section 1. No shall be used for any purpose
than as for a single-fæuily residence or &geIIing.

Section 2. All unit; otmez-g keep arad maintain the
interior of their zespective units good condition and repair ,
including the entire air conditioning systeüi (compressor ,
ducts, etc.) servicing ~~The~~ the ~~respective owners~~ apartments.

either inside or outside owners apartments 2 and shall promptly pay for all utilities and separately metered to the units, The courtyards, rear balconies and screened porches

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shall be kept in a clean and orderly manner by the unit owner retaining the right of exclusive use thereof.

Section 3. No owner shall cause any signs of any nature whatsoever to be posted or affixed on any of the common elements, limited common elements or in his respective unit if such sign may encroach any portion of the common elements, except for name plates which shall be uniform in size and design, and approved by the Board of Directors.

Section 4. Residents shall be permitted to keep domestic animals only if such animals do not disturb or annoy other residents. Residents keeping domestic animals shall abide by local sanitary regulations and shall be responsible for any inconvenience or damages caused by such animals. All dogs and cats shall be kept on leashes when not confined to the owner's and that said animals shall only be allowed in areas designated from time to time by the Directors for such purposes. Section 3 - Unit Owners, their families, guests, invitees or lessee shall be liable to the Association for defacing, marring or otherwise causing damage to the common elements or limited common elements. The repair of said damage is the obligation of the Association.

Section 6 - All common areas shall be kept free of their intended use by the unit owners in common, shall in no event be used as storage areas by the individual unit owners, either on a temporary or permanent basis.

Section 7. No clothing & bedding or other similar items, shall be dried or aired in any outdoor area or within the or any limited common element if same can be seen from the common areas.

Section 8. All occupants of units shall exercise extreme care about making noises, or use of musical instruments, radios & televisions and amplifiers that may tend to disturb other occupants.

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Section 9. The guest parking spaces shown on Sheet 20 of Exhibit "A" shall be used for guest parking and such other uses as determined by the Directors and subject to such rules and regulations as may be promulgated by the Directors.

Section 10. The exterior areas appurtenant to a unit of the building other including the balconies shall not be painted, screened porches and painted* decorated or modified by any unit owner in any manner without the consent of the Board of Directors which consent may be withheld on aesthetic grounds at the sole discretion of the Directors. Any such alterations or improvements may only be permitted upon specific plans and specifications & standards and criteria established therefore; when approved shall be subject to use by all unit owners.

Section 11, signs, shades, awnings; or the Like shall be used except as shall have been installed or approved by the governing board, and no signs of any shall be placed

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doors, Ce-zacee, facades. oz- exte-cicr
. Ali draperies visible from the shall be of
white or off-Thi-ce color white 0? off-white
s.

Section 12. All garbage and refuse from the units
shall deposited care in garbage containers intended for
for such purpose only at. such Zi-mes and such as the
Board Board Till direct. ALL disposals shall used accordance
with instructions given to the Jemez by the Directors Refuse,
newspapers and bagged garbage chali be deposited only a-seas
provided for such purpo

Secti0ü 13. No occupants shall play suffer to be
played upon any musical inscz-u:ment, oz- permit co be
operated z phonogcaph oz- radio loudspeakez such
occuparzt*s uait:
Zezween the hours 11: 00 0 clock and following

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9 0 t clock a.m., if the same • disturb c? -annoy other occupants of the building, and in no event shall either: vocal ou- instru- Eiezztal music be practiced for more than two hours any day 0? between the hours of 6:00 0' clock p.m. and Cite f0110üüüE 9:00 e t clock 2. m. , noc shall any occupanc corr@it or vezanli: any nuisance or immoral oc illegal act lmit, or t:he common elements.

Section 14. None •of the shall be permanently occupied at any ti occupied at any tizne by more than four otherwise provided individuals , exceptas herein.

Seetzoz-: 15. Unit owners, or unit owners' approved lessees; be vezrdt:ted co h=re visitoroccupants any age €0? up Cozhzeot•leeks during any six-monthperiod: a maximum of six weeks in any twelve-monthperiod; provided Chac at no time shall any unit b occupied by thoze than six indivi•d- pez•ioäs shall uals. The six-month period couTL2Etce on the date of of this Declaratioz filing of this Declaration.

Section 16. The unit o•mers: Cheiz guests and -Invitees agree co use the couÄon elements only accordance such .. reasonable rules and regulations as promulgated from tine co by the Di-rectore of tha Association far use thereof.

Section L7 lio trucks oz- vehicles (except theperiod dE approved campers, mobihomes: motor homes, boats, house trailers, trailers 7 or ilersof other description shall pez-mi-cced to be parked or to be scored at any place Oil the common elements. This prohibition of parking shall not apply to temporary packing Of trucks and camraercial vehicles, such as for pick up: delivery the manner as provided and ocher eormnezical services. , The condominium shall Automobiles ghaII be

parked only on parking spaces established for such purpose. The
and restrictive covenants shall only be amended
for the amendment of Declaration. The right to make and
amend reasonable rules and regulations respecting

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the use of the property in the condominium, as provided
for in the Articles of Incorporation.

In the event a unit owner is in violation of the terms
and provisions of the Declaration, and notification
by the Board of Directors continues to violate such regulations

then in the event it becomes necessary for the Association to
bring a legal proceeding for enforcement of and/or abatement of the
case may be, the Association shall have the right to sue the owner
if the owner shall pay for the costs and expenses of such legal
proceeding. If the Association has been successful in such
litigation.

ARTICLE XVIII

Transfer of Condominium Parcels

Section 1 - SALES, 2002 to the sale or transfer of a
condominium parcel, any unit owner desiring to sell or transfer
his condominium parcel shall first submit the name of the
proposed purchaser, and a contract for the sale to the Board of

Directors for their approval, or disapproval, within ten (10) days
from the date of the contract of sale. If approved, the approval
shall be in writing and executed in such manner as the Board of
Directors shall determine, which shall be

date of the submission of by
time Board

executed such manner as to entitle it
to be recorded in the Public Records of Brevard County, Florida .
If either approved or disapproved within ten (10) days , the transfer shall
be deemed to have been approved by the
Directors.

If the transfer is disapproved, the Directors shall have twenty
(20) days from date of disapproval which to purchase the condominium
parcel on the same terms and conditions as contained in the contract of
sale, except that: the purchase price shall be payable in cash.

If the Directors do not close the purchase within said
twenty-day period: the unit owner shall be free to
sell and convey to the intended purchaser.

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