

**RULES AND REGULATIONS
FOR
DAYTONA TOY STORAGE, A CONDOMINIUM**

I. GENERAL.

A. The use and occupancy of the Condominium shall be subject to all applicable building and zoning regulations and shall be restricted to storage within the condominium units. No commercial operations shall be permitted to operate out of the condominium units which operate in a retail manner with customers visiting the condominium units on a regular basis to conduct business. Any customers which visit the condominium shall be specifically invited by the owner of the commercial operation.

B. No signs or advertising shall be permitted to be affixed to or from the exterior of the buildings, including windows and doors. Notwithstanding the foregoing, Owners shall be permitted to have their names or other designations on the door leading to their Units; provided, however, the lettering of names and/or other designations and the exact location on or about the door to Units shall be of a size and type permitted by the Board. All signs must be approved in writing by the Board or its designated representative, who shall have the right to review the proposed signs with respect to design, size, color, location and any other factors deemed relevant by the Board or its designated representative.

C. Solicitations for any purpose whatsoever are prohibited.

D. No Owner shall commit or permit any nuisance, immoral or illegal acts to be done or maintained in or about the Condominium Common Elements (as defined in the Declaration of Condominium of Daytona Toy Storage, a Condominium).

II. COMMON ELEMENTS.

A. The Board reserves the right to control and operate all Common Elements in such manner as it deems best for the benefit of Owners.

B. No Owner shall install any antenna, aerial wire, satellite dish or any other exterior transmitter or receiver outside of any building, without the prior written approval of the Board.

C. Each Owner shall park any vehicle in the area designated by the Board and shall instruct their licensees and invitees to park their vehicles in whatever areas are designated for such purpose by the Board. Only passenger vehicles less than 20 feet in length or less or light trucks shall be permitted to park on the Condominium Common Elements unless otherwise approved in writing by the Board of Directors and all shall be

subject to the Rules of the Association.

D. Food and beverages may be consumed only in Units.

E. No Owner shall obstruct, litter, mar, damage or deface any part of the exterior of their Unit, exterior doors or walls or other parts of the Common Elements, and an Owner shall be responsible for any such damage caused by their family, licensees, invitees or other persons over whom they exercises control.

F. No Owner shall enter upon or attempt to enter upon the roof or equipment or power rooms in the buildings without the prior written consent of the Board.

G. No shades, awnings, window guards, ventilators, fans or air conditioning devices will be used in or about the Condominium except such as will have been approved in writing by the Board, nor will anything be projected out of any window in a Unit without similar approval.

H. Any and all trash, garbage or debris must be placed in approved refuse containers intended for such purpose only at such times, location and in such manner as the Board may direct. There shall be no illegal dumping of any materials. The Board shall have the right to require that garbage containers be placed within each Unit either in lieu of, or in addition to, any garbage containers located on the Common Elements. Unit Owners shall be required to arrange for their own trash pick-up unless and until such time as the Board elects to arrange for trash pickup for the Condominium. Should there be excessive or unreasonable quantities of such garbage and refuse, the Board reserves the right to levy a special assessment against the Owner causing same.

I. No vehicle which cannot operate on its own power shall remain on the Condominium Common Elements. Further, vehicles with expired license tags, unsightly vehicles (which are determined to be unsightly by the Board in its sole discretion), and vehicles which remain stationary for twenty-four (24) consecutive hours, must be removed from the Condominium Common Elements.

J. Work, cleaning, detailing, maintenance or repairs to vehicles, trailers, etc. of any type will not be permitted on and about the Condominium Common Elements.

K. All damage to the Condominium or Common Elements or equipment caused by Owners, their guests, licensees, invitees or lessees will be repaired at the expense of the Owner causing same.

L. 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 Common Elements.

M. Employees of the Board will not be sent off the Property by an Owner, at any time, for any purpose.

N. Personal property of Owners must be stored in their respective Units.

O. No structure of a temporary character, nor trailer, tent, mobile home or recreational vehicle, shall be permitted on the Condominium Common Elements at any time or used on the Condominium Common Elements at any time, either temporarily or permanently. No gas tank, gas container or gas cylinder shall be permitted without the prior written consent of the Board, and will upon any request of the Board, be removed at any time.

P. No noxious or unusual odors, and no excessive or disturbing noises or vibrations shall be generated so as to become annoyances or become obnoxious to other Owners.

Q. No alarm devices shall be placed on any portion of the Unit or the Common Elements without the prior written consent of the Board, who shall have the right to designate a specific location for the placement of such devices.

III. UNITS.

A. The toilets, sinks and other plumbing fixtures in or serving the individual Units shall be used only for the purposes for which they were constructed, and no sanitary napkins, feminine hygiene products, acids, vapors, rags or other materials shall be discharged or permitted to be discharged into the waste lines, vents or flues of the C nor shall any sweepings, rubbish, rags, acids or other foreign substances be deposited therein. Any damage resulting from misuse of such fixtures shall be borne by the Owner who shall have caused the damage, including damage caused by their servants, employees, agents, visitors or licensees.

B. No Owner shall keep in their Unit any inflammable, combustible or explosive substance, nor shall an Owner be permitted to bring into the Condominium or use in their Unit any substance which would create or tend to create a dangerous or combustible condition or impair or interfere with any of the Condominium's services with respect to heating, cleaning or otherwise, nor shall an Owner install any ventilating, air conditioning, electrical or other equipment which the Board determines might cause any such impairment or interference. No Owner may use their Unit for any purpose which by necessity entails possession and/or use of toxic or hazardous substances or entails hazardous operations or conditions, except as authorized in writing by the Board, and all such must be stored in properly maintained storage devices designed and manufactured for such storage. No fuel storage shall be permitted in any container or storage device which is not affixed to a vehicle. There shall be no storage tanks for any fuel, flammable or combustible substance within any Unit.

C. No Owner shall permit or suffer anything to be done or kept in their Unit which will, at any time and for any reason, increase the rate of insurance for the Condominium, or which will obstruct or interfere with the rights of other Owners. In the event that the actions of an Owner, their tenants, guests or invitees, cause the rate of insurance for the Condominium to increase at any time and for any reason, the Owner shall immediately pay to the Association an amount equal to the additional insurance premium and any and all other increases necessitated by such actions.

D. All maintenance of the interior of each Unit will be the responsibility of the Owner.

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

F. There shall be no tinting of windows, or the placing of reflective coating on windows. Further, no Owner shall permit any signs of any nature to be placed in any window or to be hung in any window area.

G. Each Owner shall be responsible for pest control associated with the interior of their Unit.

H. Each Owner shall be responsible for the security of their Unit. There shall be twenty-four (24) hour access to the Condominium, and no security company, alarms or guardhouse shall be provided. However, the Board of Directors, in its sole discretion, may take such measures in the future as it deems reasonably necessary or appropriate for the security of the Common Elements only, including, but not limited to, security guard services. In the event guard services or similar security services are implemented, such services shall be a Common Expense of the Association. If a Unit has an audible alarm security system, such system must be designed and maintained so as to disable the audible alarm after a period of ten (10) minutes. If any alarm system continues an audible alarm after ten (10) minutes or is repeatedly having false audible alarms, the Association shall be authorized to take whatever action necessary, including without limitation entering the Unit to disable the audible alarm with no further notice to the Owner. The Unit Owner shall provide to the Association current keys, access codes, security codes, etc. to their unit for emergency access by the Association.

IV. DELIVERIES.

Supplies, goods, packages, furniture, equipment and all other items being delivered to the Units, shall be delivered at such times and in such manner as may from time to time be prescribed by the Association. Owners shall be and remain liable for any and all damages to person or property caused by any such deliveries, whether occurring on or about the Condominium Common Elements or the Units thereon.

V. PARKING.

A. Unit Owners must park in the designated parking spaces and can utilize no more than two (2) parking spaces at one time, except for special events approved in advance in writing by the Board for each specific event.

B. Unit Owners shall not park in parking spaces for extended periods or long-term parking and no overnight use of parking spaces.

C. Vehicles cannot obstruct any traffic flow by temporarily parking outside of any designated parking space.