

RULES AND REGULATIONS
FOR
KINGS GREENS AT MAJESTIC, A CONDOMINIUM

In addition to the rules, regulations, and occupancy and use restrictions set forth in the Declaration of Condominium, the following rules and regulations shall govern the use of the Units, Common Elements, Limited Common Elements, and any other Condominium Property, and also the conduct of all residents thereof. The Unit Owners shall at all times obey said rules and regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, lessees and persons over whom they exercise control and supervision. The Board of Directors may make amendments to the rules and regulations, may promulgate new rule and regulations and may delete existing rules and regulations. Said rules and regulations are as follows:

1. **Residential Use.** Except for Units owned by the Developer, Units shall be used for single family residential purposes only, Short term leases (a minimum and maximum of 30 days) with four (4) or less persons who are unrelated may be approved pursuant to the Declaration of Condominium.

2. **Signs.** Except for the Developer, no Unit Owner shall post or display, or permit to be posted or displayed, any signs within or outside of his Unit, including, without limitation, "For Sale," "For Rent," "Open House," and similar signs. The foregoing includes signs on the interior of a Unit which are visible from the exterior of the Unit.

3. **Nuisance.** Nothing shall be done within any Unit or on the Condominium Property which is or may become an annoyance or nuisance to any person. No obnoxious, unpleasant, or offensive activity shall be carried on, nor shall anything be done which can be reasonably construed to constitute a nuisance, whether public or private in nature. No Unit Owner shall make or permit any disturbing noises by himself, his family, servants, employees, agents, visitors, or licensees, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of the Unit Owners. No Unit Owner shall play upon or suffer to be played upon any musical instrument, or operate or suffer to be operated, a phonograph, television, radio or sound amplifier, in such manner as to disturb or annoy other occupants of the Condominium. All parties shall lower the volume as to the foregoing as of 10:00 p.m. of each day.

4. **Common Areas.** Common Areas shall only be used for their intended purposes. No Unit Owner or resident shall make any use of any Common Area in such a manner as to abridge the equal rights of the other residents to their use and enjoyment, nor shall any Unit Owner or resident remove, prune, cut, damage, or alter any trees or other landscaping located in the Common Areas. The sidewalks, entrances and all passageways must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the premises.

5. **Speed Limits.** All residents and their guests shall observe all posted speed limit signs within the subdivision.

6. Storage and Display of Personal Property and Other Materials. The personal property of all Unit Owners and residents shall be stored within their Units or in assigned storage spaces, and shall not be stored or left on any of the Common Elements. No garbage cans, supplies, milk bottles, or other articles shall be placed on the Common Elements or Limited Common Elements except as authorized by the Association, nor shall any linens, cloths, clothing, curtains, rugs, mops or laundry of any kind, or other articles, be shaken or hung from any of the windows, doors, porches, patios, balconies or entry ways, or be exposed on any part of the Limited Common Elements or Common Elements. The Limited Common Elements and Common Elements shall be kept free and clear of rubbish, debris, and other unsightly material. No clothes line or similar device shall be allowed on any portion of the Condominium Property nor shall clothes be hung anywhere within the Condominium Property except within a Unit.

7. Fire Exits. Fire exits shall not be obstructed in any manner.

8. Discharge of Materials from Units. No Unit Owner shall allow anything whatsoever to fall from the windows, porches, patios, entry ways, balconies or doors, nor shall a Unit Owner sweep or throw any dirt or other substance from his Unit or Limited Common Elements onto the Common Elements or any portion of the Condominium Property.

9. Garbage Disposal. Refuse and bagged garbage shall be deposited only in the area provided therefor.

10. Agents of Association. Agents or employees of the Association shall not be sent off the Condominium Property by any Unit Owner or resident at any time for any purpose. No Unit Owner or resident shall direct, supervise, or in any manner attempt to assert any control over the agents or employees of the Association.

11. Parking of Automobiles. The parking facilities shall be used in accordance with the regulations adopted by the Board from time to time. No vehicle which cannot operate on its own power shall remain on the Condominium Property for more than forty-eight (48) hours, and no repair of vehicles shall be made on the Condominium Property. All vehicles owned by a Unit Owner shall at all times be parked within the garage area or driveways permanently assigned to such Unit Owner; and may not be parked on other areas of the Condominium Property. All vehicles of guests shall be parked in Owner's driveway or designated guest parking areas. Unit Owners and residents shall not park their vehicles in any areas designated for guest parking. The Association shall have the right to order the towing of any vehicle, at the Owner's expense, not complying with the above rules.

12. Boats and Trailers. No Unit Owner shall store or leave any boat or trailer on the Condominium Property; however, an Owner may store a boat or trailer in the garage area assigned to such Unit if the boat or trailer fits in the garage with the garage door closed. Nothing contained herein shall be interpreted to allow a Unit Owner to park his other vehicles anywhere other than in the garage area assigned to the Unit.

13. Garage Areas. All garage doors shall be kept closed at all times except when entering and exiting the garage area or when the Unit Owner is physically present in the garage area. Any Unit Owner desiring to paint the garage door assigned to the Unit shall only use paint of the type and color specifically designated by the Board. Further, the Association may require a Unit Owner to paint such garage door if, in the reasonable discretion of the Association, the garage door is in need of repainting.

14. Alterations and Improvements. No awning, canopy, shutter, antenna, satellite dish or other projection shall be attached to or placed upon the outside walls, doors or roof of a Unit or building, without the written consent of the Board of Directors of the Association. No balcony may contain or include an unapproved screen enclosure or other similar structure unless the Unit Owner has first obtained the written consent of the Board of Directors or the Architectural Control Committee, as the case may be. The Board may adopt plans and specifications permitting the construction and/or installation of screen enclosures or other similar structures, it being the Developer's intention to maintain a uniform appearance of balcony areas in the Condominium. No Unit Owner may make any structural or non-structural alterations or additions to the Unit, Limited Common Elements or Common Elements without the express written consent of the Board of Directors or Architectural Control Committee, as the case may be. No Owner may make any change to the exterior of the Unit, or to the interior of the Unit if visible from outside the Unit, without the express written consent of the Board.

15. Hazardous and Flammable Materials. No flammable, combustible, or explosive fluid, chemical or substance shall be kept in any Unit or Limited Common Element assigned thereto or storage areas, except such as are required for normal household use.

16. Absence from Unit. Each Unit Owner who plans to be absent from the Unit during the hurricane season must prepare the Unit prior to departure.

17. Food and Beverage Consumption. Food and beverage may not be consumed outside of a Unit, except for in such areas as are designated by the Board of Directors of the Association.

18. Pet Restrictions. Owners shall be permitted to keep two (2) domestic cats, two (2) domestic dogs, or one (1) domestic cat and (1) domestic dog in a Unit. The Board may require the permanent removal from the Condominium Property of any such pet that becomes a source of annoyance or nuisance to any other Owner or resident. Owners keeping domestic animals shall be responsible for pet droppings and for any inconvenience or damage caused by such animal. All Unit Owners must take a pooper scooper or similar device with them when walking their pet. All dogs and cats shall be kept leashed and physically controlled by a person when not confined to the Owner's Unit. Guests and tenants shall not be allowed to have pets.

19. Improper and Unlawful Uses. No improper, offensive, hazardous or unlawful use shall be made of any Unit or Condominium Property.