

OFF.  
REC. 1813613471

EXHIBIT "G" TO THE  
DECLARATION OF CONDOMINIUM  
SILVER GARDENS CONDOMINIUM

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RULES AND REGULATIONS FOR  
SILVER GARDENS CONDOMINIUM

SILVER GARDENS  
CONDOMINIUM ASSOCIATION, INC.

RULES AND REGULATIONS

It is the purpose of the association to maintain economically well-managed condominium improvements and common elements, and it is believed that those rules will aid this purpose.

Your board of directors will welcome the assistance of all the owners in the enforcement of these regulations.

INTERIM RULES AND REGULATIONS

These rules and regulations are based upon the experience gained from a number of Florida condominium associations. They should be reviewed from time to time and appropriate amendments made in accordance with the experience of this association.

(a) RULES AND REGULATIONS:

These rules and regulations will be enforced as follows:

a. violations should be reported to the manager of SILVER GARDENS CONDOMINIUM, A CONDOMINIUM, in writing, to the board of directors, or to officers of the association.

b. Violations will be called to the attention of the violating owner. The manager will also notify the board of directors.

c. Disagreements concerning violations will be presented to, and be judged by, the board of directors, which will take appropriate action.

d. Owners are responsible for compliance by their guests and lessees with these rules and regulations.

(b) NOISE:

a. Unit owners shall have the duty of causing to be placed underneath any floor coverings generally accepted and approved material for the diminution of noise and sound,, so that the floors shall be adequately soundproofed according to general architectural and engineering standards presently observed in the community.

b. In order to insure your own comfort and that of your neighbors, radio, hi-fi, television sets, pianos and other musical instruments should be turned down to a minimum volume between the hours of 10:30 p.m. and 8:00 a.m. All other unnecessary noises such as the playing of pianos and other musical instruments, bidding good night to departing guests and slamming car doors between these hours should be avoided. Your neighbors will appreciate this.

c. Carpentry, carpet-laying, picture-hanging, or any trade (or do-it-yourself work) involving hammer work, etc., must be done between the hours of 8:00 a.m. and 6:00 p.m. ONLY. No such work shall be done on Sundays. No exceptions will be allowed.

(c) PETS:

a. No animals of any kind shall be kept in any unit unless authorization is given in writing by the board of directors of the association. Such consent, if given, shall be revocable by the board of directors at any time. No guests or invitees of the unit owner shall be permitted to bring animals of any kind onto the condominium property.

b. An authorization in writing to keep pets will expire when a member's pet dies or is disposed of

c. No animals shall be allowed to commit a nuisance in any public portion of the condominium buildings or grounds.

d. The term "pets" shall be limited to dogs, cats and birds.

e. A pet (particularly a dog) must be carried from the time he leaves the apartment and until he is taken to the outside of the building.

f. Unit owners must timely collect and clean-up any feces from pets upon the condominium property.

(d) OBSTRUCTIONS:

Sidewalks, entrances, driveways, passageways, patios, courts vestibules, stairways, corridors and halls must be kept open and shall not be obstructed in any manner. Rugs or mats must not be placed outside of doors in corridors.

(e) DESTRUCTION OF PROPERTY:

Neither members, their dependents, nor guests, shall mark, mar, damage, destroy, deface, or engrave any part of the buildings. Members shall be financially responsible for any such damage.

(f) EXTERIOR APPEARANCE:

To maintain a uniform and pleasing appearance of the exterior of the building, no awnings, screens, glass enclosures, or projections, shall be attached to the outside walls or to the balconies nor shall there be any alterations to the exterior of the buildings. This includes any type of screen or umbrella. Balcony floors may be painted any neutral color, or may be covered with

carpeting or tile; otherwise, standard exterior colors shall not be altered.

(g) CLEANLINESS:

Members shall not allow anything to be thrown, or to fall, from windows, doors, or balconies. No sweepings or other substances shall be permitted to escape to the exterior of the building from the windows, doors or balconies, or the interior of the building from hall doors.

(h) BALCONIES, TERRACES AND PATIOS:

Except for screening of balconies or terraces by the Developer, enclosures by screening or otherwise of balconies, patios or terraces is prohibited without the prior written approval of the board of directors and the Developer. In the event that it becomes necessary to replace damaged or worn screening, any such replacement screening shall be the same style, color, quality and type as that which was originally provided. No objects shall be hung from windows sills. No clothing, rugs or mops shall be hung upon, or shaken from, windows or doors.

(i) HALLWAYS:

Garbage cans, laundry, dry cleaning, supplies or other articles shall not be placed in the halls or on staircase landings.

(j) ACCESS: The association has the irrevocable right of access to each unit during reasonable hours, when necessary for the maintenance, repair, or replacement of any common elements or of any portion of a unit to be maintained by the association pursuant to the declaration or as necessary to prevent damage to the common elements or to a unit or units.

(k) PLUMBING:

Water closets and other plumbing shall not be used for any purposes other than those for which they are constructed. No sweepings, rubbish, rags or other foreign substances shall be thrown in them. The cost of any damage resulting from misuse shall be borne by the member causing the damage.

(l) RESPONSIBILITY FOR DELIVERIES:

Members shall be liable for all damage to the buildings caused by receiving deliveries, or moving or removing furniture or other articles to or from the buildings.

(m) ROOFS:

Members are not permitted on the roofs for any purpose.

(n) SOLICITATION:

There shall be no solicitation by any person anywhere in the condominium for any cause, charity, or any purpose whatever, unless specifically authorized by the board of directors.

(o) STAFF PERSONNEL:

Employees are under the supervision of the manager. All requests for service to be performed by such employees must be approved by the manager.

(p) OPEN DOORS:

No member shall allow the entrance door to his or her apartment to remain open for any purpose other than for immediate ingress and egress.

(q) HURRICANE PREPARATIONS:

Each member who plans to be absent from his unit during the hurricane season must prepare his unit prior to departure by:

a. Removing all furniture and plants from his balcony.

b. Designating a responsible firm or individual to care for his unit during his absence in the event that the unit should suffer hurricane damage. Each member shall furnish the manager with the name of such firm or individual.

The installation of hurricane or storm shutters shall be permitted by the association upon written request, provided the owner has complied with all local laws pertaining to the installation of same.

(r) TELEPHONES:

All residents must maintain telephone service at all times in their unit and shall advise the association of their telephone number(s).

(s) WINDOW COVERINGS:

Window coverings visible from the exterior of the unit other than those that have white, off-white or black-out type liners shall be subject to approval of the board of directors.

(t) SIGNS:

No signs of any kind (other than a notice to be placed on the bulletin board after notification to the manager) may be installed on the premises.

(u) ODORS:

No noxious or unusual odors shall be generated in such quantities that they permeate to other units and become annoyances or become obnoxious to another unit owner. Normal cooking odors, normally and reasonably generated, shall not be deemed violations of this regulation.

(v) WATERBEDS AND/OR HOT TUBS:

No waterbeds and/or hot tub are to be brought into the units for any reason whatsoever.

(w) COOKING DEVICES:

No fires, cooking devices or other devices which emit smoke or dust shall be allowed on any balcony.

(x) ANTENNAE:

No outdoor television or radio antennae are permitted.

(y) BOATS:

No boats, boat trailers or commercial vehicles shall be permitted at the condominium without the prior written consent of the board of directors, which approval may be arbitrarily withheld or denied.

(z) MOVING:

Moving shall only be allowed between the hours of 7:00 a.m. and 7:00 p.m. daily.

(aa) WEIGHT LIMITATIONS:

No unit owner shall cause to place any weight on any portion of his unit which shall interfere with the structural integrity of the building.

(ab) USE AND OCCUPANCY:

In no event shall occupancy (except for temporary occupancy of guests) exceed two (2) persons for each bedroom contained in a residential condominium unit including convertible portions of any condominium units.

Without limiting the generality of this paragraph, the provisions of this paragraph shall not be applicable to units owned or used by the developer for model apartments, sales offices, management services or otherwise.

Under no circumstances may more than one (1) family reside in a residential unit at one time. "Families" or words of similar import used herein shall be deemed to include spouses, parents, parents-in-law, children and grand-children.

(ac) CONDUCT:

Personal conduct shall at all times be on a mature, restrained level. There should be no shouting, arguing or other conduct disturbing to other owners or their guests.

(ad) COMPLIANCE BY UNIT OWNERS:

Unit owners and occupants shall comply with the foregoing rules and regulations and any and all rules and regulations which may, from time to time, be adopted by the board of directors. Failure of a unit owner or occupant to comply with the foregoing shall subject the same to legal remedies, including, but not limited to, suits for 'money damages, injunctive relief or any combination thereof.

(ae) COMPLIANCE BY DEVELOPER:

Notwithstanding anything herein to the contrary, the foregoing rules and regulations shall not be applicable to the developer, its agents, employees and contractors, or to units owned by the developer, except with regard to the restrictions contained in paragraph c hereof regarding pets.

(af) RELIEF:

The board of directors shall have the power, but not the obligation, to grant relief to one or more unit owners under the particular circumstances involved from the provisions of specific restrictions contained in these rules and regulations upon written request therefor and for good cause shown in the sole opinion of the board.

SILVER GARDENS CONDOMINIUM ASSOCIATION, INC.

By \_\_\_\_\_

Attest: \_\_\_\_\_