

EXHIBIT "E"

RULES AND REGULATIONS

OF

SWEETWATER VILLAS WEST, NO. TWO

1. The Unit Owner shall occupy and use his Condominium Parcel as a private dwelling for himself and other members of his immediate family and social guests and for no other purpose. In the event a Unit Owner is a corporation, the Unit shall be occupied and used by those stockholders, officers and directors of the corporation as may have been approved by the Board of Directors of the Association. Units may be leased as provided in the Declaration of Condominium.
2. An Owner of a Unit shall not permit use of the same for transient or hotel purposes, except that any Unit owned or controlled by the Developer, or its successors or designees, may be used by the Developer as a guest apartment, and if any Owner of a Unit has leased the same to the Developer or its successors, or designees, then such Unit while leased unto the Developer its successors or designees, may similarly be used as a guest apartment.
3. No immoral, improper, offensive or unlawful use shall be made of any Unit, the Condominium Property or of the Common Elements or of any part thereof, and all laws, zoning ordinances and regulations of all governmental authorities having jurisdiction thereof shall be observed.
4. The Unit Owner shall not permit or suffer anything to be done or kept in his Unit which will increase the rate of insurance on the Condominium Property, or which will obstruct or interfere with the rights of other Unit Owners or annoy them by unreasonable noises or otherwise, nor shall the Unit Owner commit or permit any nuisance, immoral or illegal act in or about the Condominium Property.
5. A Unit Owner may keep one domestic pet in his Unit, so long as such domestic pet weighs less than twenty-five (25) pounds and does not constitute a nuisance or unreasonably interfere with the quiet enjoyment of the premises by the other Unit Owners. Initially, a pet weighing twenty-five (25) pounds or more may be kept by a Unit Owner but may not be replaced without further permission of the Board of Directors of the Association. All pets must be walked or exercised only in areas determined by the Board of Directors from time to time.
6. No clothesline or similar device shall be all and on any portion of the Condominium Property.
7. A Unit Owner shall not cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, terraces or windows of the Unit except with the prior written consent of the Board of Directors of the Association, and further, when approved, subject to the conditions designated and adopted by the Board of Directors. All windows and exterior glass door coverings and drape linings shall be in colors specified by the Association.
8. No person shall use the Common Elements, or any part thereof, or a Unit, or the Condominium Property, or any part thereof, in any manner contrary to or not in accordance with such Rules and Regulations as from time to time adopted by the Association.

9. In order to preserve the residential character of the Condominium, no business, trade or profession of any type whatsoever shall be conducted from within any Unit in the Condominium, (other than Units owned by the Developer), without the prior written consent of the Association. The Association shall possess the additional authority to promulgate rules and regulations governing the manner, method and to what degree additional uses than those noted herein may be permitted, and further, shall have the power to revoke the granting of such additional permitted uses, when in the Association's sole discretion the use in question has become excessive and/or violates the residential character of the Condominium.
10. No Owner shall cause improvements or changes to the exterior of the Condominium, including but not limited to, enclosing any terrace, painting or other extensive decoration of any aesthetic nature, installing electrical wiring, television antennas or air conditioning units which may protrude through the walls or roof of the Condominium Property or in any manner change the appearance of any portion of the Towers without obtaining the prior written consent of the Association.
11. Children, whether they be guests or residents, shall not be permitted to play in the walks, parking areas, or pathways of the Condominium Property. No more than adults and children, under the age of 18 years shall be permitted to occupy a Unit at any one time.
12. Televisions, radios, musical instruments and other instrumentalities of sound reproduction or amplification must be used at such times as will provide a minimum of disturbance to other Unit Owners.
13. No Unit Owner, or resident shall direct, supervise or in any manner attempt to assert any control over any of the employees of the Association, nor shall he attempt to send any of such employees upon private business of such Unit Owner, or resident, such employees to be directed only by officers of the Association or the management personnel engaged by the Association.
14. The Association, through the resident manager, a Managing Agent or an officer, may retain a passkey to each Unit for utilization only in the event of an emergency, such as fire, leakage, etc. No Unit Owner shall alter any lock or install a new lock on any door of his premises without the written consent of the Association. In the event such consent is given, the Unit Owner shall provide the Association with an additional key for the use of the Association pursuant to its right of access to each Unit.
15. Common Elements and Limited Common Elements, shall be used only for the purposes intended, and shall not be used for the hanging of garments or other objects, or for the cleaning of rugs or other household items.
16. No garbage cans, supplies, milk bottles or other articles shall be placed in the halls, walkways, or parking areas and all garbage shall be properly bagged and deposited in the facilities provided.
17. No Unit Owner shall in any way affix any "for sale" or "for rent" signs or any other kind of notice to the exterior of his Unit nor in any other way allow any signs to be visible to the general public from within his Unit.

18. Additional Rules and Regulations shall be posted in recreational areas, including, but not limited to the pool area, from time to time, as may be promulgated by the Association's Board of Directors.
19. No vehicles in inoperable condition shall be parked or stored in any parking area. No repairs to vehicles shall be performed in any parking area, except on occasion of emergency or unanticipated breakdown.
20. No parking area shall be used as a storage area for any boat or other item, except an operable motor vehicle, without the expressed prior written consent of the Association.
21. The Rules and Regulations heretofore enumerated shall be deemed in effect until amended by the Association and shall apply to and be binding upon all Unit Owners with the exception of the Developer.