

ROZLAND C.A., INC.

RULES AND REGULATIONS

The Rules and Regulations set forth below shall be effective until amended by the Board of Directors of the Condominium Association, and shall apply to and be binding upon all Unit Owners. The Unit Owners shall, at all times, obey the Rules and Regulations and 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 or supervision. The Rules and Regulations are as follows. Not abiding by the following regulations will result in a \$50.00 fine. Owners whose tenants continually break the rules and regulations will be asked to evict the tenants from the property.

1. The sidewalk, entrances, passages, stairways and all Common Elements must not be obstructed or used for any purposes other than ingress and egress to and from the premises; shall any carriages, bicycles, wagons, shopping carts, chairs, benches, tables barbeques, or any other similar object be stored therein. Children shall not play or loiter in stairways, walkways, or other public areas.
2. The general property of all Unit Owners shall be stored within their Community Units to include gardening supplies.
3. No garbage cans, supplies, milk bottles, or other articles shall be placed in the walkways, or on the staircase landings, nor shall any linens, clothes, clothing, curtains, rugs, mops, or laundry of any kind, or other articles, be shaken or hung from any of the windows or doors, or exposed on any part of the Common Elements, Fire exists shall not be obstructed in any manner, and the Common Elements shall be kept from and clear of rubbish, debris, and other unsightly material. No milk cartons, coffee can, or other temporary plants containers are acceptable.
4. No Unit Owner shall allow anything whatsoever to fall from the window or doors of his Unit nor shall sweep or throw from his Unit any dirt or other substance into any of the walkways, stairways, or elsewhere in the building or upon the grounds.
5. Refuse and garbage shall be deposited only in areas provided therefor. All garbage must be in plastic bags.

6. No Unit Owner shall store or leave boats or trailers on the Condominium Property nor any vehicle over twenty (20) feet.
7. Employees of the Association or Management Firm shall not be sent out of the Building by any Unit Owner at any time for any purpose. Unit Owner or Unit residents shall direct, supervise, or in any manner attempt to assert any control over the employees of the Management Firm or the Association. Unit Owners shall not direct or supervise, in any manner, the Association employees, contractors or Management Company.
8. Servants and domestic help of the Unit Owners may not gather or lounge in the public areas of the Buildings or grounds.
9. The parking facilities shall be used in accordance with the rules and regulations adopted by the Board of Directors. No vehicle which cannot operate legally and on its own power shall remain on the Condominium Property for more than twenty-four (24) hours, and no repair of vehicles shall be made on the Condominium Property. Vehicles in a non-operable condition, vehicles parked improperly or any very vehicle meeting any of the above specifications will be towed immediately without warning at owner's expense. Commercial vehicles larger than pickup or small van are not permitted in the community and will be towed without warning. Vehicles with no tags, parked in roadways and parked in "No Parking" zones will be towed without warning.
10. No Unit Owner shall himself make or permit any disturbing noises in the Buildings to be made by his family, servants, employees, agents, visitors, and lessees, nor do himself or permit anything to be done by such persons that will interfere with the rights, comforts or convenience of the Unit Owners. No Unit Owner shall pay upon or suffer to be operated, a phonograph, television, radio or sound amplifier, in his Unit, in such a manner as to disturb or annoy other occupants of the Condominium. All party(s) shall lower the volume as to the foregoing as of 11:00P.M. of each day.
11. No radio or television installation, or other wiring, shall be made without the written consent of the Board of Directors. Any antenna or aerial erected or installed on the roof or exterior walls of any building, without the consent of the Board of Directors in writing is liable to removal without notice and at the cost of the Unit Owner for whose benefit the installation was made.
12. No sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed, in, on or upon any part of the Condominium Property

by any Unit Owner or Unit occupant without written permission of the Association. No For Sale, For Rent or any sales signs shall be displayed.

13. No awning, canopy, shutter, hanging plant, or other objection, shall be attached to or placed upon the outside wall or doors or roof of any building without the written consent of the Board of Directors of the Association. Any window treatment no light in the color will cause the owner of the unit to receive a \$100.00 fine. All window coverings must be such colors as the Association determines. Terraces or balconies may not be enclosed or anything affixed to the walls within such terraces or balconies except with the prior written consent of the Association's Board of Directors.
14. No cooking shall be permitted on any porch, terrace or balcony, nor on the Condominium Property except in such area, designated by the Board of Directors of the Association. Any BBQ's or any matter of cooking outside the unit will cause a \$100.00 fine imposed on the unit owner.
15. Complaints regarding the service to the Condominium shall be made in writing to the Management Firm, as long as the Management Agreement remains in effect, and thereafter, to the Board of Directors.
16. No inflammable, 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.
17. Each Unit Owner who plans to be absent from his Unit during the hurricane season, must prepare his Unit proper to this departure by:
 - a. Remove all objects from his terrace and;
 - b. Designating a responsible firm or individual to care for his Unit should the Unit suffer hurricane damage, and furnishing the management firm with the name of such firm or individual. Such firm or individual shall contact the Board of Directors for clearance to install or remove hurricane shutters, and such party shall be subject to the approval of the Board of Directors.
18. Food and beverage may not be consumed outside of a Unit, except for such areas as are designated by the Board of Directors of the Association. Any unit with discarded food and beverage container outside will be fined.

19. Each Unit Owner, lessee or other occupant shall advise the Management Firm when and though what period of time said party's unit shall be unoccupied and shall advise the Management Firm during what period of time said parking space will not be used by him.
20. No one other than the Owner of the Unit is permitted to keep pets. Tenants are not permitted to keep pets of any kind. Unit Owners must register pets with the Association prior to receiving Board approval. Consent, if given, shall be limited to one (1) pet per unit, which pet must be a dog, cat or other household pet and must not weigh more than fifteen (15) pounds. Unit Owners must pick-up all solid wastes of their pets and dispose of such wastes appropriately, all pets, including cats, must be leashed at all times when outside of unit. No pet is permitted to be kept on the balconies or terraces at any time. No pet may be leashed outside unit, or allowed to roam loose. The Association may elect to contract the services of a vendor to remove animals that are running loose from the property.
21. No Unit Owner may lease his unit without first having complied with the Declaration of Condominium. Leasing the unit without proper documentation carries a \$250.00 fine.
22. All Unit Owners need to request parking decal sticker for vehicle before moving into Community from the management firm.